



ARBORETUM ATRIUM

9737 GREAT HILLS TRAIL, AUSTIN, TEXAS 78759

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Availability

- 🍃 **Suite 170** | 1,636 SF
- 🍃 **Suite 130** | 2,222 SF
- 🍃 **Suite 200** | 8,050 SF

Step into a botanical-infused office featuring indoor plants and trees.

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Arboretum Atrium is well positioned within the Northwest Austin submarket at the epicenter of the Arboretum with close proximity to not only walkable amenities but multiple other retail outlets such as The Domain and many desirable residential communities. The Property provides easy access to the major thoroughfares in Austin, such as Capital of Texas Highway (Loop 360), US Highway 183 (Research Boulevard), MoPac Expressway (Loop 1), Interstate 35, Texas 45, Ranch Road 620, FM 2222, and Bee Caves Road (FM 2244). The Northwest Austin market is highly coveted due to its natural beauty and proximity to major thoroughfares and multiple retail outlets.

TERMS

- Quoted Rent: Call Broker
- Est. 2024 OpEx: \$17.23/SF
- Parking Ratio: 3.5 per 1,000 SF

AMENITIES

- Excellent access to US 183, Loop 360 and Mopac
- Walkable amenities in the Arboretum (Restaurants, Retail, Hotel)
- Fiber: TW Telecom - AT&T - Time warner
- Minutes away from The Domain
- Atrium lobby with abundant natural light
- Beach Volleyball Court
- Showers in lower level bathrooms
- Outdoor sitting areas



RESEARCH BOULEVARD / HIGHWAY 183

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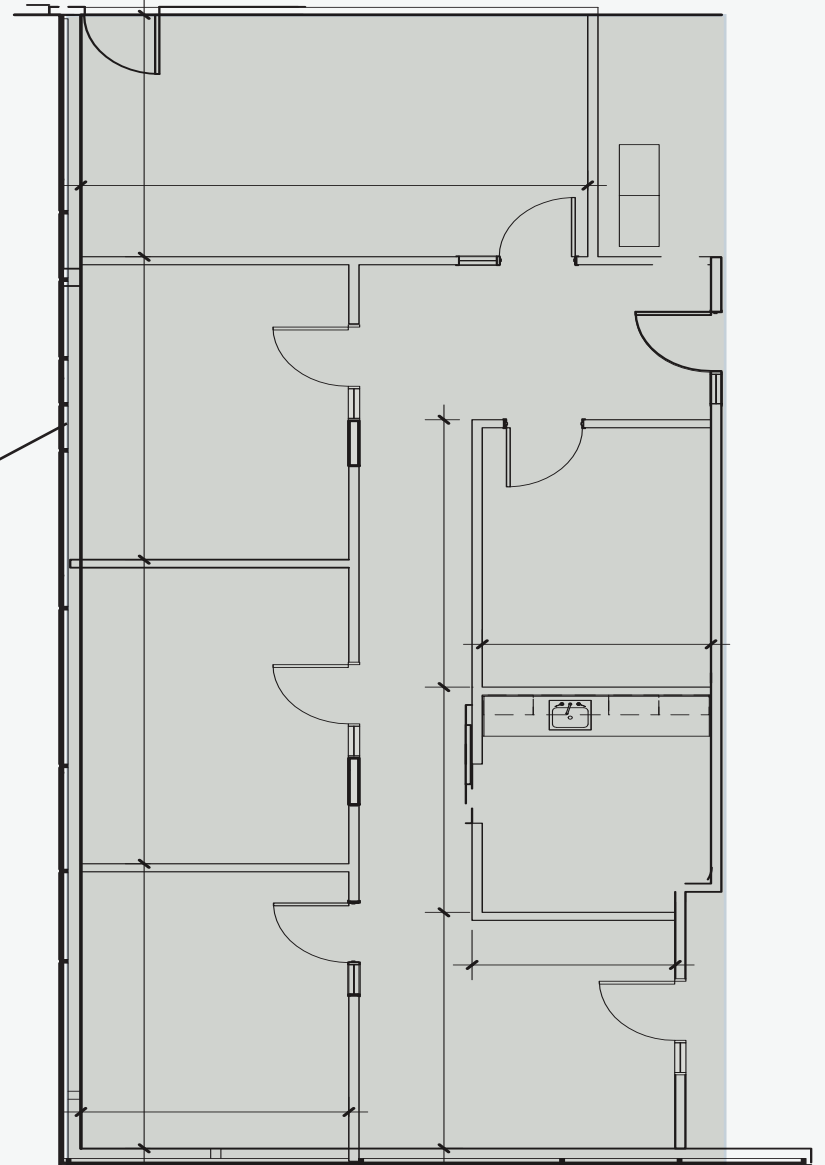
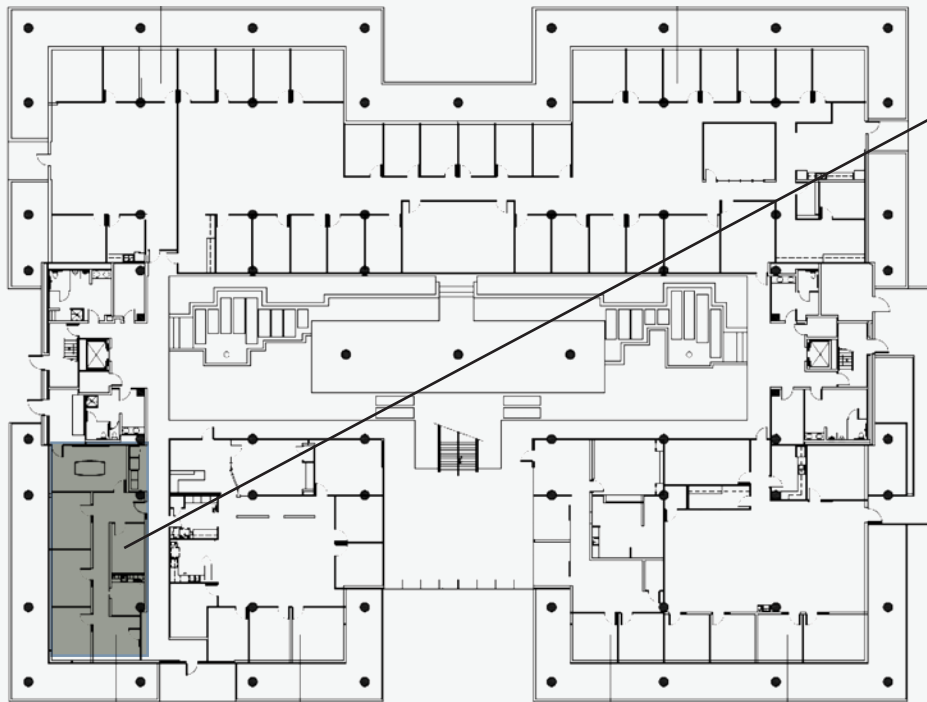


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Suite 170

1,636 SF
Available 12/31/24

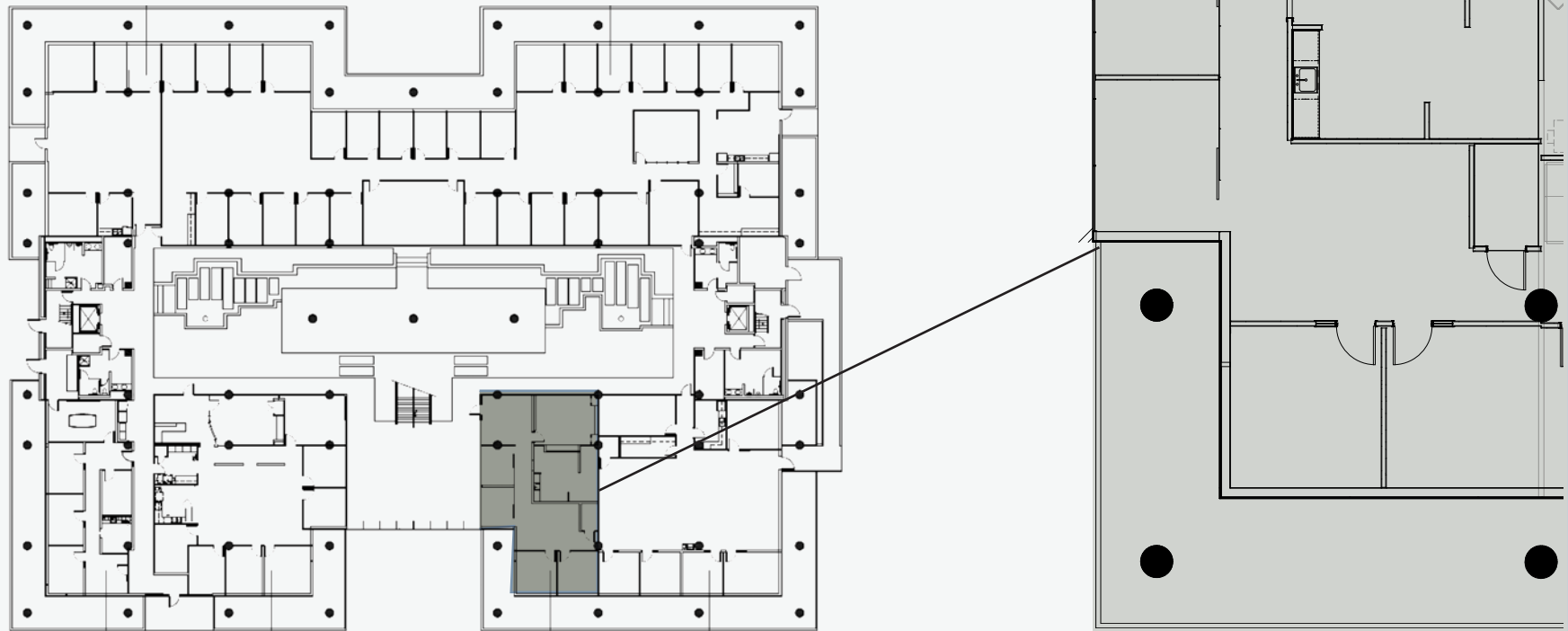


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Suite 130

2,222 SF

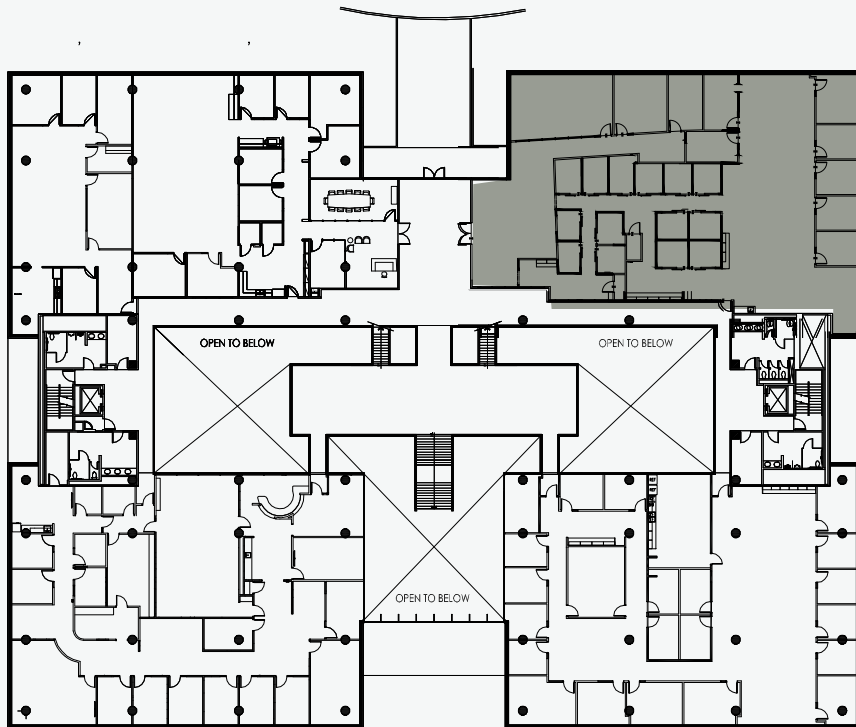


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Suite 200

8,050 SF





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