



FOR LEASE

THE CAMPUS AT ARBORETUM

10415 & 10431 MORADO CIRCLE, 10814 JOLLYVILLE ROAD • AUSTIN, TEXAS 78759

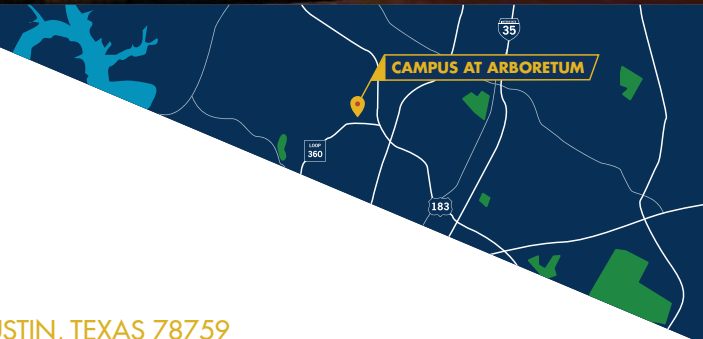




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The Campus at Arboretum is a five building, Class A office park located near the intersection of US 183, Loop 360 and Mopac. The Campus features structured parking and a park-like setting, including picnic areas with wifi, food trucks, horseshoes, barbeque pits, a volleyball court, basketball court and disc golf course.



Beautiful Landscaping

A park-like setting with majestic live oaks, shaded picnic tables and tenant-appointed gardens



Fully-Updated Fitness Center

Numerous workout machines, free weights and two locker rooms containing a total of eight showers



Signage Opportunities

New monument signage and directional signage



Newly-Renovated with Modern Finishes

Modern and cohesive lobby finishes in each building

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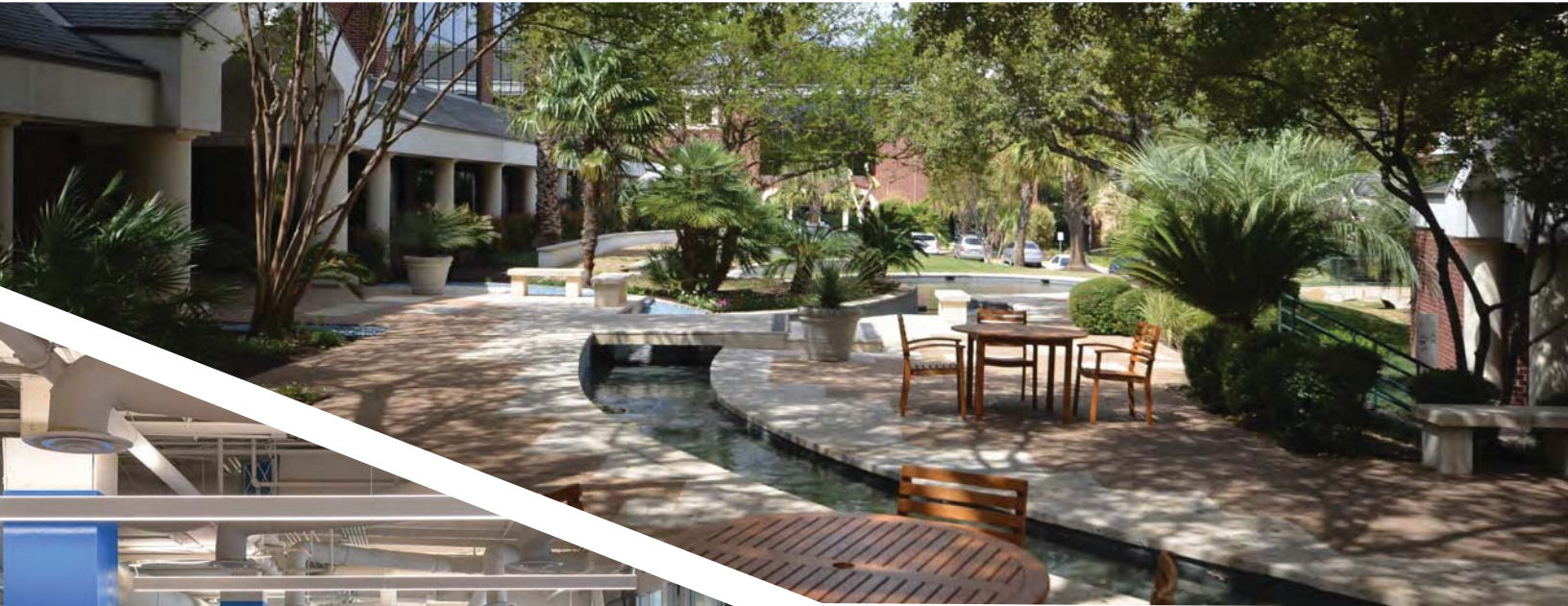
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Top, left, right: Outdoor seating area, interior space, lobby



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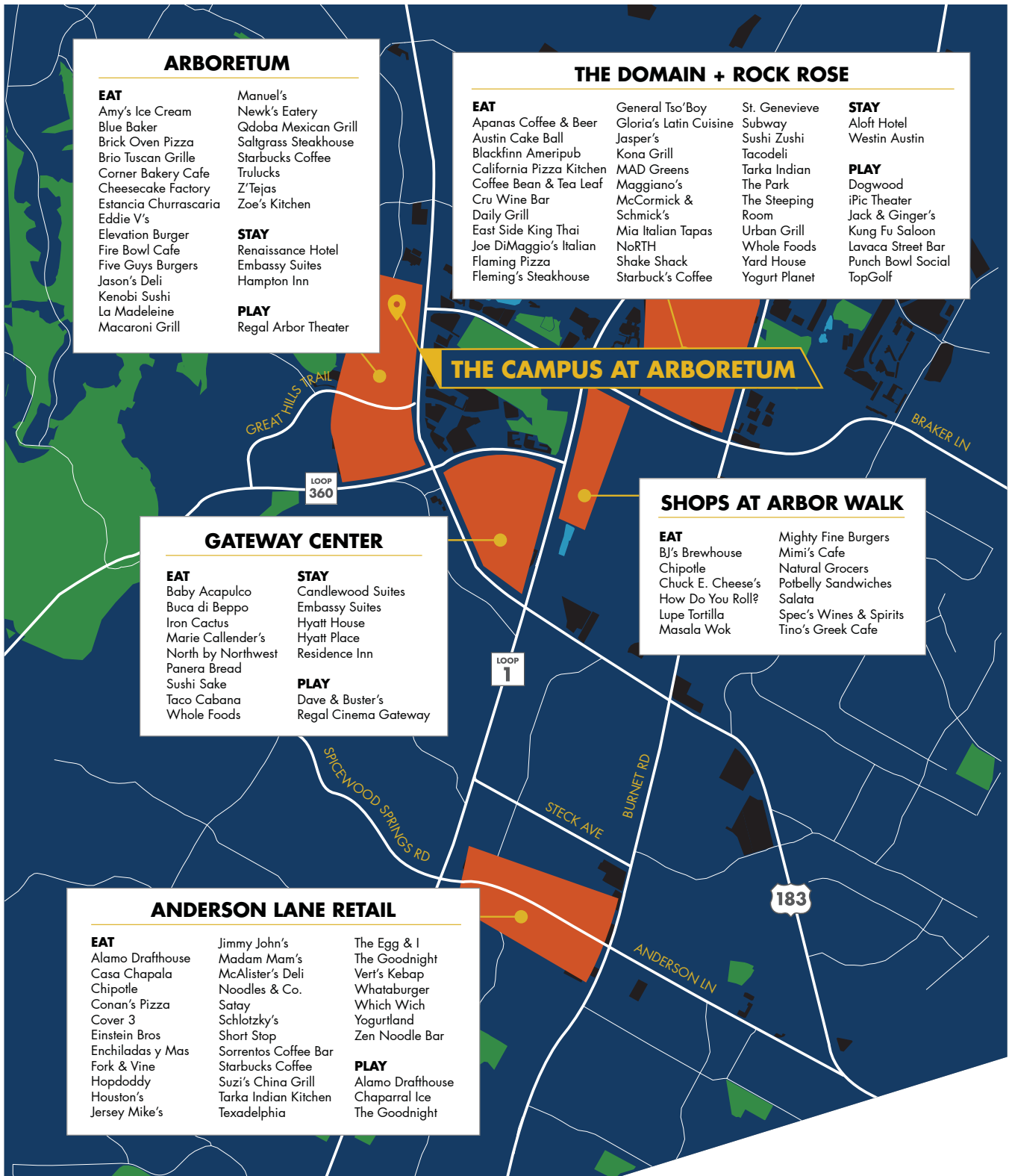
AUSTIN'S CORPORATE HUB
THE CAMPUS AT ARBORETUM





WALK TO LUNCH FROM
THE CAMPUS AT ARBORETUM





ARBORETUM

EAT

Amy's Ice Cream
Blue Baker
Brick Oven Pizza
Brio Tuscan Grille
Corner Bakery Cafe
Cheesecake Factory
Estancia Churrascaria
Eddie V's
Elevation Burger
Fire Bowl Cafe
Five Guys Burgers
Jason's Deli
Kenobi Sushi
La Madeleine
Macaroni Grill

Manuel's
Newk's Eatery
Qdoba Mexican Grill
Saltgrass Steakhouse
Starbucks Coffee
Trulucks
Z' Tejas
Zoe's Kitchen

STAY

Renaissance Hotel
Embassy Suites
Hampton Inn

PLAY

Regal Arbor Theater

THE DOMAIN + ROCK ROSE

EAT

Apanas Coffee & Beer
Austin Cake Ball
Blackfinn Ameripub
California Pizza Kitchen
Coffee Bean & Tea Leaf
Cru Wine Bar
Daily Grill
East Side King Thai
Joe DiMaggio's Italian
Flaming Pizza
Fleming's Steakhouse

General Tso'Boy
Gloria's Latin Cuisine
Jasper's
Kona Grill
MAD Greens
Maggiano's
McCormick & Schmick's
Mia Italian Tapas
NoRTH
Shake Shack
Starbuck's Coffee

St. Genevieve
Subway
Sushi Zushi
Tacodeli
Tarka Indian
The Park
The Steeping Room
Urban Grill
Whole Foods
Yard House
Yogurt Planet

STAY

Aloft Hotel
Westin Austin

PLAY

Dogwood
iPic Theater
Jack & Ginger's
Kung Fu Saloon
Lavaca Street Bar
Punch Bowl Social
TopGolf

THE CAMPUS AT ARBORETUM

GATEWAY CENTER

EAT

Baby Acapulco
Buca di Beppo
Iron Cactus
Marie Callender's
North by Northwest
Panera Bread
Sushi Sake
Taco Cabana
Whole Foods

STAY

Candlewood Suites
Embassy Suites
Hyatt House
Hyatt Place
Residence Inn

PLAY

Dave & Buster's
Regal Cinema Gateway

SHOPS AT ARBOR WALK

EAT

BJ's Brewhouse
Chipotle
Chuck E. Cheese's
How Do You Roll?
Lupe Tortilla
Masala Wok

Mighty Fine Burgers
Mimi's Cafe
Natural Grocers
Potbelly Sandwiches
Salata
Spec's Wines & Spirits
Tino's Greek Cafe

ANDERSON LANE RETAIL

EAT

Alamo Drafthouse
Casa Chapala
Chipotle
Conan's Pizza
Cover 3
Einstein Bros
Enchiladas y Mas
Fork & Vine
Hopdoddy
Houston's
Jersey Mike's

Jimmy John's
Madam Mam's
McAlister's Deli
Noodles & Co.
Satay
Schlotzky's
Short Stop
Sorrentos Coffee Bar
Starbucks Coffee
Suzi's China Grill
Tarka Indian Kitchen
Texadelphia

The Egg & I
The Goodnight
Vert's Kebap
Whataburger
Which Wich
Yogurtland
Zen Noodle Bar

PLAY

Alamo Drafthouse
Chaparral Ice
The Goodnight

NEARBY AMENITIES THE CAMPUS AT ARBORETUM





OPEN SPACE A
MAIN COURTYARD
WITH WATER FEATURE & WIFI



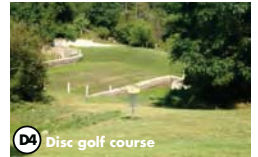
OPEN SPACE B
PASSIVE OPEN SPACE
& SHADED PLAZA



OPEN SPACE C
SUNKEN COURTYARD
WITH BBQ GRILLS



OPEN SPACE D
CENTRAL CORE WITH
ACTIVE RECREATION



SITE PLAN

THE CAMPUS AT ARBORETUM

