

TUSCANY LA



8325 TUSCANY WAY AUSTIN, TX 78754



CLASS "A" FLEX / OFFICE BUILDING
55,063 SF AVAILABLE IMMEDIATELY



HIGHLIGHTS AND DETAILS

Tuscany 4 is a 55,063 square foot office/flex facility that can accommodate a wide variety of users from approximately 20,000 - 55,063 SF. The building is strategically located in Tuscany Center at Walnut Creek, a 52-acre, multi-building office/flex/industrial park totaling over 1 Million square feet.



100% HVAC



40' x 40'
Typical Bays



± 22' - 24'
Clear Height



Dock high loading
Available



ESFR Sprinklered



± 441 Existing Car Parks
(Not including "Additional
Proposed Parking")



± 14,213 SF Office
space Available



1,200 Amps

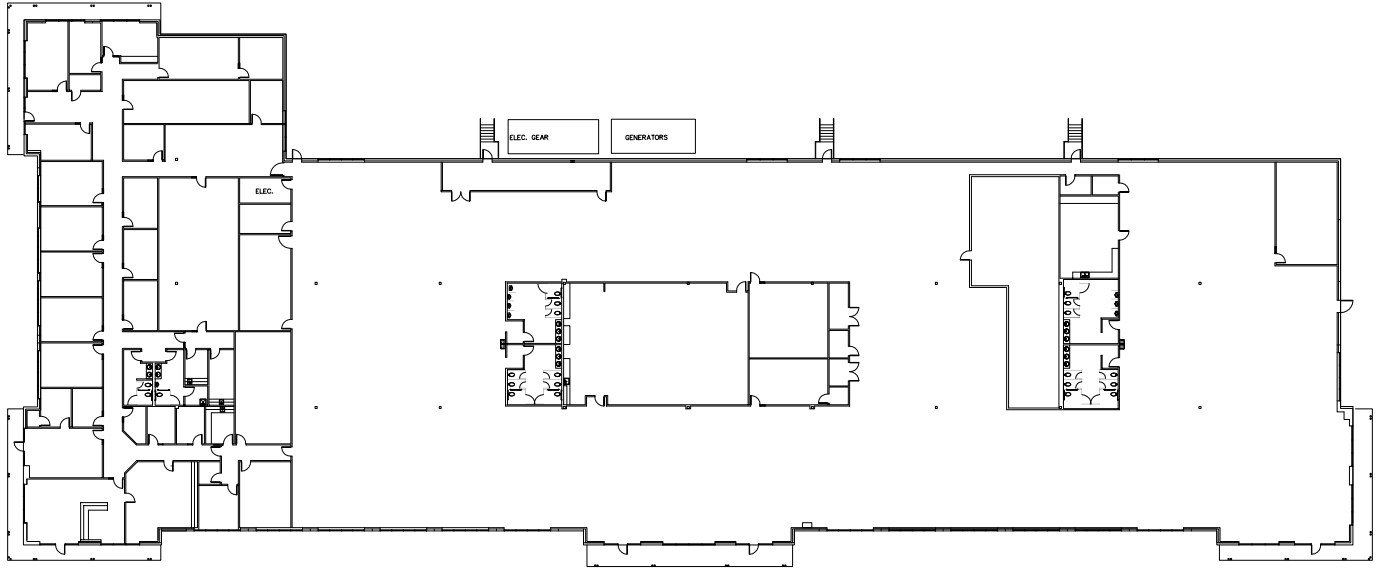
8325

Tuscany Way

SITE PLAN

55,063 SF AVAILABLE

Divisible to $\pm 20,000$ SF



ADDITIONAL PROPOSED PARKING

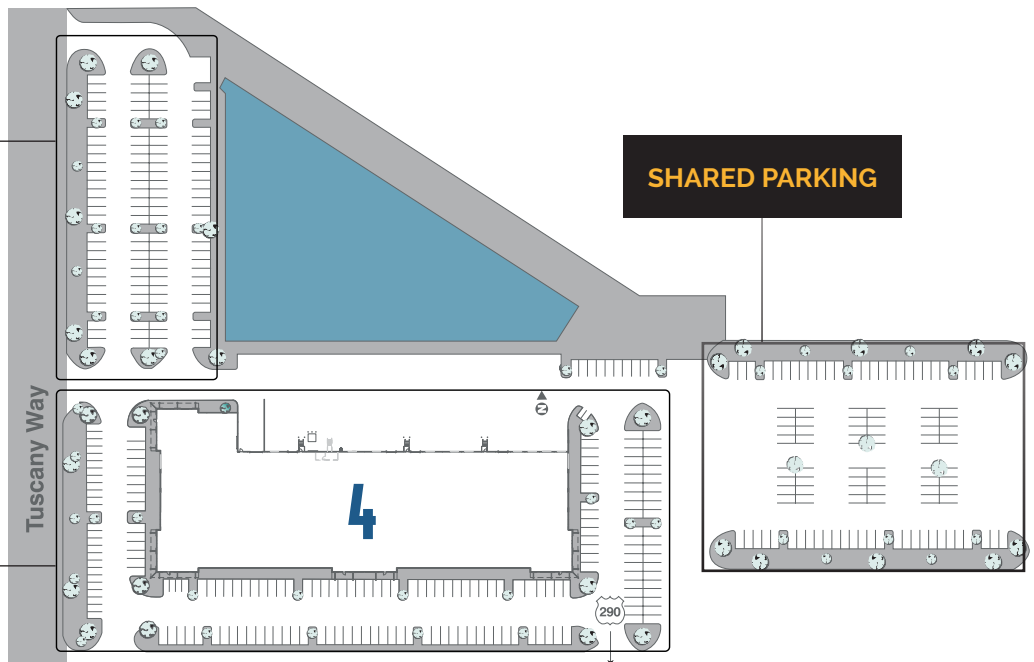
DEDICATED PARKING

Tuscany Way

4

SHARED PARKING

290



BUILDING FEATURES



8325

TUSCANY WAY, AUSTIN, TX 78754



Direct Access to
IH 35 NORTH



TUSCANY LA

Direct
Access to
HWY. 290



Direct Access to
IH 35 SOUTH



Direct Access to
HWY. 183

LOCATION

Adjacent to Walnut Creek
Business Park

Located near Applied Materials,
Samsung, Dell Computers, retail
and restaurant amenities

Convenient Access to US 290
and 183, Texas 130 and I-35



CEDAR PARK

ROUND ROCK

AUSTIN

TUSCANY LA

ACTIVISION

Google

ORACLE

Polycom

EA ebay

PayPal

DELL

URS
StateFarm

Q2

45
TOLL

1
TOLL

Apple

EMERSON

The Advisory Board Company

accenture

VISA

cisco

FLEXTRONICS

SoilPoint

bazaarvoice

FORCEPOINT

NATIONAL INSTRUMENTS

QUALCOMM

indeed

SAMSUNG

vmware

Apple

Dimensional

AMD

solarwinds

YETI

NXP

ARM

FUSSENUS

CENTRAL BUSINESS DISTRICT

WHOLE FOODS

amazon

Google

Dropbox

RetailMeNot

CIRRUS LOGIC

Bank of America

Expedia

indeed

wework

JPMorgan Chase

PARSLEY

SILICON LABS

Austin Bergstrom International Airport

CIRCUIT OF THE AMERICAS

TUSCANY LA



HILL COUNTRY
GALLERIA

LAKE TRAVIS

620

2222

LOOP 360

LOOP 1

LOOP 1

35

183

GoDaddy

HEB

ORACLE

SAF SYSTEMS

130
TOLL

290

290

130
TOLL

35

35

130
TOLL

183

TUSCANY LA



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