



# PARK CENTRE

8601 RANCH ROAD 2222 • AUSTIN, TEXAS 78730







# PARK CENTRE

Nestled amongst the trees off Ranch Road 2222, Park Centre is a 200,000-sf, three-building campus owned by Pacific Oak. Each building has a structured parking garage with dedicated visitor spaces and beautiful Hill Country views from many suites. The campus is easily accessible at a lighted intersection and includes numerous on-site amenities, including a fitness studio with showers, a micro market with a variety of food options, a tenant lounge and a conference room.



## Three Class A Buildings

Recent and ongoing building renovations; many size options and spec suites available



## On-Site Amenities

Fitness studio with showers; fresh micro-market and tenant lounge; conference room



## Structured Parking

Structured parking for each building with dedicated visitor spaces



## Beautiful Setting

Park-like setting in Austin's Hill Country with views from many suites



## Excellent Visibility & Access

Highly visible building signage available; easily accessible at a lighted intersection



PACIFIC OAK

## Tenant-Centered Mindset

Park Centre is owned by Pacific Oak, a premier owner of Class A office space

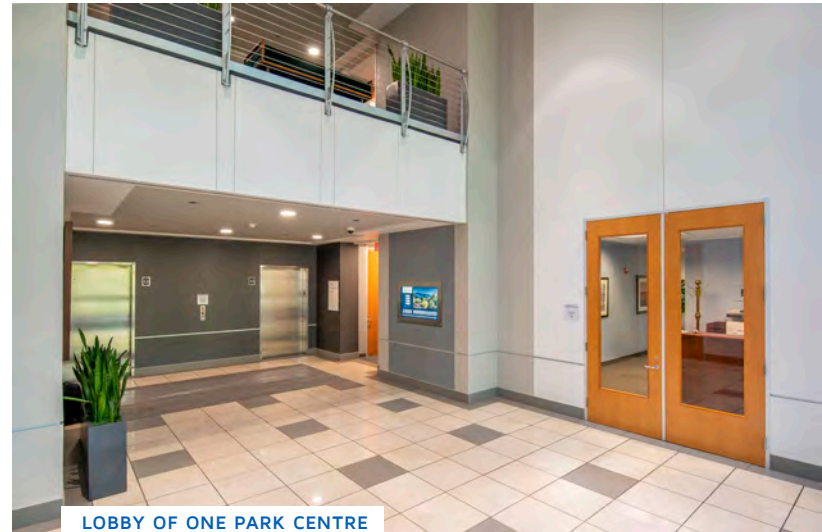




PARK CENTRE FROM ABOVE



BRIDGE TO THREE PARK CENTRE



LOBBY OF ONE PARK CENTRE

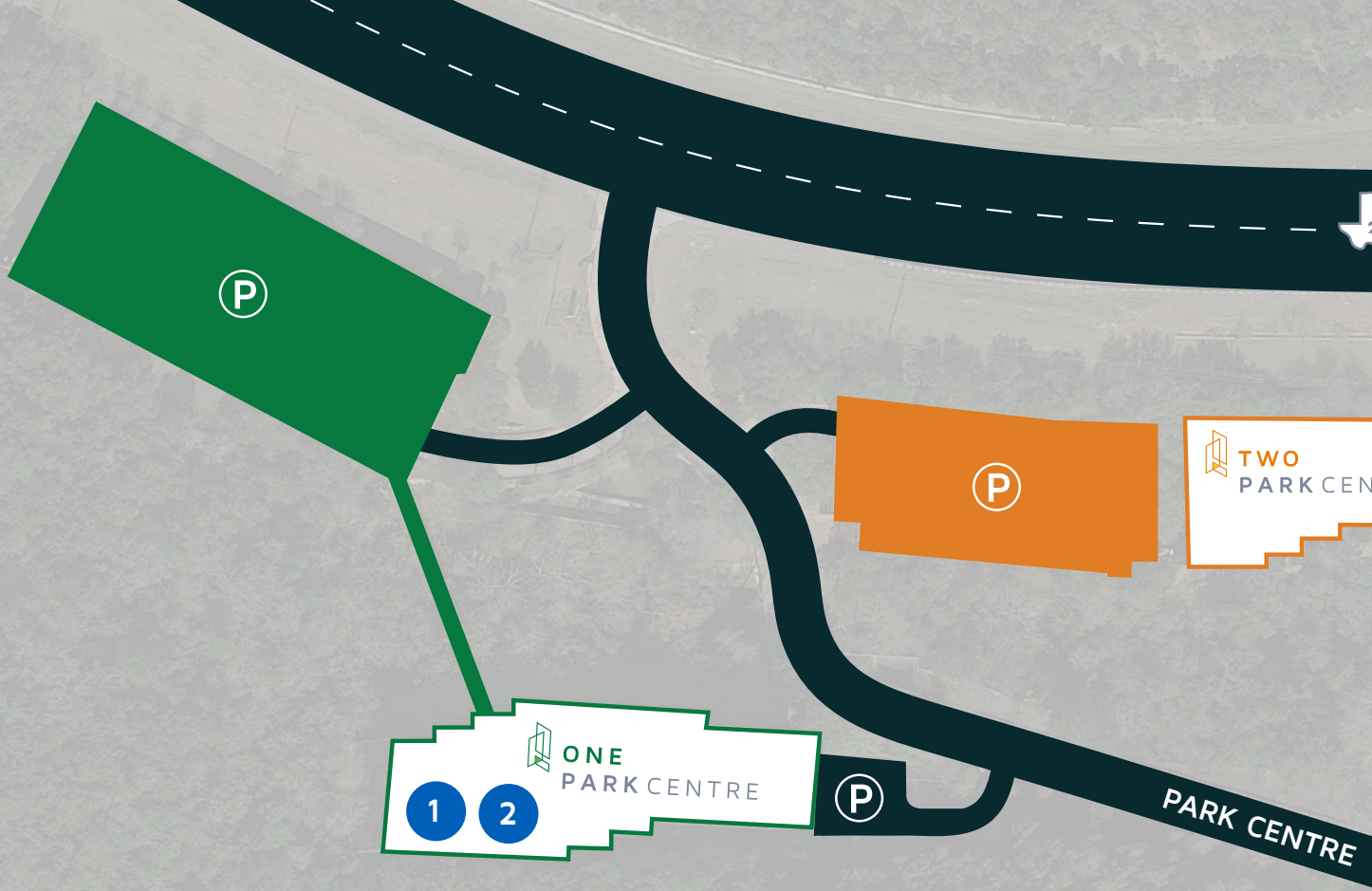


HILL COUNTRY VIEWS FROM MANY SUITES



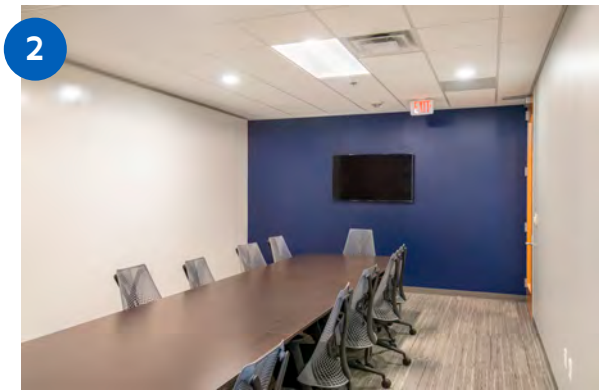
TWO PARK CENTRE





### MICRO MARKET

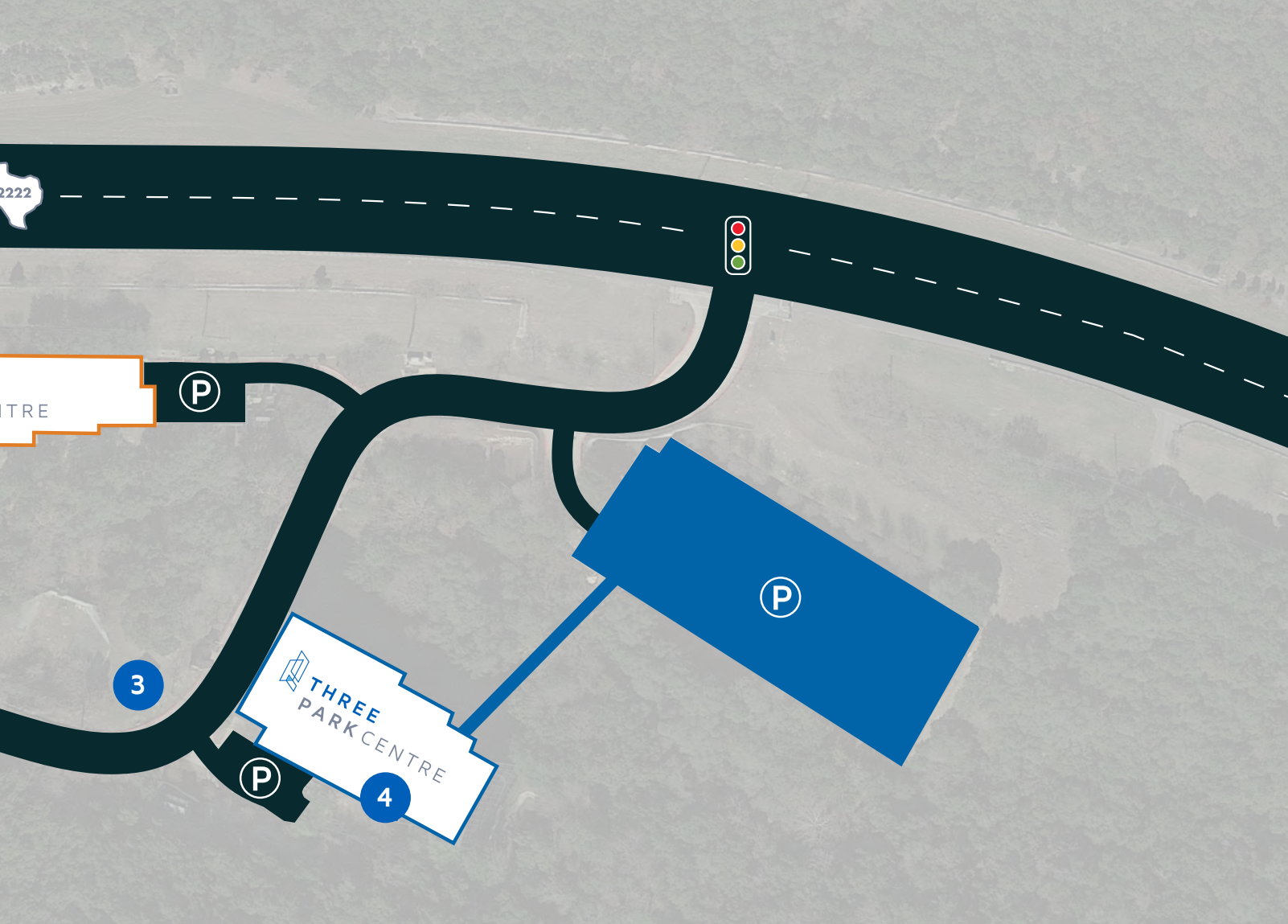
Enhanced micro market with a variety of grab-and-go food options, added seating, original artwork, TV and WiFi.



### CONFERENCE ROOM

Completely refinished conference room with new technology, a power-integrated table and ergonomic chairs, and an IDEApaint wall for active collaboration.





### OUTDOOR PAVILION

Expanded food truck pavilion complete with covered seating, WiFi and an expanded green space.



### FITNESS CENTER

Revamped fitness studio with brand new equipment, including Peloton bikes (interactive self-led or group cycle classes), free weights, ellipticals and treadmills.







BLACK WALNUT CAFE



WATERLOO ICE HOUSE



ANYTIME FITNESS



COFFEE SHARK ESPRESSO & PINTS



COUNTY LINE BARBECUE ON THE LAKE



ORANGETHEORY FITNESS



MOVIEHOUSE & EATERY

◀ **620 + 2222**  
5-MINUTE DRIVE

**EAT**

Austin's Pizza  
Boat House Grill  
Chicken Express  
Domino's Pizza  
Freddy's  
Freebirds  
Flores Mexican  
H-E-B  
Hill Country Tacos

McDonald's  
Moviehouse & Eatery  
Nik's Italian Kitchen  
Papa Murphy's Pizza  
Rudy's Bar-B-Q  
Taco Bell  
Taco Cabana  
ThunderCloud Subs  
Scholtzsky's  
Smokey J's Barbeque

Starbucks  
Whataburger

**WELLNESS**

Anytime Fitness  
barre3  
GNC  
OrangeTheory Fitness

**THE ARBORETUM** ▶  
10-MINUTE DRIVE

**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  
Kenobi Sushi  
La Madeleine

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

**PLAY**

Regal Arbor Theater

**PARK CENTRE**



◀ **RIVER PLACE**  
3-MINUTE DRIVE

**JESTER VILLAGE**  
3-MINUTE DRIVE

**EAT**

Coffee Shark Espresso + Pints  
Jester Market  
Papa John's Pizza  
Red Lotus Asian Grille  
Scoreboard Sports Bar  
Subway

**WELLNESS**

Anytime Fitness  
Artist Nail Salon & Spa  
Austin Vet Emergency  
Avenue Nails & Spa  
Children's Center of Austin  
Studio Bella Spa

JESTER BLVD

JESTER ESTATES

LOOP  
360

CAPITAL OF TEXAS HWY

BULL CREEK  
DISTRICT  
PARK

**360 + 2222**  
5-MINUTE DRIVE

**EAT**

360 Pizza  
County Line on the Lake  
Waterloo Ice House  
Siena Italian

**WELLNESS**

360 Tans  
Pro Nails

SHEPHERD MOUNTAIN

COURTYARD

NORTHWEST  
HILLS

**DAVENPORT VILLAGE**  
9-MINUTE DRIVE

**EAT**

360 Uno  
All Star Burger  
Davenport Wine & Spirits  
Jack Allen's Kitchen  
Jade Restaurant  
Maudie's Milagro  
Paris in a Bite  
Subway  
Thai Spice

**WELLNESS**

Castle Hill Fitness 360  
Face to Face Spa  
Firehouse Animal Health  
Northwest Hills Pharmacy  
Serasana Yoga  
Wild Orchid Salon  
Woodhouse Day Spa

LOOP  
360

AUSTIN  
COUNTRY  
CLUB

LAKE AUSTIN

WESTLAKE DR







# PARK CENTRE

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OWNED BY



PACIFIC OAK







## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)