

PARK CENTRE

8601 RANCH ROAD 2222 | AUSTIN, TEXAS 78759



PACIFIC OAK



Jones Lang LaSalle Brokerage, Inc.



Park Centre is ±200,000 SF, three building campus nestled in the serene Texas Hill Country. The peaceful views full of organic nature will leave employees feeling refreshed and inspired. Each building boasts a dedicated structured parking garage with ample parking for visitors and features numerous onsite amenities.



FULLY LEASED



THREE
PARK CENTRE

DOWNTOWN AUSTIN
20 MINUTES



ONE
PARK CENTRE

ENTIRE BUILDING
AVAILABLE



TWO
PARK CENTRE

FOR SALE OR LEASE

2222



±205,000 RSF
ACROSS 3 BUILDINGS

2018
RENOVATED

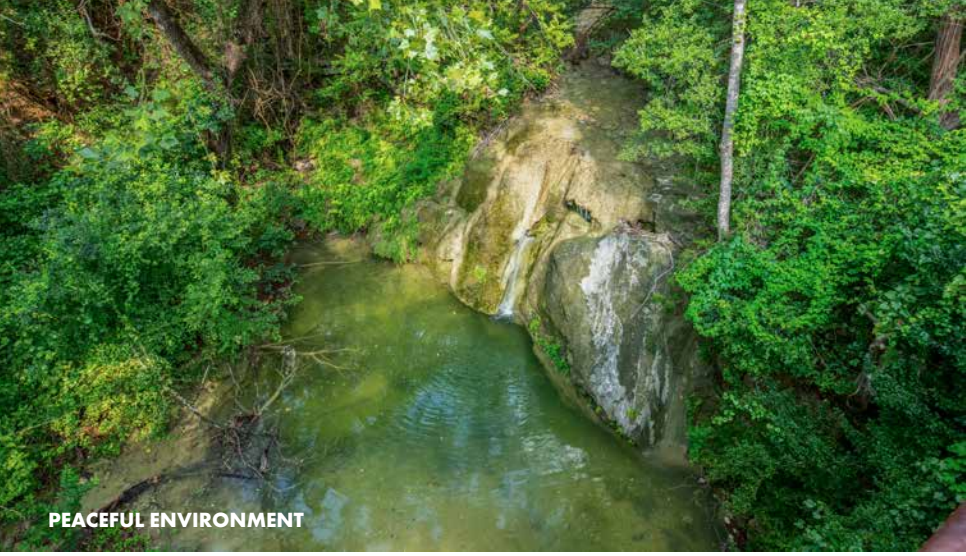
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STRUCTURED PARKING

CLASS A
CAMPUS

FEATURES

- Conference Center
- Onsite Food & Beverage
- Park-like Setting
- Austin Hill Country Views
- Shaded Pavilion with Fans
- Recently Renovated Common Areas
- Signage Opportunities
- Fitness Center under Due Diligence
- Outdoor Fitness Classes
- Rotating Food Trucks
- Dry Cleaning Service
- Car Wash Service
- Lunchdrop Service

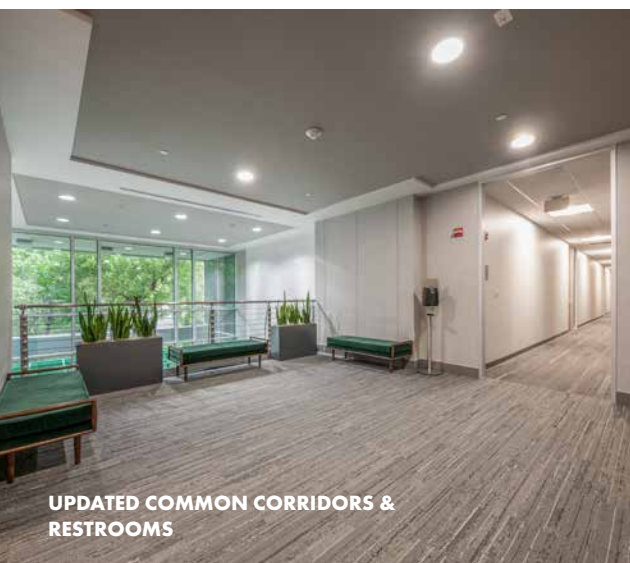




PEACEFUL ENVIRONMENT



MODERN UPDATED LOBBY



UPDATED COMMON CORRIDORS & RESTROOMS



PROTECTED STOPLIGHT ON 2222



ONE PARK CENTRE

90,140 RSF

4-STORY PROJECT

23,000 RSF

AVERAGE FLOORPLATES

2018

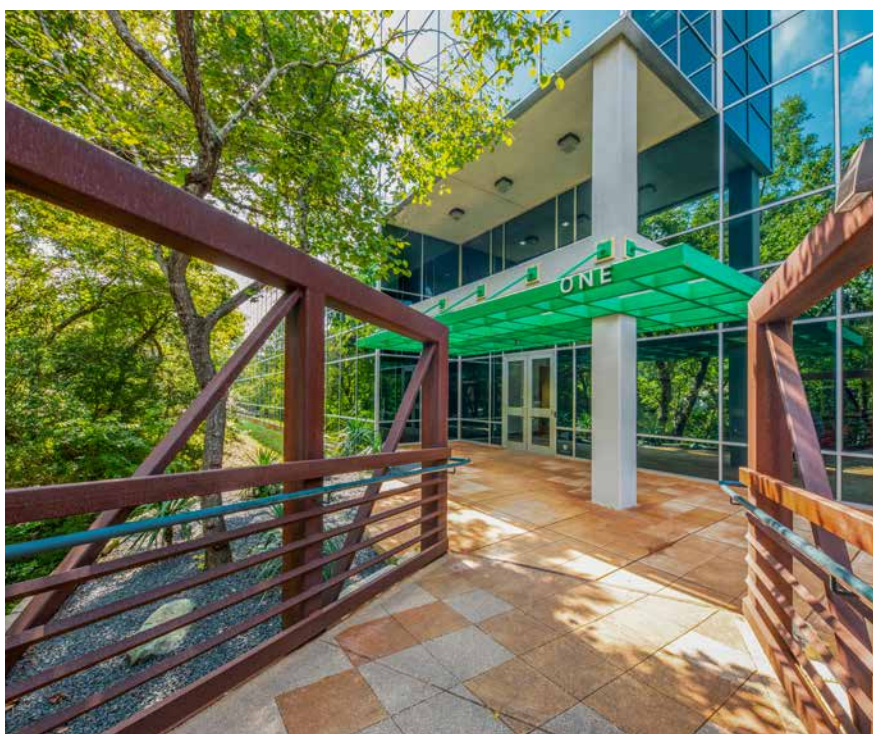
RENOVATED

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PARKING WITH
DEDICATED GARAGE

CLASS A

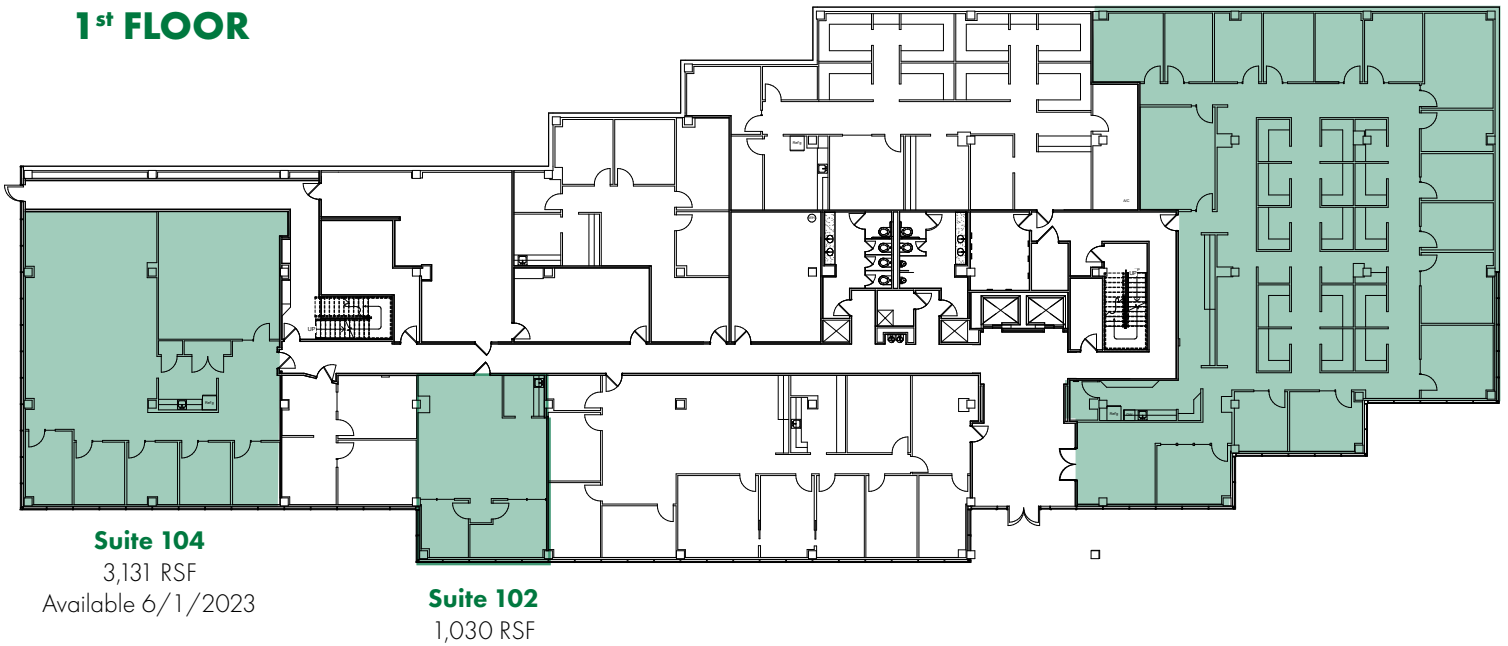
BUILDING



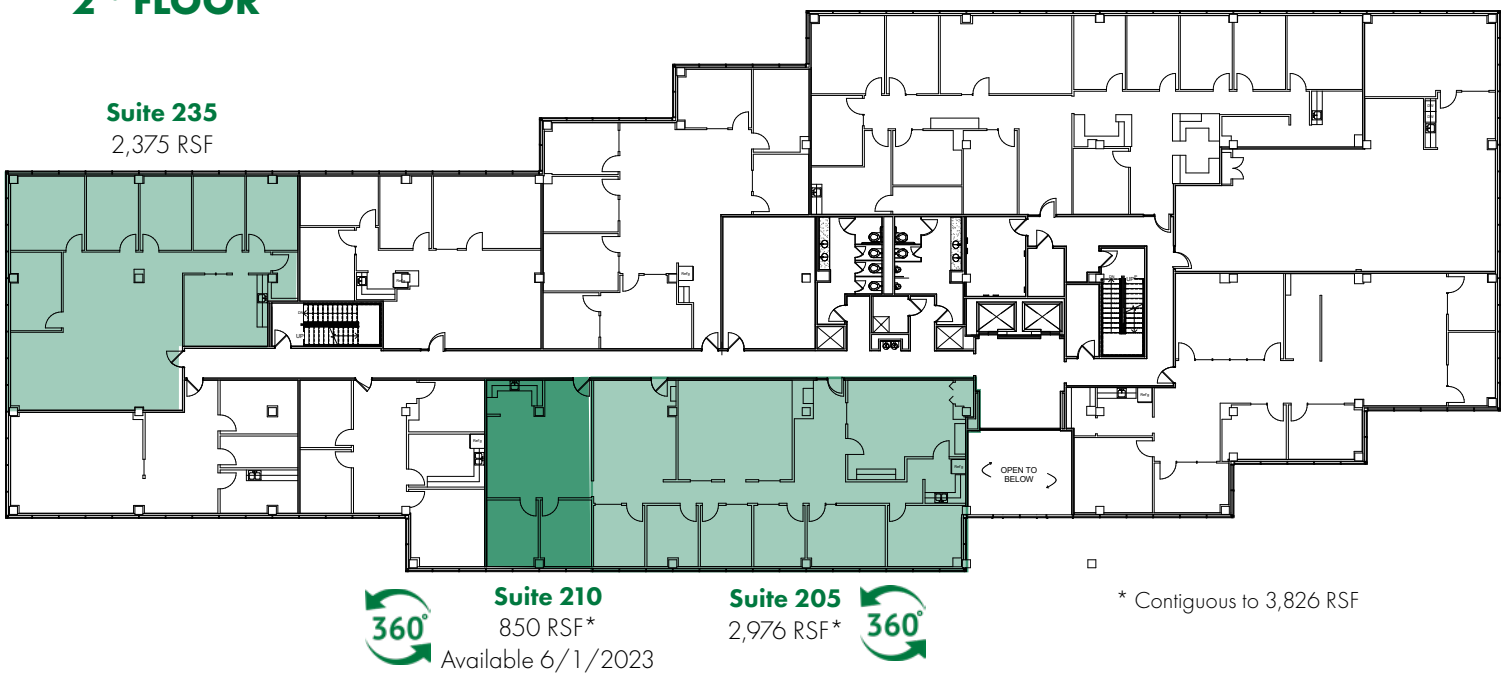
ONE PARK CENTRE AVAILABILITY

Suite 150
6,837 RSF

1st FLOOR



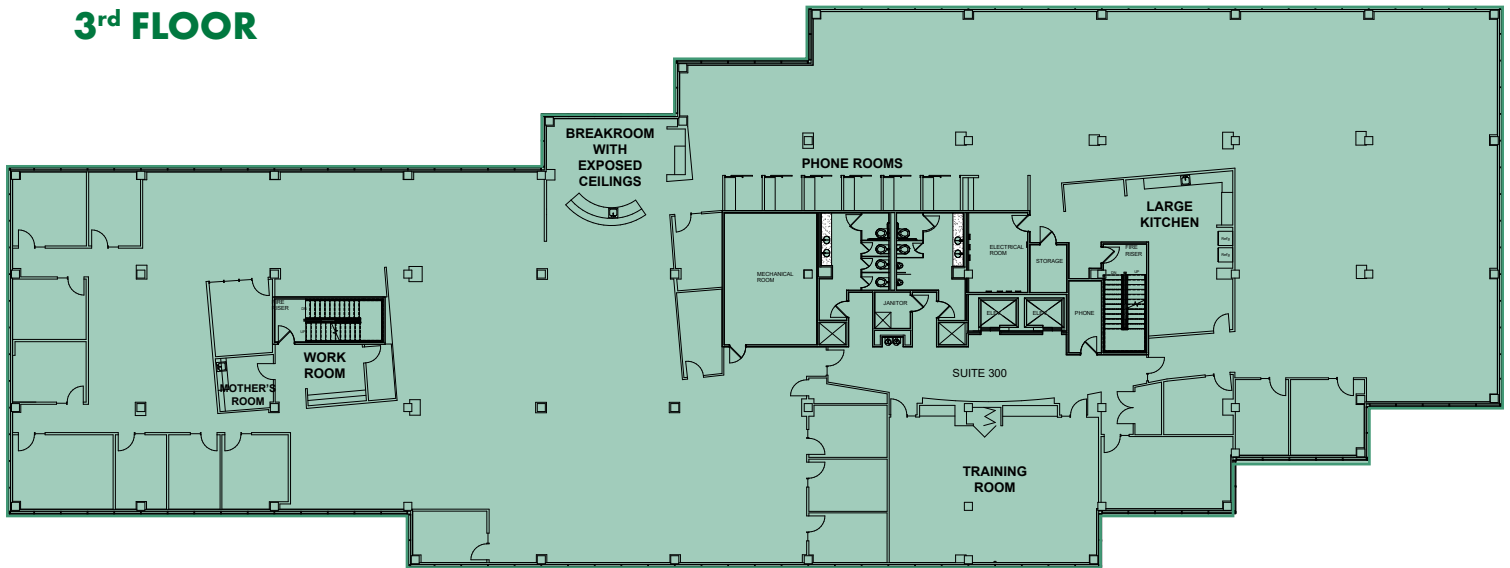
2nd FLOOR



ONE PARK CENTRE AVAILABILITY

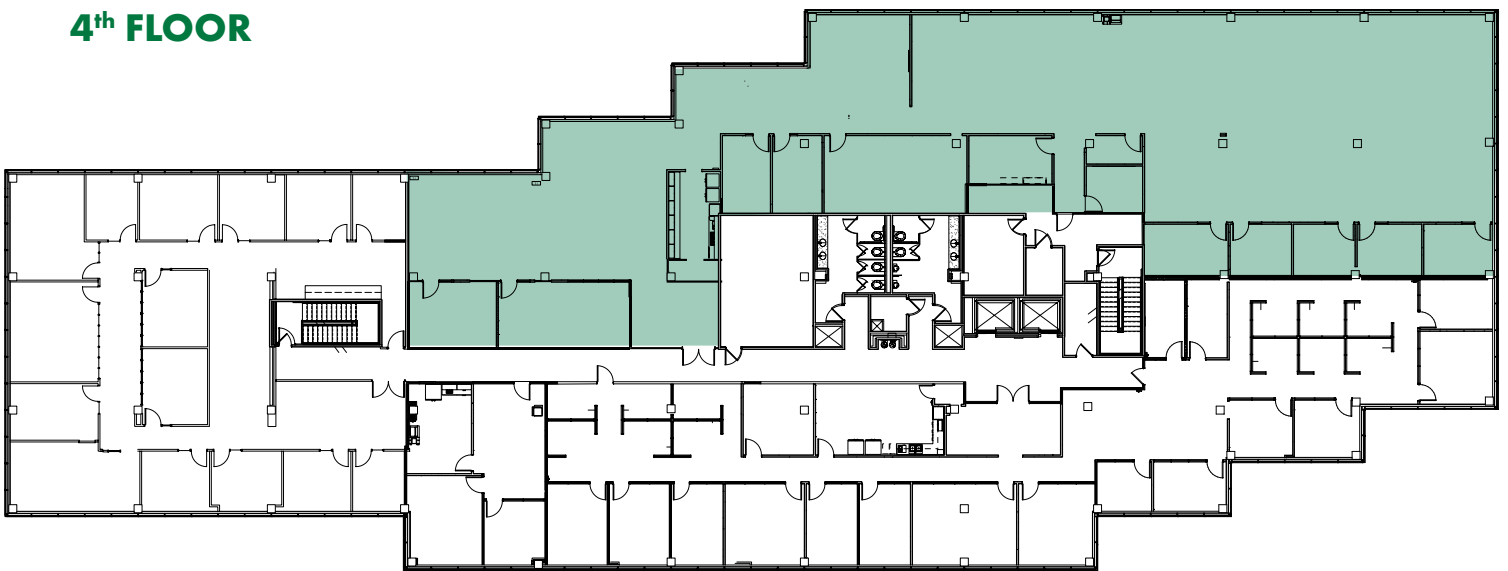
Suite 300
24,218 RSF

3rd FLOOR



Suite 475
9,978 RSF

4th FLOOR





TWO PARK CENTRE

UNIQUE OWNER/USER OPPORTUNITY

**FOR SALE
OR LEASE**

35,389 RSF

2-STORY PROJECT

18,000 RSF

AVERAGE FLOORPLATES

1999

BUILT

4:1000

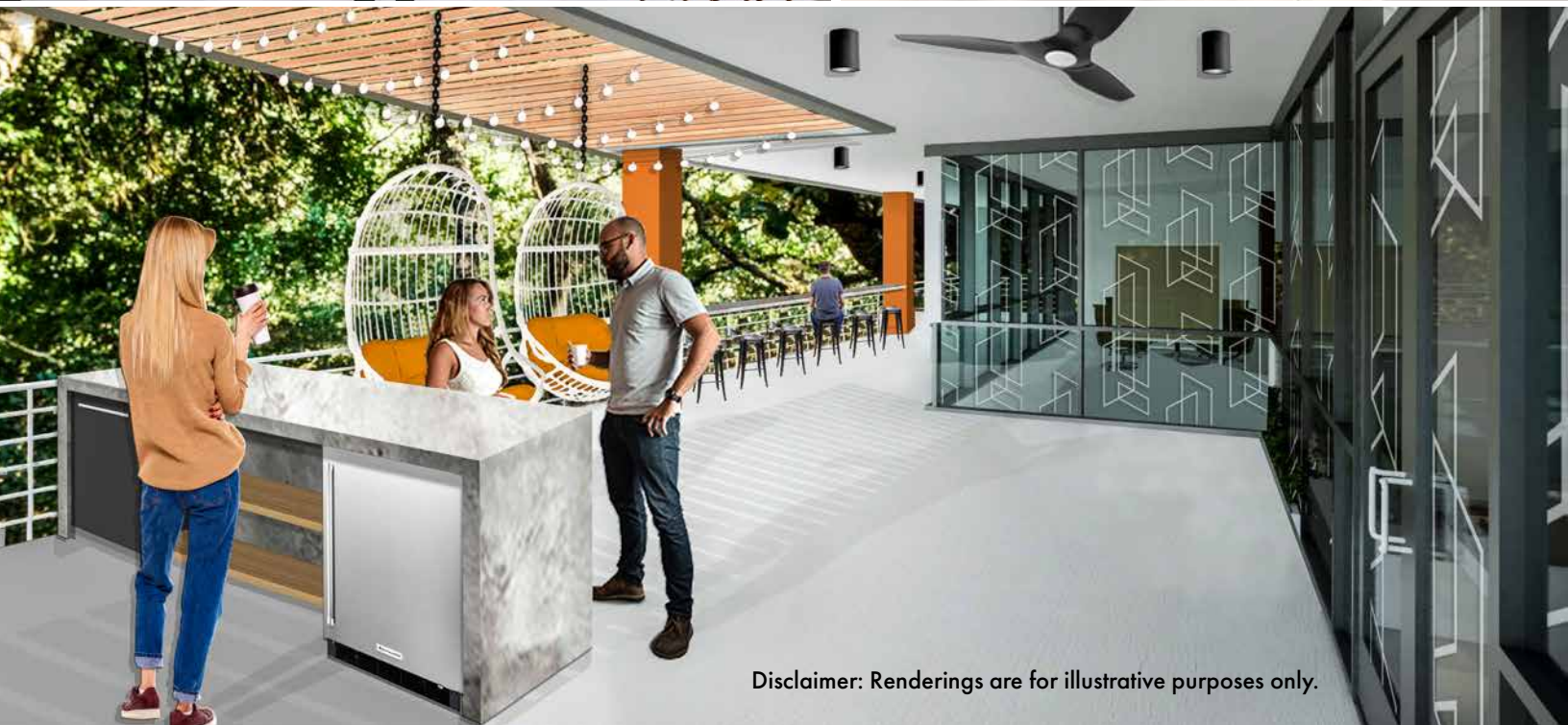
PARKING WITH
DEDICATED GARAGE

CLASS A

BUILDING

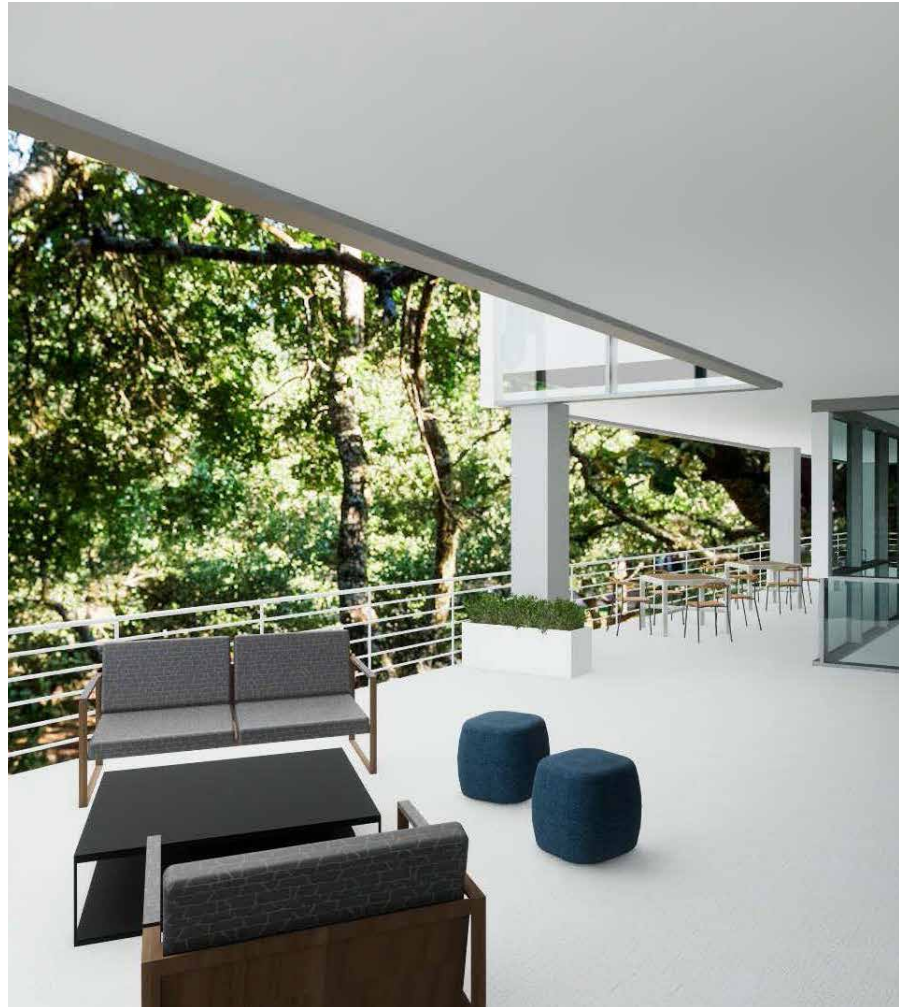


TWO PARK CENTRE RENOVATION RENDERINGS



Disclaimer: Renderings are for illustrative purposes only.

TWO PARK CENTRE RENOVATION RENDERINGS

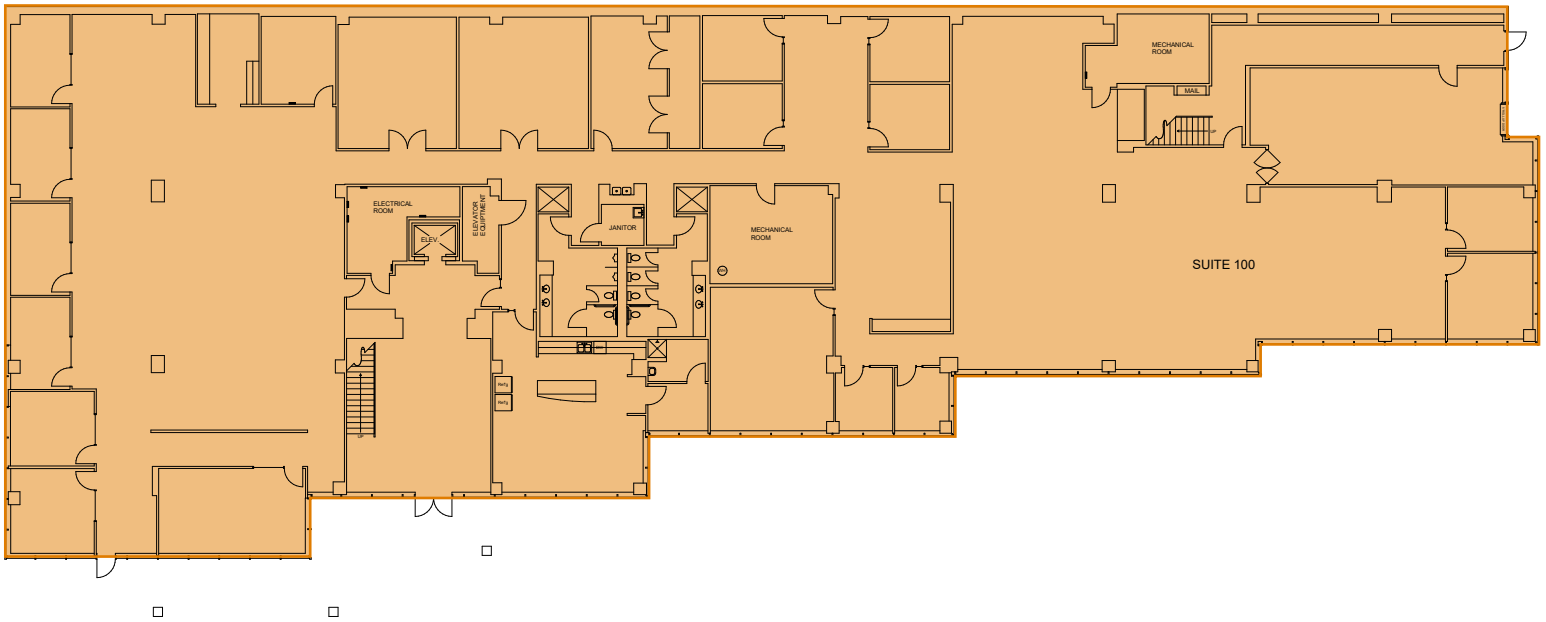


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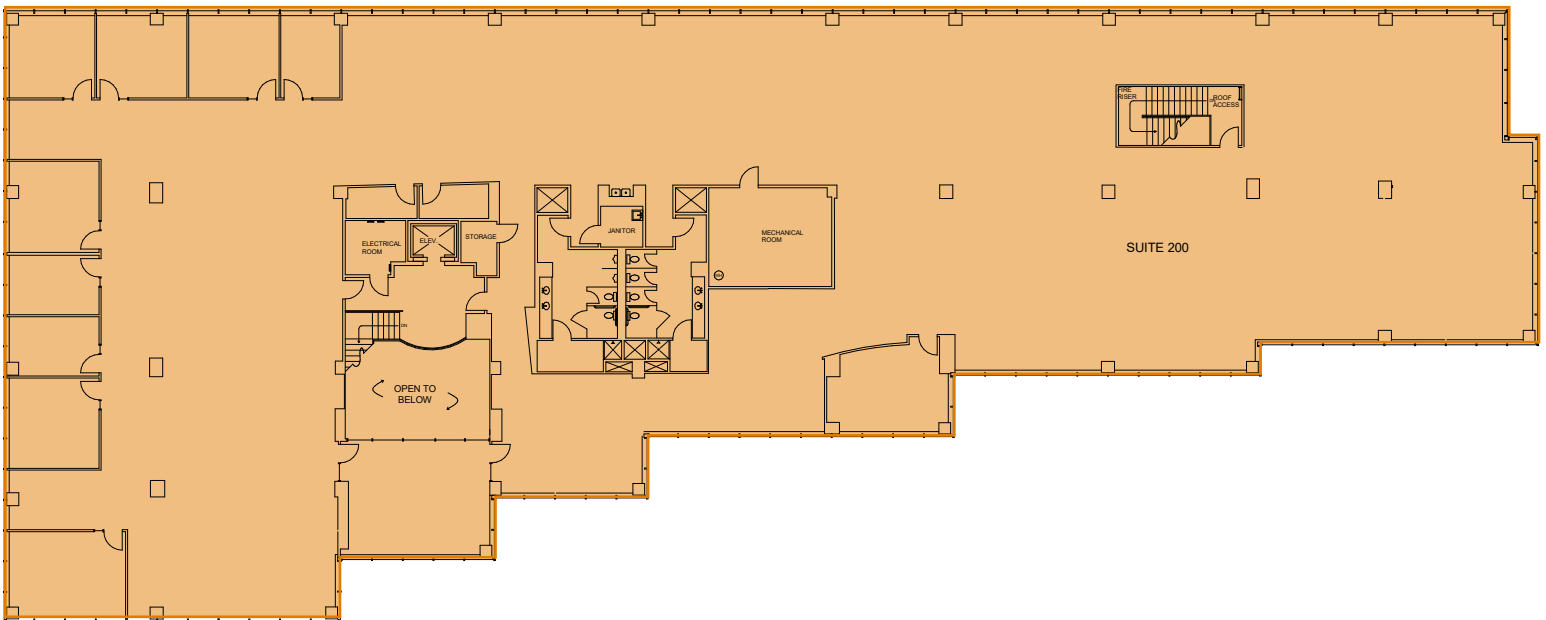
TWO PARK CENTRE

AVAILABILITY

360° **1st Floor**
Suite 100 | 16,500 RSF



360° **2nd Floor**
Suite 200 | 18,889 RSF





2nd FLOOR | TWO PARK CENTRE



2nd FLOOR | TWO PARK CENTRE



2nd FLOOR | TWO PARK CENTRE



2nd FLOOR | TWO PARK CENTRE

NEARBY AMENITIES

PARK CENTRE

620 + 2222
5-MINUTE DRIVE



FREEBIRDS
WORLD BURRITO



EAT

Austin's Pizza
Boat House Grill
Chicken Express
Dog Haus
Domino's Pizza
Freddy's

Flores Mexican
Hill Country Tacos
IHOP
Mighty Fine Burgers
McDonald's
MovieHouse & Eatery
Nik's Italian Kitchen

Panda Express
Papa Murphy's Pizza
Taco Bell
Taco Cabana
ThunderCloud Subs
Schlotzsky's
Smokey J's Barbeque

Starbucks
Whataburger

WELLNESS

Anytime Fitness
barre3
GNC

THE ARBORETUM
10-MINUTE DRIVE



EAT

Amy's Ice Cream
Brick Oven Pizza
Cheesecake Factory
Estancia Churrascaria
Fire Bowl Cafe
Five Guys Burgers

Honest Mary's
Jason's Deli
Kenobi Sushi
La Madeleine
Manuel's
Newk's Eatery
Qdoba Mexican Grill

Starbucks Coffee Trulucks
Zoe's Kitchen

PLAY

Regal Arbor Theater

PARK CENTRE

RIVER PLACE
3-MINUTE DRIVE



JESTER VILLAGE
3-MINUTE DRIVE



EAT

Jester Market
Papa John's Pizza
Red Lotus Asian Grille
Subway

WELLNESS

Artist Nail Salon & Spa
Austin Vet Emergency
Avenue Nails & Spa
Children's Center Of Austin
Studio Bella Spa

DAVENPORT VILLAGE
9-MINUTE DRIVE



EAT

Davenport Wine & Spirits Jack
Jade Restaurant
Paris in a Bite
Subway

Face to Face Spa
Firehouse Animal Health
Northwest Hills Pharmacy
Serasana Yoga
Wild Orchid Salon
Woodhouse Day Spa

WELLNESS

Castle Hill Fitness 360

360 + 2222
5-MINUTE DRIVE



EAT

360 Pizza
Siena Italian

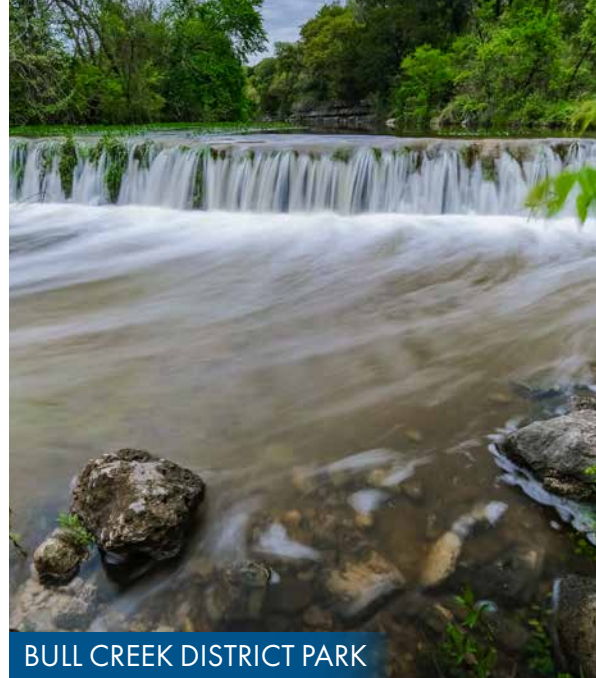
WELLNESS

360 Tans
Pro Nails





CITY PARK ROAD



BULL CREEK DISTRICT PARK



LADERA BEND SHOPPING





Pacific Oak Capital
its mission to pursue

PACIFIC OAK

Advisors is driven by
opportunity through a

broad range of real estate investments and to develop and manage these investment opportunities for the benefit of investors, joint venture partners, tenants, associates and communities. Our investment professionals are dedicated to matching capital with opportunities that produce above-market results and growth through real estate, private equity, and other alternative investment product offerings. Pacific Oak and its affiliated companies currently manage a portfolio of real estate valued in excess of \$3.2 billion.

AUSTIN PORTFOLIO

PARK CENTRE



WESTECH360



GREAT HILLS PLAZA





PARK CENTRE

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