



NORTHVIEW

BUSINESS CENTER



9001 NORTH IH-35 | AUSTIN, TEXAS 78753
30°09'58.4"N 97°47'04.9"W

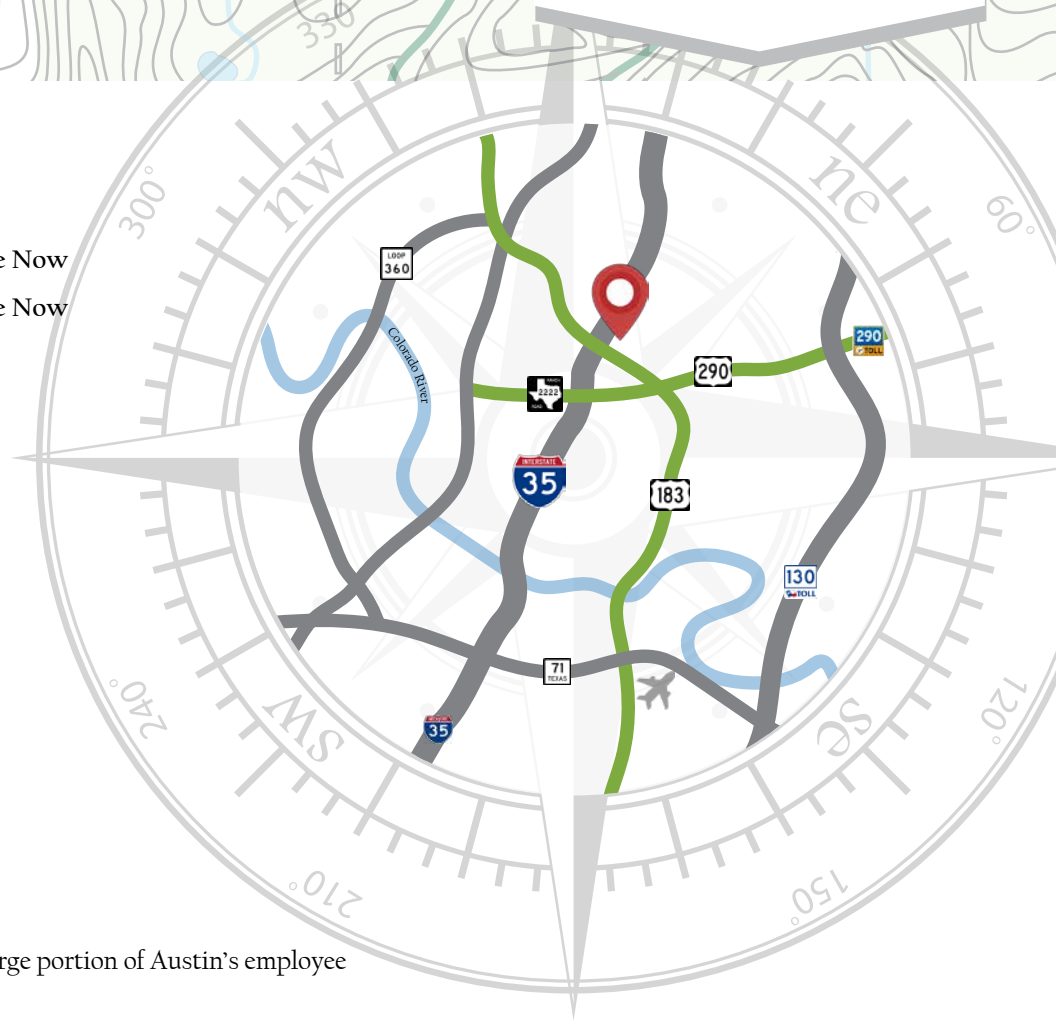




NORTHVIEW
BUSINESS CENTER

AVAILABILITY

Suite 105 | 39,054 SF | Available Now
Suite 106 | 7,883 SF | Available Now



PROPERTY HIGHLIGHTS

- ▶ Parking Ratio: 6:1000
- ▶ Excellent large tenant opportunity
- ▶ Creative value office with access to a large portion of Austin's employee workforce
- ▶ Newly updated exterior and landscaping
- ▶ Updated pylon sign facing IH-35
- ▶ Updated wayfinding signage
- ▶ Designated food truck court with local food truck arrivals on a daily rotation
- ▶ ENERGY STAR® certified building
- ▶ Available building power: 3-phase, 480 volts, 4000 amps
- ▶ Fiber providers: Spectrum, AT&T and Grande
- ▶ Located near Capital Metro Bus Route
- ▶ Abundant parking
- ▶ Direct access to an abundance of restaurants and retail
- ▶ Unparalleled access, with exceptional ingress and egress to IH-35
- ▶ Conveniently located on Interstate 35 between Highway 183 and Parmer Lane. The location provides tenants quick access to Downtown Austin, the highly-populated residential areas in northwest, northeast and north Austin and easy access to the Austin-Bergstrom International Airport.



FOR MORE INFORMATION

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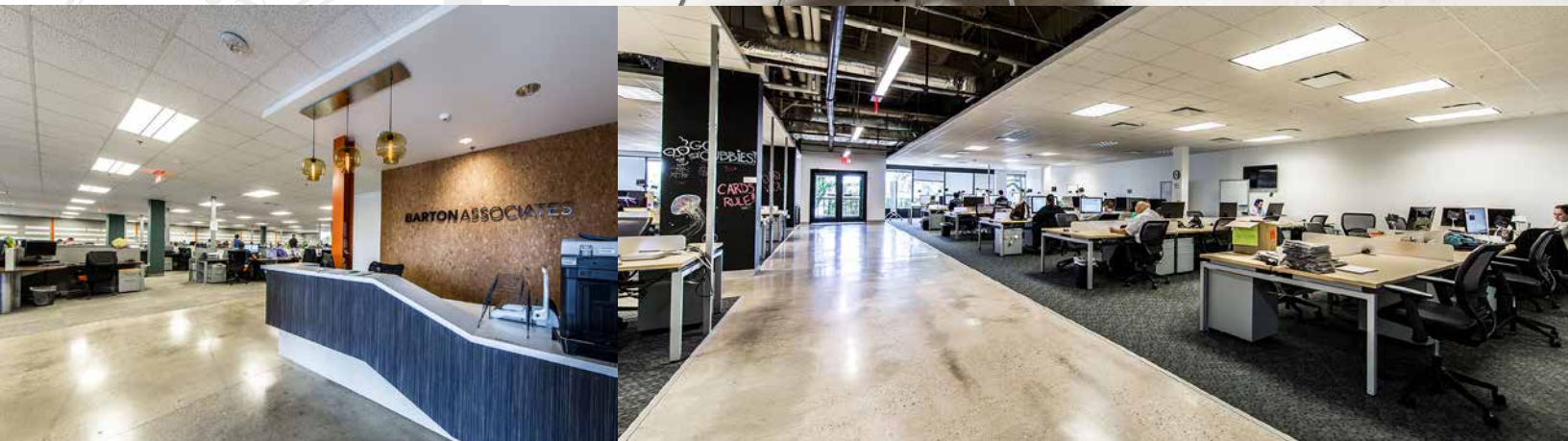
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Northview Business Center has evolved into one of Austin's premier tech locations. The added amenities and newly updated exteriors compliments the updated creative interior spaces.

Northview offers a large block of high-density, value office with one of the best parking ratios in town.



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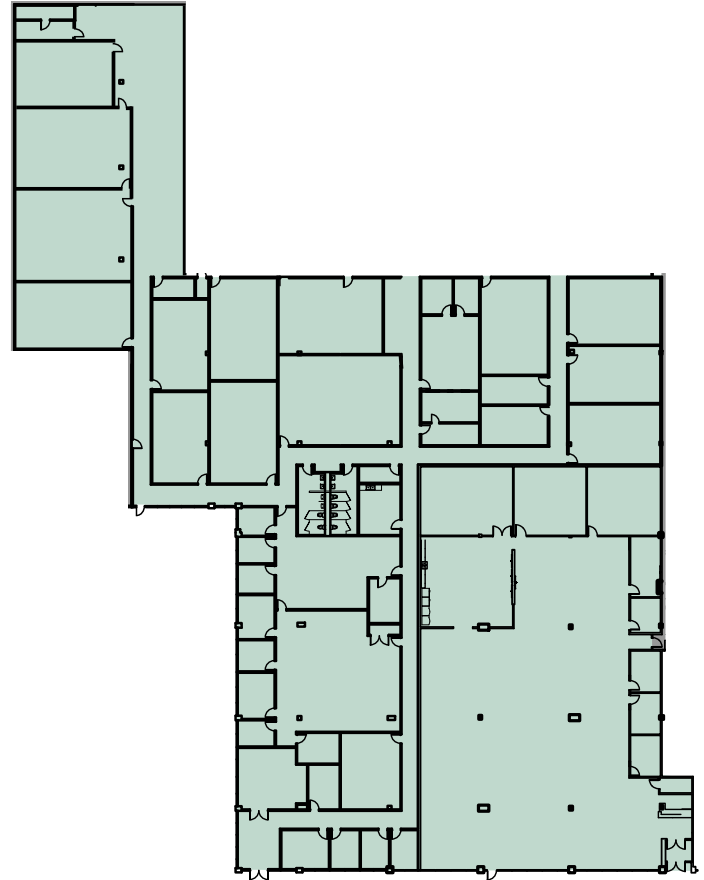


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SUITE 105

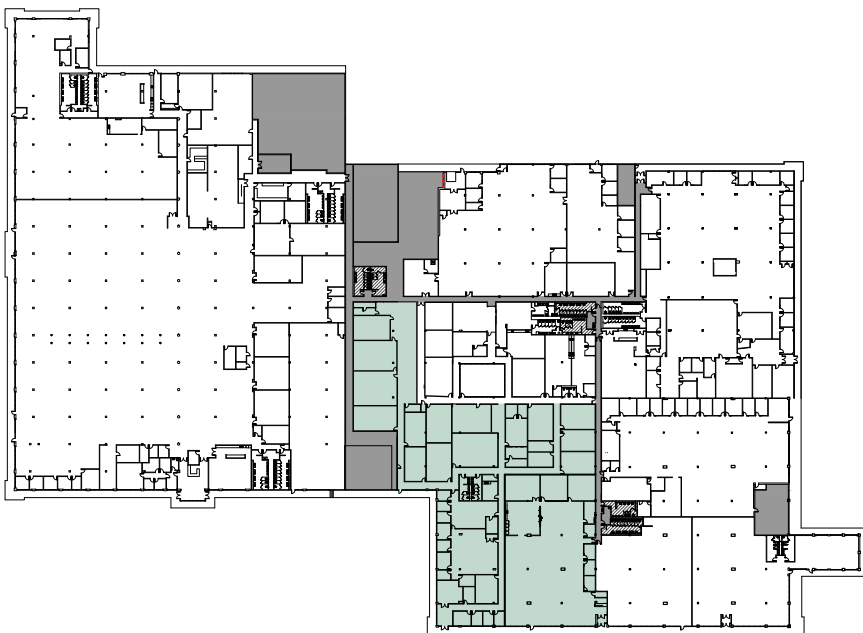
39,054 SF

- ▶ Mix of hardwall offices and open collaborative space offering highly efficient layout
- ▶ Includes a break room and training room(s)
- ▶ Abundant natural light & windows
- ▶ IH-35 Frontage with high-visibility signage opportunity
- ▶ Direct access to main parking area and food truck court



See following pages for test fit examples

INTERSTATE 35
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SUITE 105 EXAMPLE TEST FIT



- OPEN OFFICE
- CONFERENCE
- TRAINING
- STORAGE/IT
- PRIVATE OFFICES
- GAME ROOM
- BREAK ROOM
- GYM
- PHONE ROOMS

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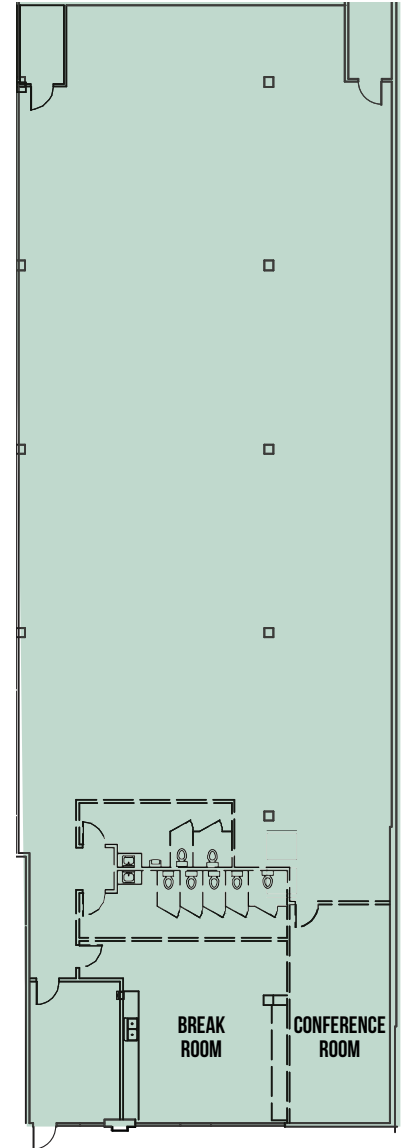


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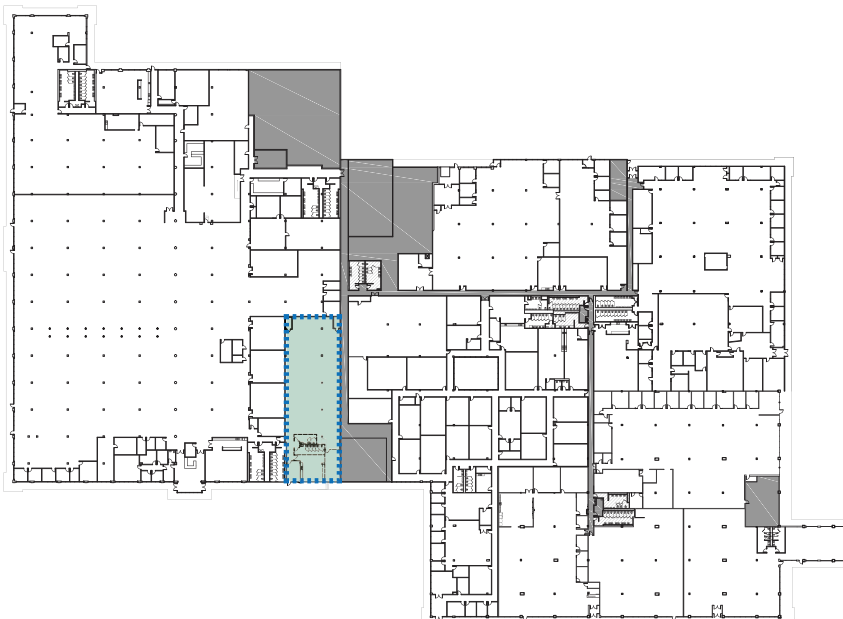
SUITE 106

7,883 SF

- ▶ Former call center space
- ▶ Reception, break room, training room and open office
- ▶ Private restrooms contained within the suite
- ▶ Direct access to Food Truck Court and outdoor seating area



INTERSTATE 35
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