

RAILWAY

OFFICE BUILDING IN CEDAR PARK



FOR LEASE | 35,320 RSF

Panoramic Lake Views | Rooftop Terrace | Private Balconies

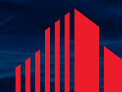
2-Story Lobby | Covered Parking

Brett Arabie

Managing Director

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**CUSHMAN &
WAKEFIELD**

OVERVIEW

801 CENTRAL PARK
CEDAR PARK, TEXAS



Building Size: 35,320 RSF

Divisible from 1,600 RSF - 35,320 RSF

Rates: \$27.00-29.00 NNN

Parking: 4:1,000 RSF

BUILDING FEATURES

- Panoramic Lake Views
- Rooftop Terrace
- Private Balconies
- 2-story Lobby
- Covered Parking

LEANDER

183



1431

CEDAR PARK

BRUSHY CREEK

ROUND ROCK

620

183

45

35

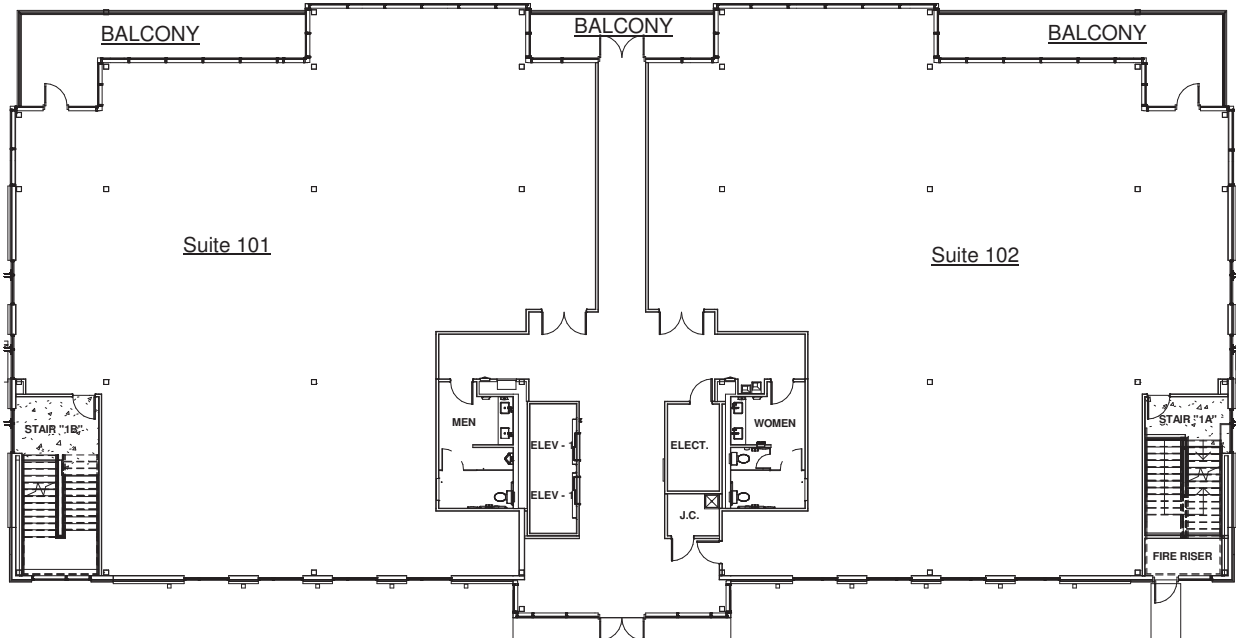
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 **CUSHMAN & WAKEFIELD**

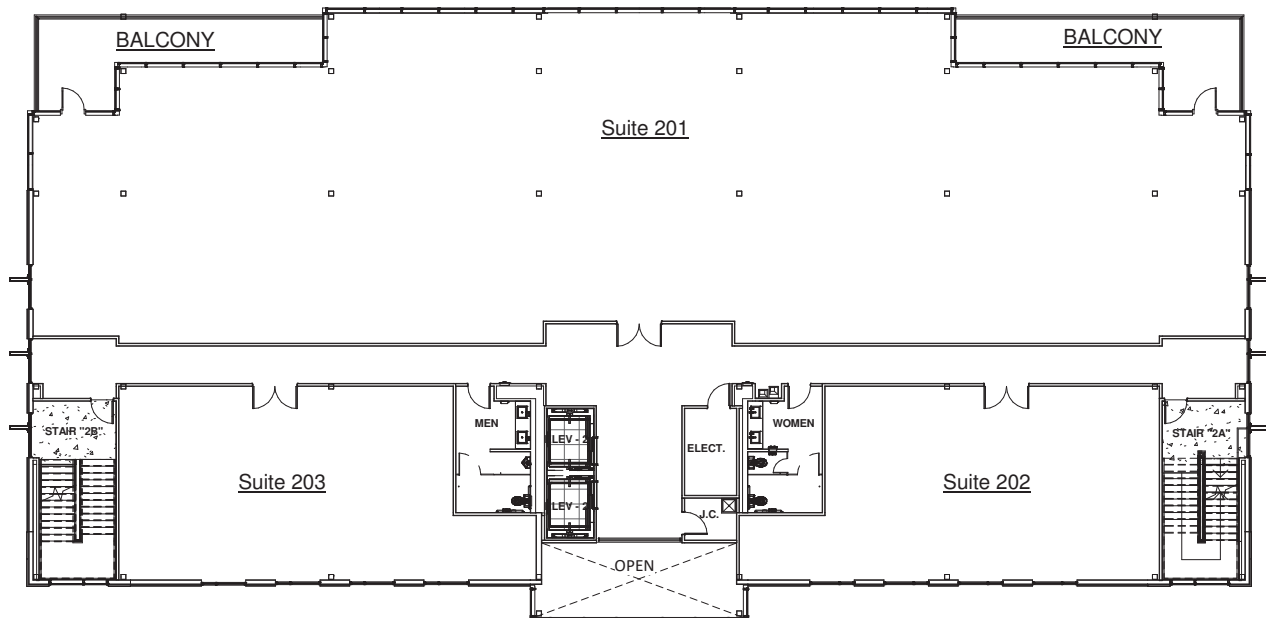
FLOOR PLANS

801 CENTRAL PARK
CEDAR PARK, TEXAS

LEVEL 1



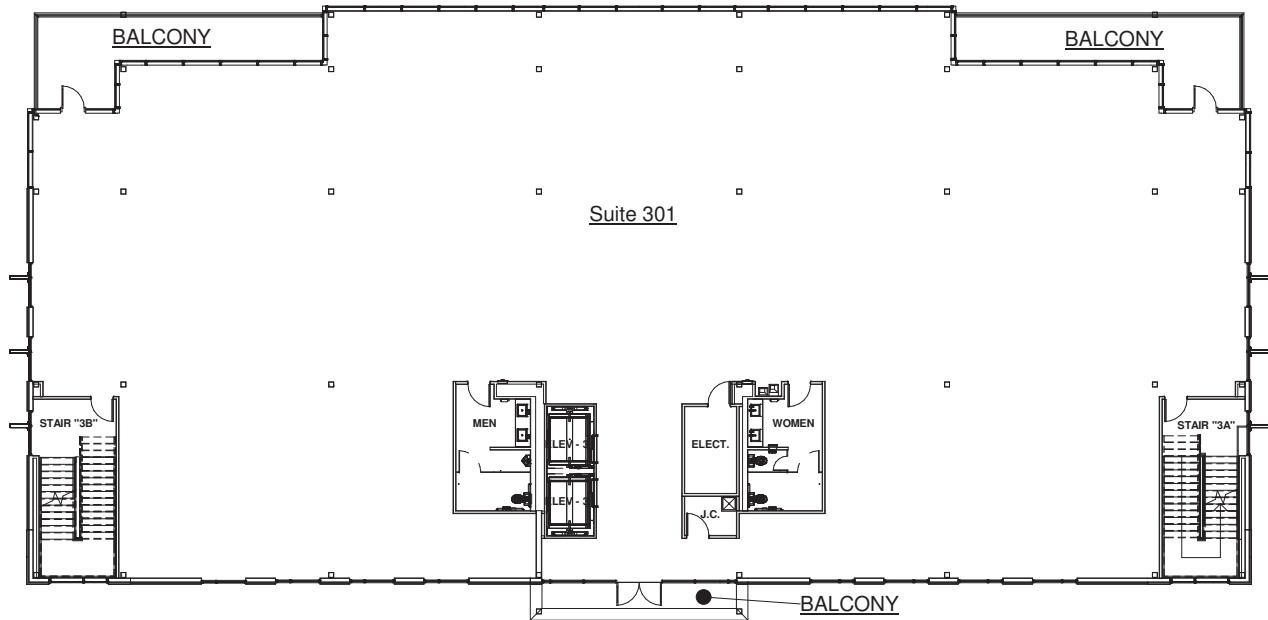
LEVEL 2



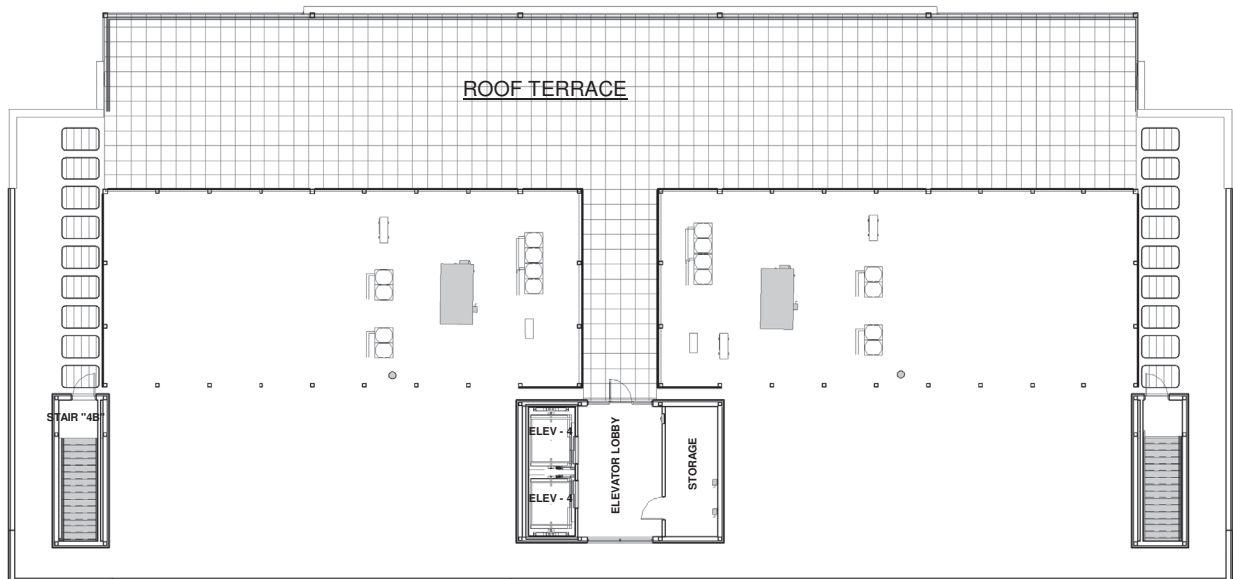
FLOOR PLANS

801 CENTRAL PARK
CEDAR PARK, TEXAS

LEVEL 3



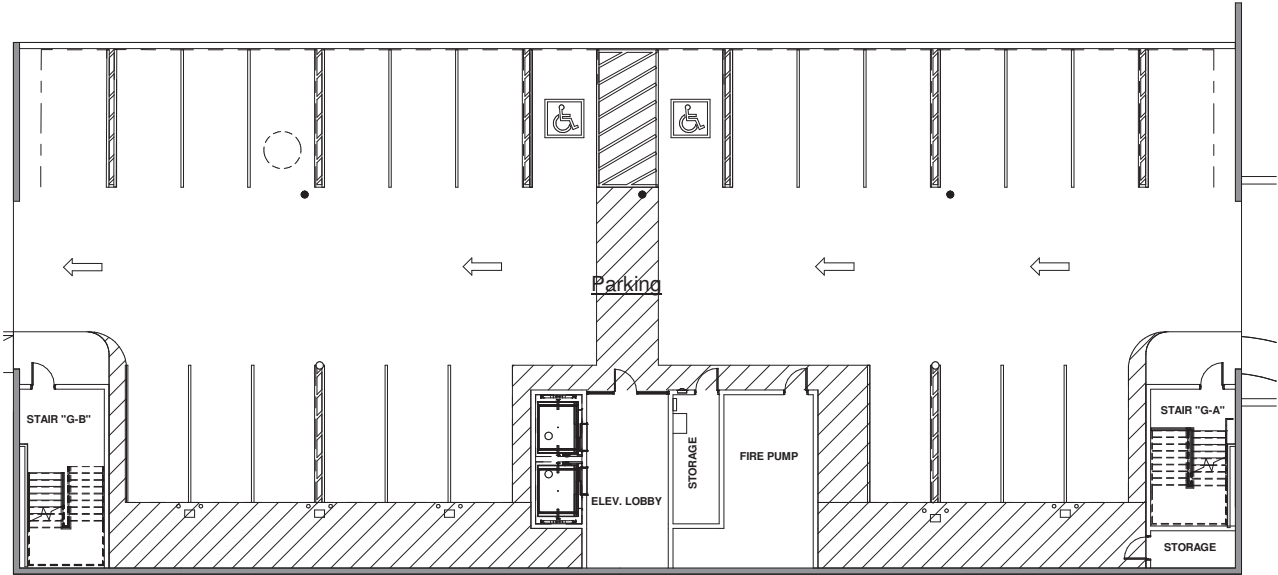
ROOF LEVEL



FLOOR PLANS

801 CENTRAL PARK
CEDAR PARK, TEXAS

GARAGE



SITE PLAN

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RENDERINGS

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NEARBY AMENITIES

801 CENTRAL PARK
CEDAR PARK, TEXAS

- | | | |
|-----------------------------------|-----------------------------------|--|
| 1. Wild West | 26. BJ's Restaurant | 51. Chuy's |
| 2. HEB | 27. Lupe Tortilla | 52. Red Robin |
| 3. Taco Cabana | 28. SpringHill Suites | 53. Freebirds World Burrito |
| 4. Chili's Grill & Bar | 29. La Quinta Inn | 54. Starbucks |
| 5. McDonald's | 30. Costco | 55. Field & Stream |
| 6. Walmart | 31. Cedar Park Recreation Center | 56. Dick's Sporting Goods |
| 7. Andy's Frozen Custard | 32. Menchie's Frozen Yogurt | 57. PetCo |
| 8. Chase Bank | 33. Sushi Fever | 58. Tuesday Morning |
| 9. RBFCU | 34. C.R. Surf & Turf | 59. Forever 21 |
| 10. The UPS Store | 35. IHOP | 60. Marshall's |
| 11. KFC | 36. Gigi's Cupcakes | 61. Amplify Credit Union |
| 12. Schlotzsky's | 37. Carl's Jr. | 62. DSW Shoes |
| 13. Taco Bell | 38. Chick-fil-a | 63. Nordstrom Rack |
| 14. Wendy's | 39. Mighty Fine | 64. Whole Foods Market 365 |
| 15. Walgreens | 40. Logan's Roadhouse | 65. Cedar Park Regional Medical Center |
| 16. Mr. Gattis Pizza | 41. PetSmart | 66. First Watch Cedar Park |
| 17. J&J BBW & Burgers | 42. Buffalo Wild Wings | 67. Hopdoddy Burger Bar |
| 18. Whitestone Brewery | 43. Takara Sushi and Asian Bistro | 68. Lola Savannah Coffee Lounge |
| 19. 1431 Cafe | 44. Starbucks | 69. Freshii |
| 20. Froyoz | 45. Torchy's Tacos | 70. The Grove Wine Bar |
| 21. Blue Corn Harvest Bar & Grill | 46. Academy Sports | 71. Jimmy John's |
| 22. Comerica Bank | 47. Gold's Gym | 72. Taco Shack |
| 23. Pieology Pizzeria | 48. MOD Pizza | 73. Raising Cane's |
| 24. Chipotle Mexican | 49. At Home | 74. The Woodhouse Day Spa |
| 25. In-N-Out Burger | 50. McAlister's Deli | 75. Future Hotel Site |

