



**65,000 RSF OFFICE AVAILABLE**  
11200 LAKELINE BOULEVARD



**BRENT POWDRILL**  
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512.225.1737

**COLTON MCCASLAND**  
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**GRACE GAMMILL**  
GRACE.GAMMILL@JLL.COM  
512.225.2718

JONES LANG LASALLE BROKERAGE, INC.





Parkline at Lakeline offers an irreplaceable location & efficiency

- **Zero add on factor!**
- **Control your own space with no common areas!**
- 5:1000 surface & covered parking **with direct access to the vacancy!**
- Exclusive restrooms
- Access to Highway 183 and Toll 45 to get you anywhere in the city
- Walking distance to Capital Metro's Lakeline Station providing easy train access to the Domain and Austin's CBD
- Retail-rich location with close proximity to Lakeline Mall, H-E-B, Target & Sam's Club
- Close proximity to the growing communities of Cedar Park, Leander and Round Rock



**With direct access to parking!**

Suite	Size	Available
100	65,000 RSF	Now

**65,000 RSF**

Divisible to ~15,000 RSF

Available Now

90,000 RSF Contiguous

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**SUITE 100 - 65,000 RSF AVAILABLE NOW**

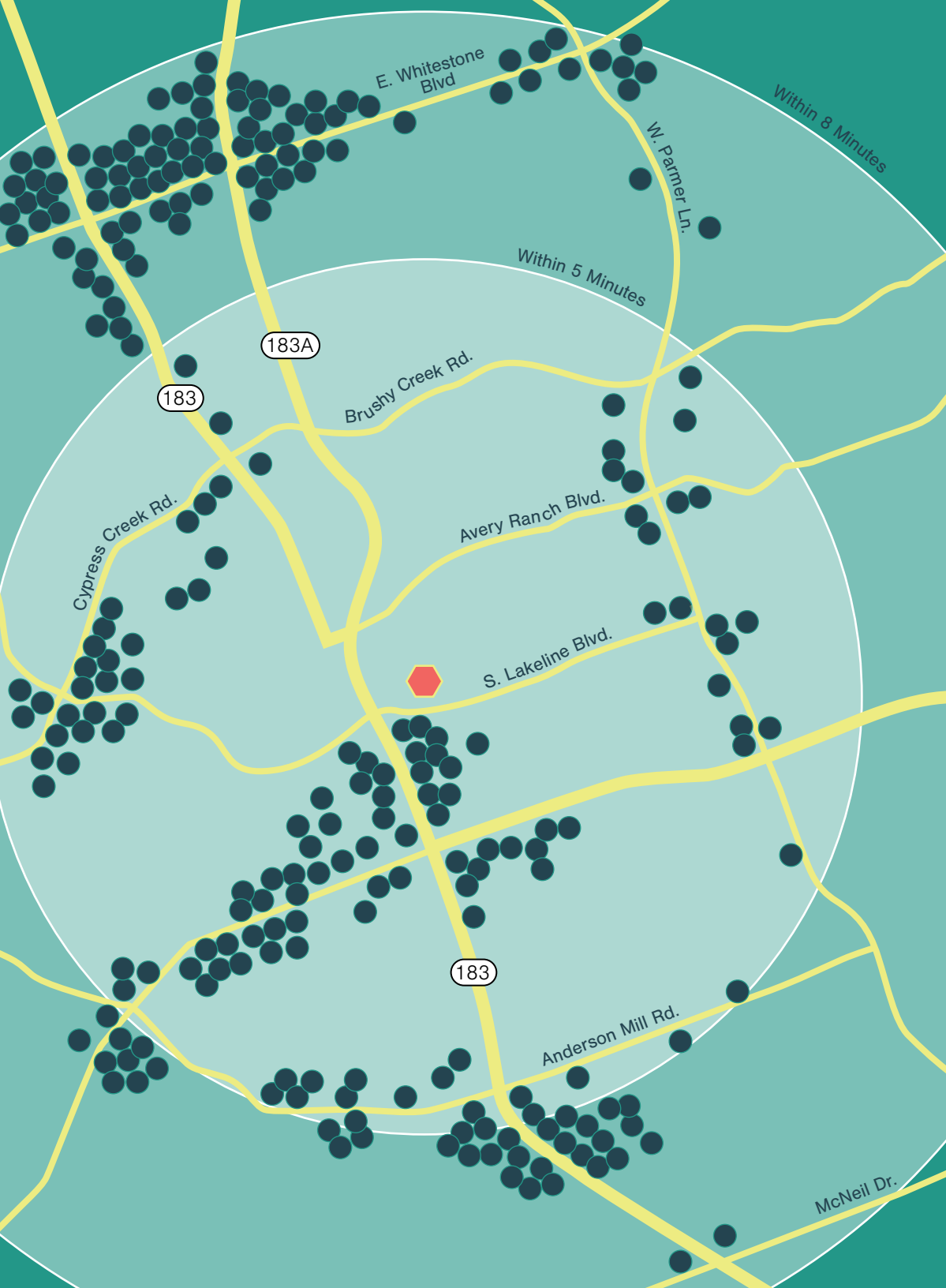
**Direct access to parking!**



# PARKLINE

AT LAKELINE





#### Within 5 Minutes:

P. Terry's Burger Stand  
 Blaze Pizza  
 H-E-B Plus!  
 Nagoya Steak & Sushi  
 Jason's Deli  
 MOOYAH Burgers & Shakes  
 Cedar Park Pub  
 Plucker's Wing Bar  
 Foxhole Culinary Tavern  
 Whataburger  
 Nancy's Sky Garden  
 Kerbey Lane Cafe  
 Hunan Bistro  
 Black Sugar Cafe  
 King Noodle  
 The Dig Pub  
 Popeye's Louisiana Kitchen  
 Hot Wok Cafe  
 Guaco Taco  
 McDonald's  
 Taco Bell

Sonic Drive-In  
 Starbucks Coffee  
 Smokey Mo's BBQ  
 Zao's Chinese Kitchen  
 Mouton's Bistro & Bar  
 Maggiores  
 Levant Cafe & Grill  
 Vitality Bowls Cedar Park  
 Summer Moon Coffee  
 Snap Kitchen  
 Hunan Ranch  
 Orange Leaf  
 The League Kitchen & Tavern  
 Orange Theory Fitness  
 Moonshine Comfort & Cocktails  
 Tony C's  
 Shipley Do-Nuts  
 Marco's Pizza  
 Morelia Mexican Grill  
 Subway  
 and more

#### Within 8 Minutes:

Main Event Austin  
 Chili's Grill & Bar  
 Blue Corn Harvest Bar & Grill  
 Wild West Cedar Park  
 Pieology Pizzeria  
 Zoe's Kitchen  
 Lupe Tortilla  
 Freddy's Frozen Custard  
 and Steak Burgers  
 Phonatic Vietnamese  
 The Grove  
 BJ's Brewhouse  
 In-N-Out Burger  
 1431 Cafe  
 Whitestone Brewery  
 Chik-fil-A  
 Lupe Tortilla  
 Panda Express  
 Papa John's  
 Zaxby's  
 Wendy's

Yahgi's New York Pizzeria  
 Halal  
 Red Horn Coffee House &  
 Brewing Co.  
 Damiano's Italian Restaurant  
 La Texanita  
 Rick's Kitchen  
 NALA'S - Cedar Park  
 Brushy Creek Sports Park  
 Avery Ranch Golf Club  
 IHOP  
 Krispy Kreme  
 Chuy's Tex-Mex  
 Catfish Parlour  
 Rudy's Country Store & BBQ  
 Jack in the Box  
 Camino Real  
 Super Burrito  
 Asia Cafe  
 Yummi Tacos  
 and many more



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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brent Powdrill	591103	brent.powdrill@jll.com	+1 512 225 2700
Sales Agent/Associate's Name	License No.	Email	Phone

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Colton McCasland	644630	colton.mccasland@jll.com	+1 512 225 2700
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