

PARKLINE
AT LAKELINE

65,000 RSF OFFICE AVAILABLE
11200 LAKELINE BOULEVARD



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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

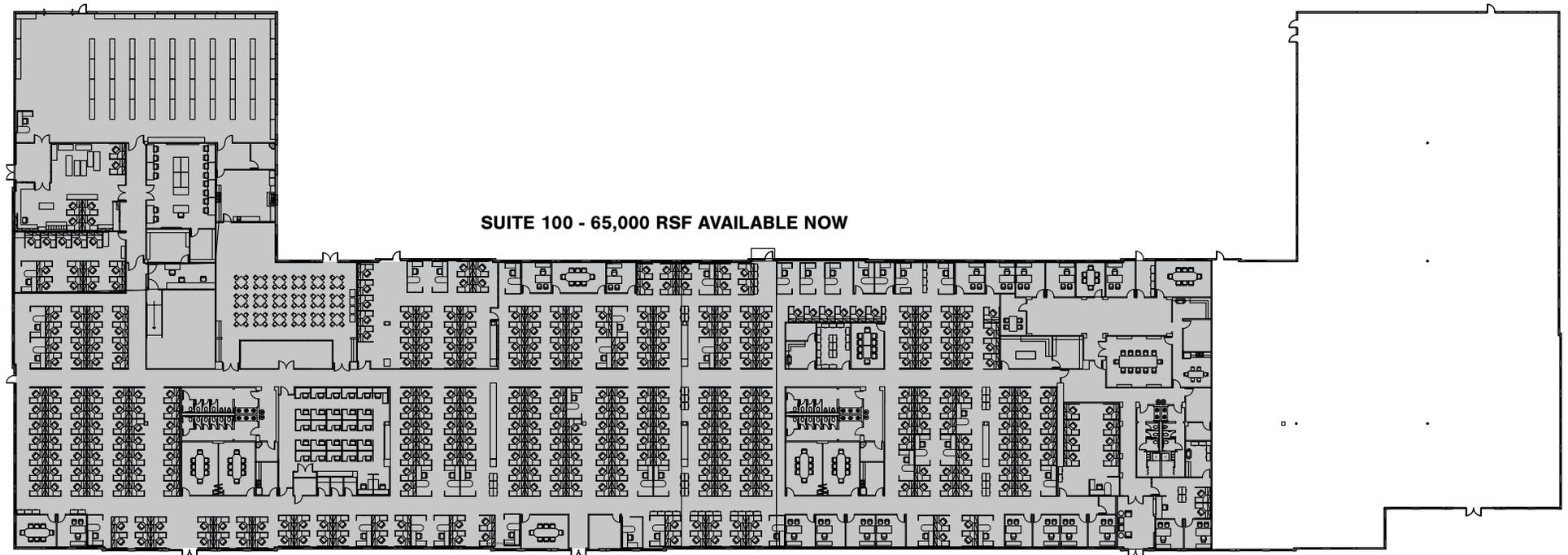
Divisible to ~15,000 RSF

Available Now

90,000 RSF Contiguous

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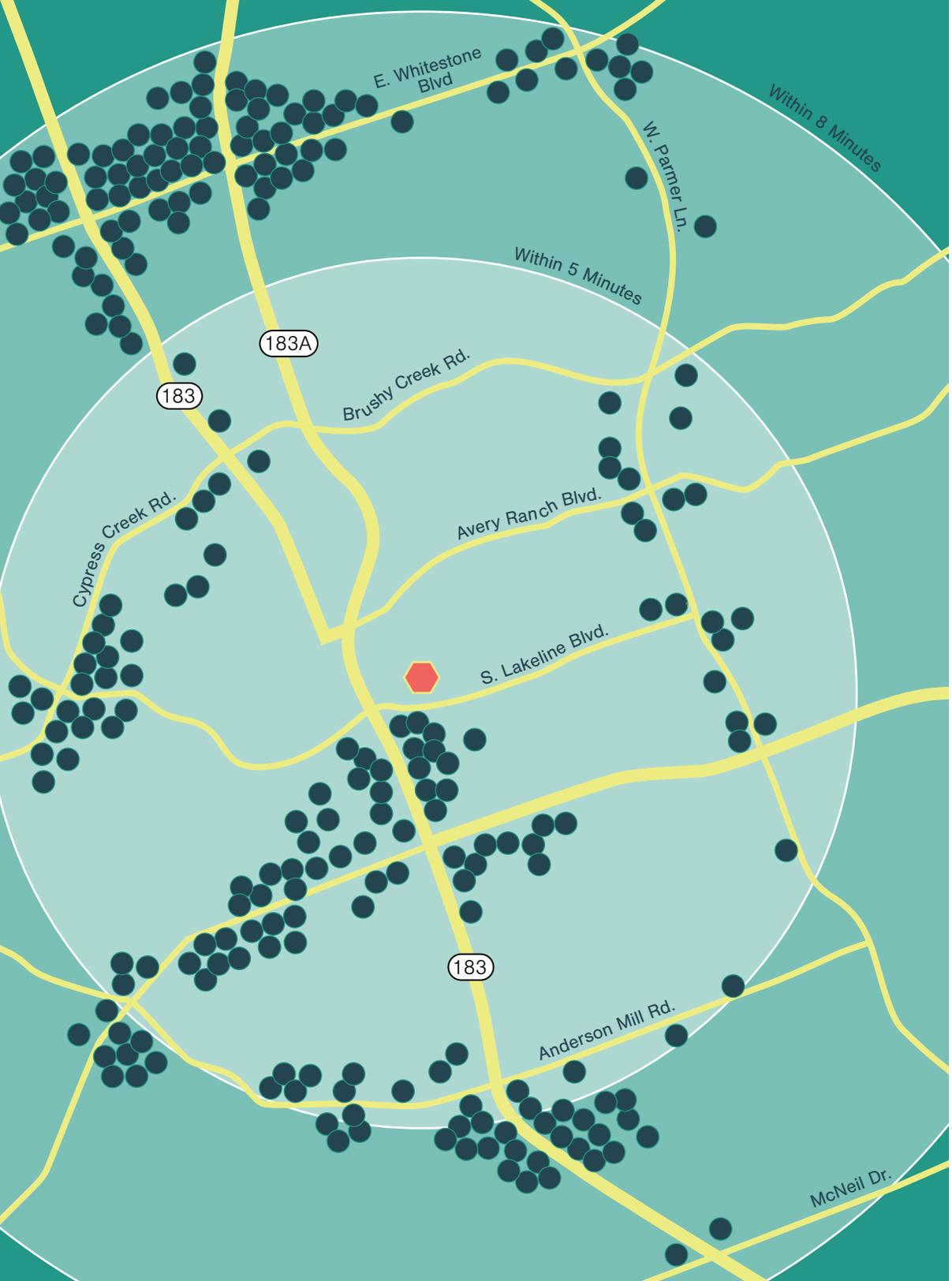


Direct access to parking!

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
- Maggiore's
- 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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LAKE TRAVIS





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.



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:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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
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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

Buyer/Tenant/Seller/Landlord Initials

Date