



# CEDAR PARK

PROFESSIONAL CENTER

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701 Central Park Drive, Cedar Park, Texas 78613

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A 300,000 SQUARE FOOT CLASS A OFFICE DEVELOPMENT





# PROPERTY OVERVIEW

## PROJECT HIGHLIGHTS

-  Multi-phased class A corporate office campus consisting of 3 planned buildings totaling ~300,000 RSF
-  Contemporary office design with modern lobbies, common area and Class A amenities
-  Flexible on-demand expansion & design-build for tenant
-  Built-in amenity with walkable retail, hospitality, entertainment and greenspace
-  Curated outdoor experience: greenspace with running trails, community events area, food truck court and ample outdoor seating
-  Significant corporate incentives are available from the city of Cedar Park allowing for additional incentives from Williamson County and the Texas Enterprise fund
-  Pet friendly environment

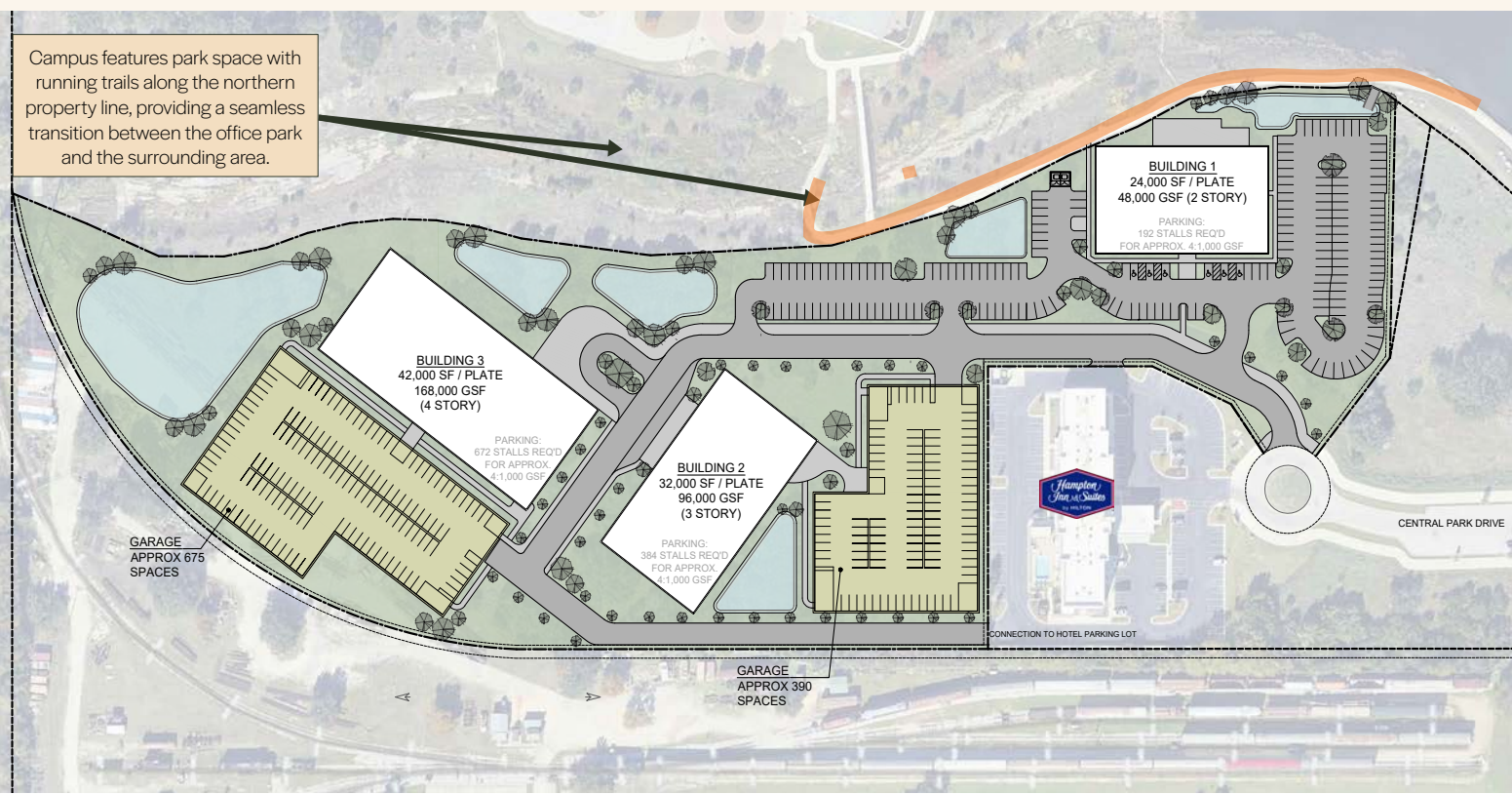


# PROPERTY OVERVIEW

## BUILDING FEATURES

### PHASE I BUILDING I

- 48,000 SF Total
- 24,000 SF floor plates
- 4/1,000 parking ratio (expandable as needed)
- Central core design
- 15' floor-to-ceiling height
- Off lobby passenger and freight elevators
- Column free floor plates for efficient space programming
- Exterior patio accessing the adjoining walking trail to walkable amenities
- Building materials – ACM metal paneling, brick and stone veneers, glass curtain wall
- Delivering in a warm shell condition with finished lobby, restrooms and truncated HVAC throughout





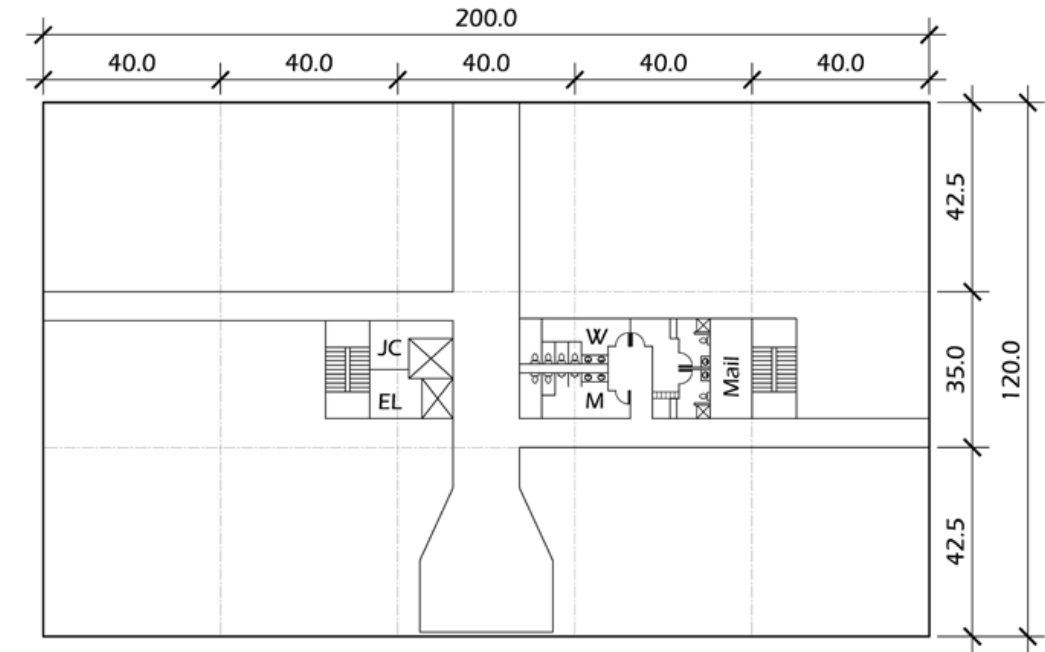
# PROPERTY OVERVIEW



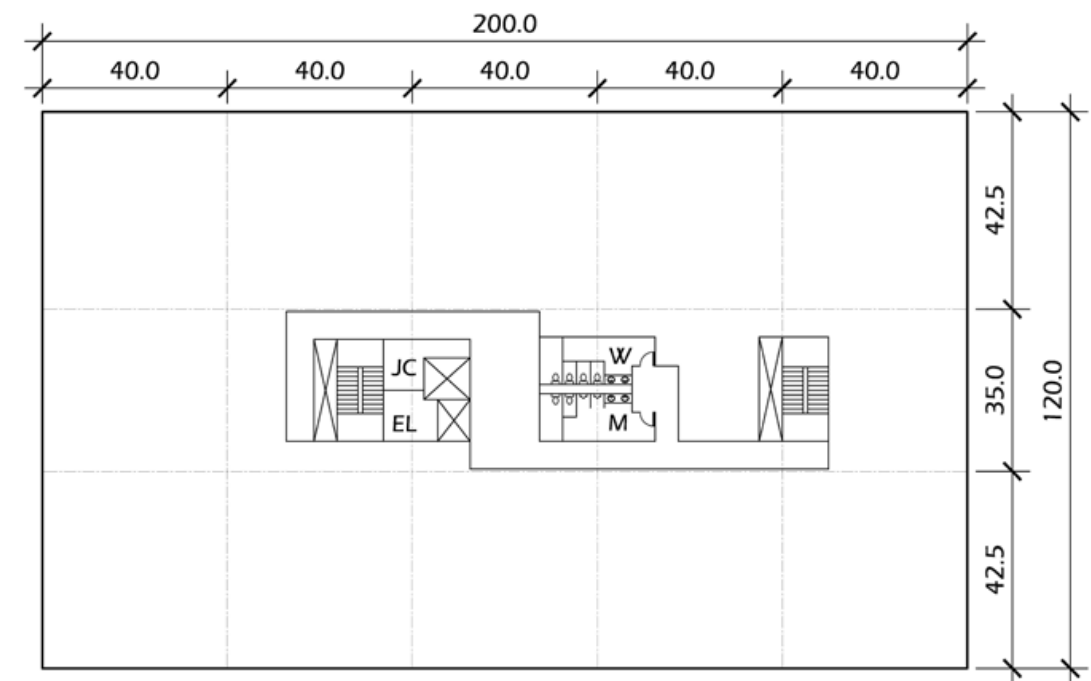
# PROPERTY OVERVIEW

## BUILDING 1

FLOOR 1  
24,000 SF FLOOR PLATE



FLOOR 2  
24,000 SF FLOOR PLATE



# PROPERTY STRENGTHS

Situated just moments away from Cedar Park's bustling retail hub, you'll find yourself surrounded by a remarkable selection of 38 restaurants, all within walking distance.

Cedar Park's cutting-edge recreation center is adjacent to The Project. As a tenant, you'll enjoy exclusive access to invigorating walking trails, state-of-the-art fitness facilities, and an array of remarkable retail and dining options.

# AREA OVERVIEW

## PROPERTY AERIAL





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## CONTACT

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