

# PARK CENTRAL



**Park Central I, strategically located within a nine acre park-like setting near Parmer Lane and IH-35, will be situated in one of Central Texas's fastest growing areas. This outstanding location has experienced exponential retail and high tech growth in recent years. It offers easy accessibility to and from all areas of Austin and is less than a five minute drive from both MoPac Expressway and S.H. 130.**

Park Central I will be the first of two identical adjacent buildings located on the site and is in close proximity to desirable executive housing, recreational facilities, restaurants and retailers. Nearby prominent Austin employers include Dell Computer, Samsung, Applied Materials and IBM. A broad mix of attractive housing including Avery Ranch, Forest Creek, Northwest Hills and Scofield Farms is just a short drive away. Shopping venues within easy reach include The Arboretum, The Domain, La Frontera and the Shops at Tech Ridge. Amenities neighboring Park Central I will include: 24-Hour Fitness Center, Fairfield Inn, Courtyard by Marriott, Hilton Garden Inn, Springhill Suites and Residence Inn. Walnut Creek Park, located one block from the site offers mountain biking, softball, hiking and swimming for an active young workforce.  The Park Central project will accommodate a wide spectrum of office users, including Fortune 500 companies, hi-tech firms, governmental agencies, professional companies, and non-profit organizations. The building's striking design features abundant natural light, contemporary finishes and plenty of parking. Set in a Master Planned Development, the heavily landscaped project will provide a unique office environment incorporated into existing infrastructure which includes an adjacent pond and surrounding walking trail.  Park Central's outstanding location, attractive design and unique setting, along with competitive lease rates make it the perfect environment for today's dynamic businesses. Developed by Koontz McCombs. For leasing information, contact Ronny Landry at (512) 329-5061.



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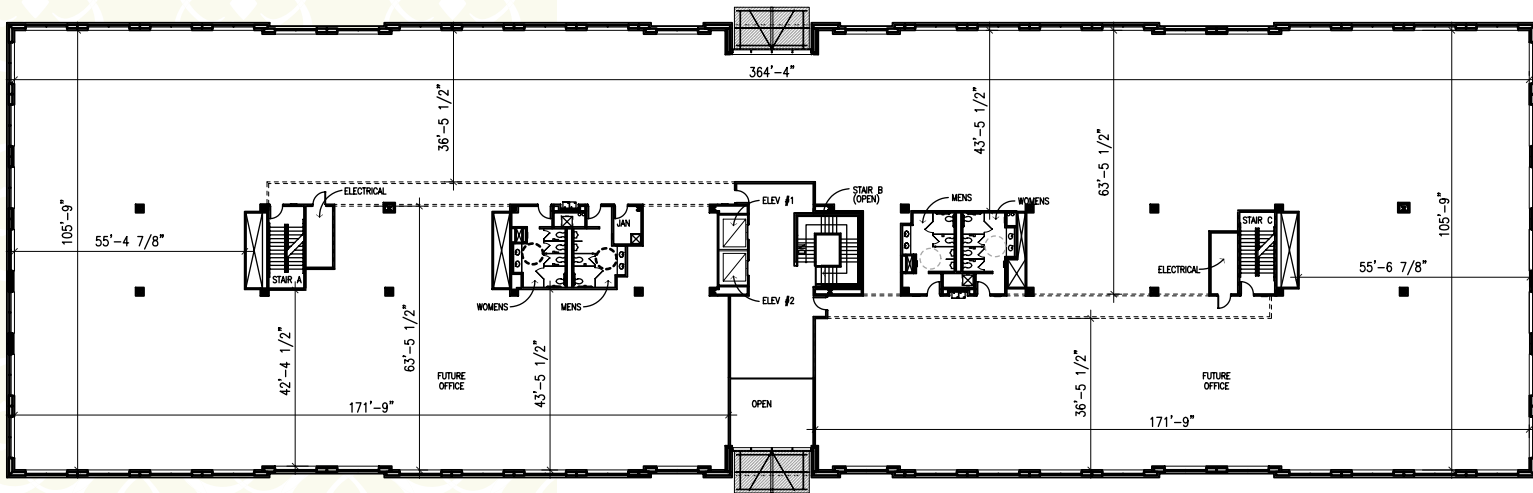
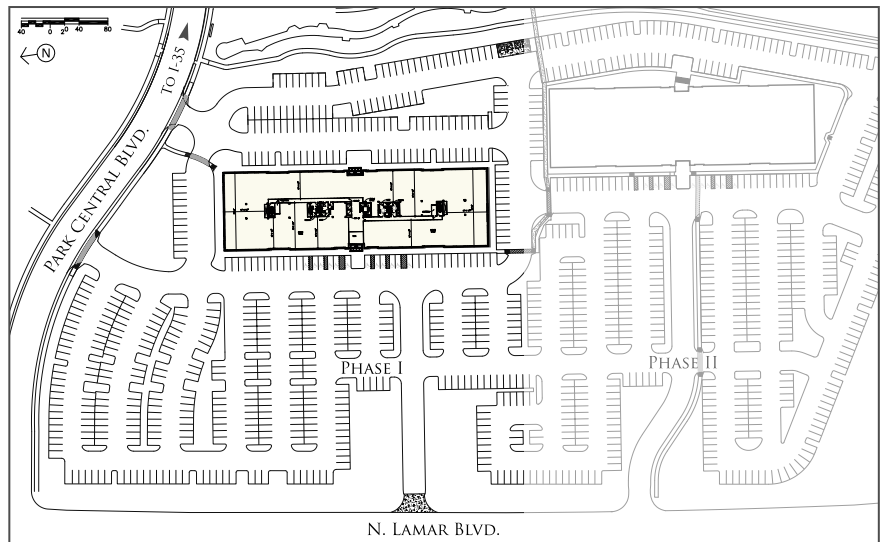
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### ONE 3-STORY BUILDING:

First Floor: 38,239 sq. ft.  
Second Floor: 37,578 sq. ft.  
Third Floor: 38,274 sq. ft.  
Total Building: 114,091 sq. ft.

### SITE INFORMATION:

9.049 Acres  
4.65 parking spaces per 1000 rsf  
Approximately 90 reserved covered spaces  
530 total parking spaces



LEVEL TWO

### LOBBY FEATURES:

- Fully glazed window wall providing abundant natural light.
- Finished with custom wood paneling and painted accent walls.
- Coffered ceilings with upgraded pendant and recessed lighting.
- Two elevators with central stairwell and additional stairwells at each end of building.
- Textured finish and inlaid stone accents with glass canopies at building entries.
- Two sets of restrooms and two sets of mechanical rooms per floor.
- State-of-the-art life safety and security systems in a fully sprinklered building.
- Large floorplates maximize space planning flexibility.
- Finish out allowances to meet individual tenant requirements. Shell building includes 2'X4' light fixtures, ceiling grid, ceiling tile, and window blinds.
- Accommodating tenants from 1,000 to 114,091 rentable square feet.

### FOR LEASING INFORMATION, CONTACT:

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### DEVELOPED BY:

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