



FOR LEASE

GREAT HILLS PLAZA

9600 GREAT HILLS TRAIL • AUSTIN, TEXAS 78759

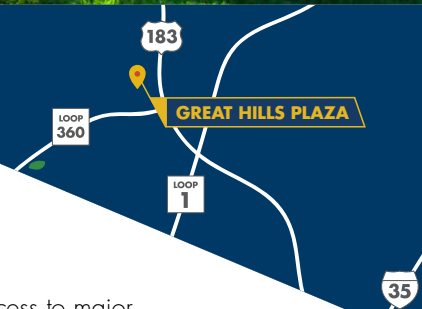




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Situated just off Loop 360 on Great Hills Trail, this three-story Class A office building has excellent access to major thoroughfares and numerous walkable amenities. Set in a park-like setting, the building is surrounded by trees and features a three-story atrium allowing for abundant natural light. The common areas have been recently renovated and are beautifully furnished with couches, chairs and tables. The building is located next to the Arboretum, one of Austin's major destination retail centers, and is just minutes from The Domain, Gateway and Arbor Walk shopping centers.



Class A Office

Class A building within walking distance to The Arboretum



Three-Story Atrium

Spectacular three-story glass atrium with abundant natural light



Excellent Access + Visibility

Situated just off Loop 360 near US-183 with access to major thoroughfares



Common Areas

Beautiful, fully furnished common areas



Scenic Setting

Park-like, tree-filled setting gives an intimate campus-like feeling



Walkable Amenities

Adjacent to The Arboretum and minutes from The Domain

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Clockwise from left: Lobby with 3-story atrium, elevators, monument signage



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Top: Common area with furniture and relaxing elements; Bottom: Building lobby with seating and digital tenant directory



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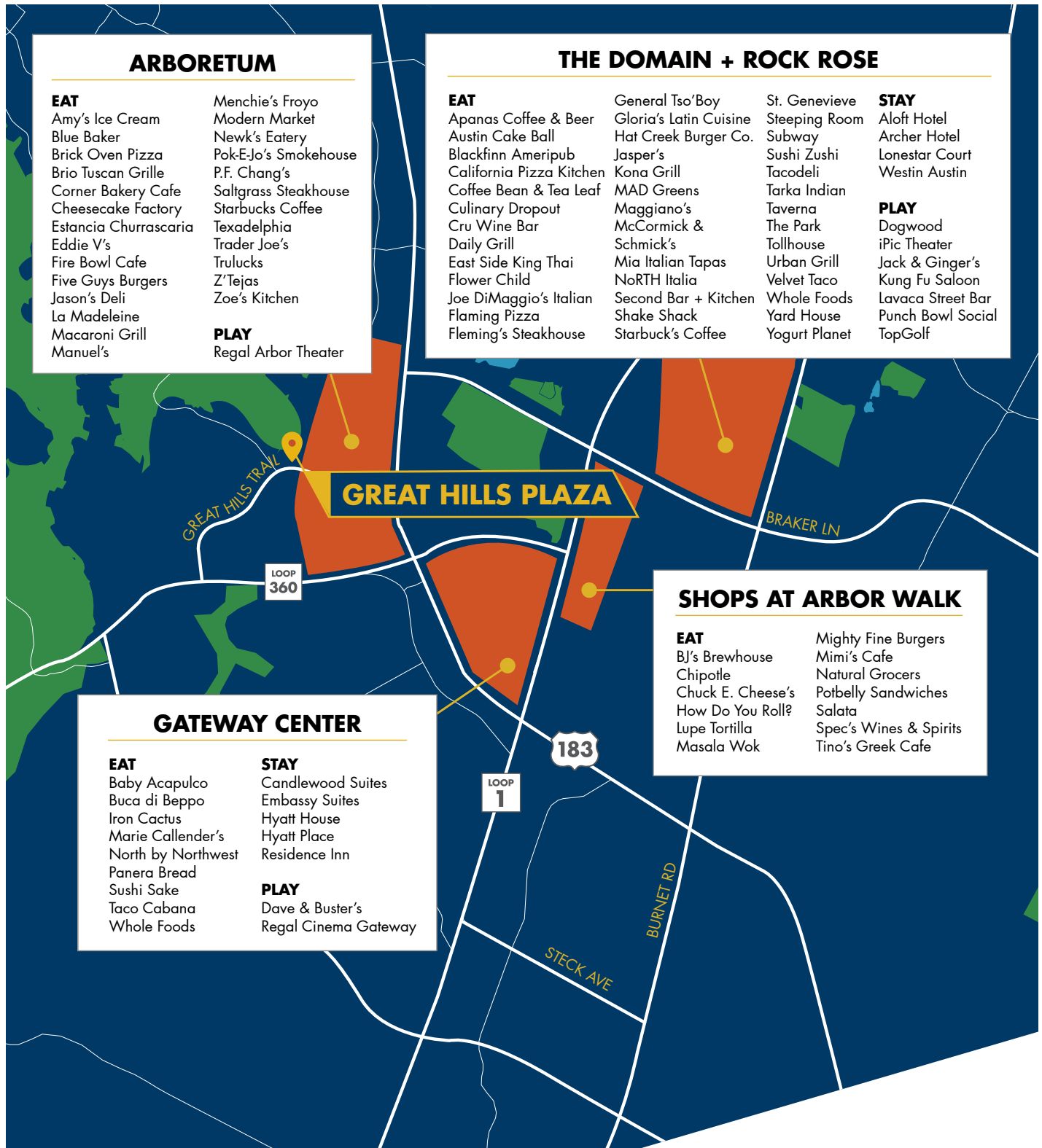
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WALK TO LUNCH FROM
GREAT HILLS PLAZA





ARBORETUM

EAT

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

- Menchie's Froyo
- Modern Market
- Newk's Eatery
- Pok-E-Jo's Smokehouse
- P.F. Chang's
- Saltgrass Steakhouse
- Starbucks Coffee
- Texadelphia
- Trader Joe's
- Trulucks
- Z'Tejas
- Zoe's Kitchen

- PLAY**
- Regal Arbor Theater

THE DOMAIN + ROCK ROSE

EAT

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

- General Tso'Boy
- Gloria's Latin Cuisine
- Hat Creek Burger Co.
- Jasper's
- Kona Grill
- MAD Greens
- Maggiano's
- McCormick & Schmick's
- Mia Italian Tapas
- NoRTH Italia
- Second Bar + Kitchen
- Shake Shack
- Starbuck's Coffee

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

- STAY**
- Aloft Hotel
 - Archer Hotel
 - Lonestar Court
 - Westin Austin

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

GREAT HILLS PLAZA

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

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

NEARBY AMENITIES GREAT HILLS PLAZA

