

# PARK FOREST

4201 W. PARMER LANE, AUSTIN, TX 78727



## OFFICE SPACE FOR LEASE



### FOR LEASING INFORMATION, CONTACT

**JEFF HENLEY**

(512) 413.5601

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**GRAHAM TRULL**

(512) 484.8909

graham.trull@kuceraco.com

**1,633 RSF**

BLDG. A | STE. 250

**2,814 RSF**

BLDG. A | STE. 275

**5,033 RSF**

BLDG. B | STE. 200

**11,772 RSF**

BLDG. C | STE. 200

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | **See all of our listings at [WWW.KUCERACO.COM](http://WWW.KUCERACO.COM).**

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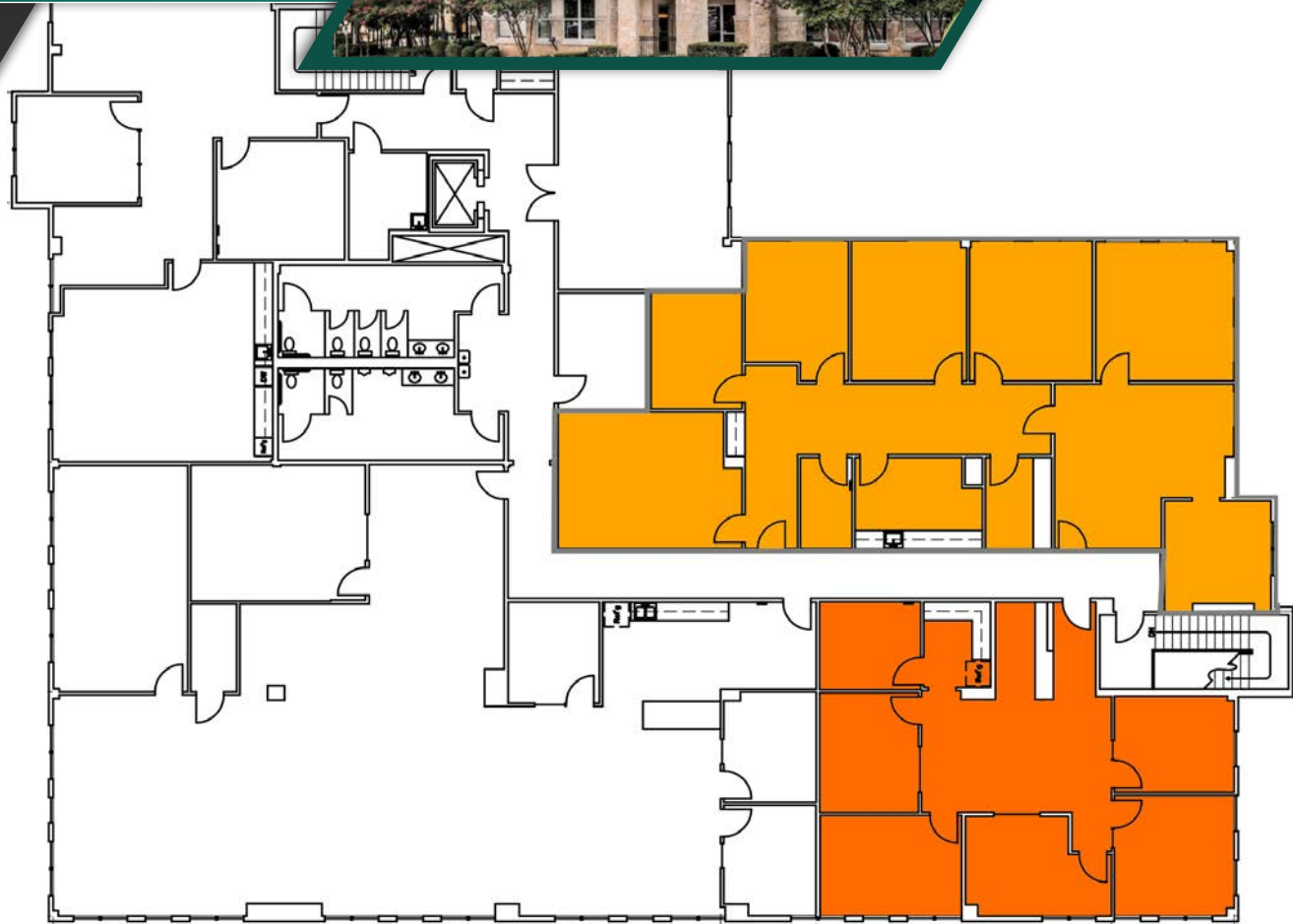
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## OFFICE SPACE FOR LEASE

Located in the heart of Northwest Austin, Park Forest is a beautiful, park-like campus with three buildings within walking distance to numerous restaurants and amenities. The Domain and The Arboretum are just a short drive away while Parmer Lane provides direct access to MoPac, IH-35 and TX-45, connecting you to the rest of Austin and the nearby suburbs, including the booming towns of Round Rock and Cedar Park.

- Located in North Austin, one mile from Apple campus
- Within walking distance to Thai Cuisine, Kolache Factory, Tomo Sushi, Kebab Time, It's a Grind, First State Bank, and Silver Grille Cafe
- 4.0/1,000 RSF Parking Ratio
- Monument signage on Parmer Lane



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**\$18.50/RSF** + ELECTRIC 2020 OPEX: \$9.73/RSF

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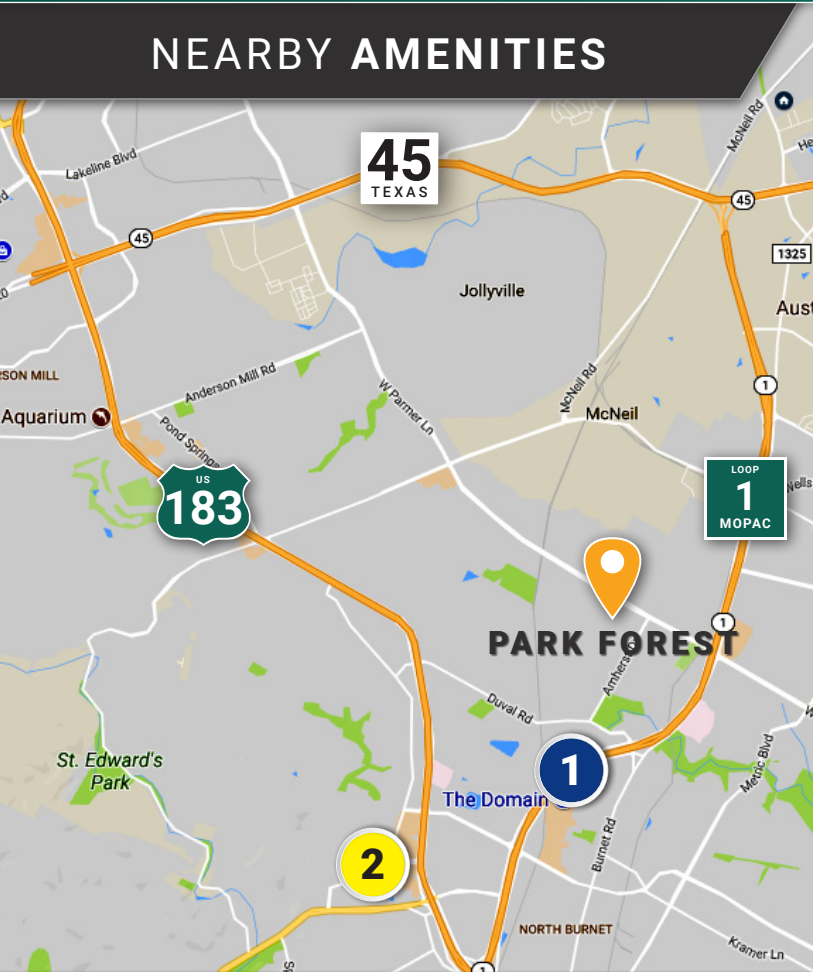


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## NEARBY AMENITIES



### 1 THE DOMAIN

- Whole Foods
- California Pizza Kitchen
- Copper Restaurant & Dessert Lounge
- Cru - A Wine Bar
- Fleming's Prime Steakhouse
- Gloria's Restaurant
- Grand Lux Cafe
- Kona Grill
- Maggiano's
- McCormick's & Schmick's
- NoRTH
- Punch Bowl Social
- Shake Shack
- Sushi Zushi
- The Brass Tap
- The Steeping Room
- Urban - An American Grill
- MAD Greens
- Thai-Kun

### 2 THE ARBORETUM

- Saint Genevieve
  - Culinary Drop-out
  - Velvet Taco
  - Tarka Indian Kitchen
  - Lone Star Court
  - Second Bar + Kitchen
  - Sprinkles
  - Frost Gelato
  - Flower Child
  - General T'so Boy
  - Sway
  - Lavaca Street Bar
  - Turf N' Surf Kitchen
  - Jinya Ramen
  - Jack and Ginger's
  - 77 Degrees
  - The Rose Room
  - Apanas Coffee & Beer
  - Mia Tapas Bar
  - Salvation Pizza
  - The Dogwood
  - Kung Fu Saloon
  - Weathered Coalition
  - 24 Diner
  - Hat Creek Burger Company
- Eddie V's Prime Seafood
  - Z'Tejas Mexican Restaurant
  - The Cheesecake Factory
  - Knotty Deck & Bar
  - BRIO Tuscan Grille
  - Blue Baker
  - Manuel's
  - Newk's Eatery
  - Truluck's
  - Modern Market
  - Brick Oven
  - Corner Bakery
  - Roaring Fork
  - P.F. Chang's
  - Estância Churrascaria
  - Pok-E-Jo's Smokehouse
  - la Madeleine French Bakery
  - Zoës Kitchen
  - Saltgrass Steakhouse
  - Buca di Beppo

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