

# EXCHANGE/ PARK



CUSHMAN &  
WAKEFIELD

GREAT LOCATION. WALKABLE AMENITIES



7800 SHOAL CREEK  AUSTIN, TX 78757



- Complete List
- Alamo Drafthouse & Cinema
  - Bartlett's
  - Be More Pacific
  - Cabo Bob's
  - Chipotle
  - Conan's Pizza
  - Cover 3
  - Daphne's Mediterranean
  - District Kitchen + Cocktails
  - Einstein Bros. Bagels
  - Epoch Coffee
  - Gatti's Pizza
  - Hopdoddy Burger Bar
  - Jack Allen's Kitchen
  - Jersey Mike's
  - Jimmy John's
  - Korea House
  - Madam Mam's
  - McDonald's
  - Pho Thaison
  - San Francisco Bakery
  - Schlotsky's
  - Shabu
  - Short Stop
  - Sorrento's Coffee
  - Star of India
  - Starbucks
  - Tarka
  - The Goodnight
  - VERTS Mediterranean
  - Whataburger
  - Yumilicious
  - Zen Japanese Food Fast

## WALKABILITY + NEARBY AMENITIES

For leasing information, contact:

Matt Frizzell | 512.814.3404 | matt.frizzell@cushwake.com

Brian Liverman | 512.814.3402 | brian.liverman@cushwake.com







GET WHERE YOU NEED TO GO WITH EASE

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# EXCHANGE/ PARK



## DETAILS

**ADDRESS** 7800 Shoal Creek Blvd. | Austin, TX 78757

**TOTAL SF** 151,395 SF

**PARKING\*** 3.8/1,000 SF

\*East Wing Parking: 4.0/1,000 SF

### ADDITIONAL FEATURES INCLUDE:

- » Brand new spec suites with luxury Class A finishes
- » Modern lobby renovations completed in 2019
- » Great value office space available with excellent access to Mopac
- » Building conference room with WiFi and projector for tenant use
- » Brand new gym and showers
- » Campus-like setting with beautifully landscaped courtyard

## AVAILABILITY

### WEST WING

Suite 130 W - 3,433 SF

Suite 220 W- 13,432 SF\*

\*\*Divisible Spec Suites Available

### EAST WING

Suite 100 E - 19,426 SF\*

\*Avail. within 30 days

### SOUTH WING

Suite 145 S - 1,888 SF\*

\*New Spec Suite

### NORTH WING

Suite 105 N - 2,224 SF\*

Suite 100 N - 4,042 SF\*

Suite 200 N - 4,638 SF

\*Contiguous up to 6,266 SF

[VIRTUALLY TOUR THE LOBBY](#)



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# EXCHANGE/ PARK

MOVE-IN READY SPEC SUITES - CLASS A FINISHES



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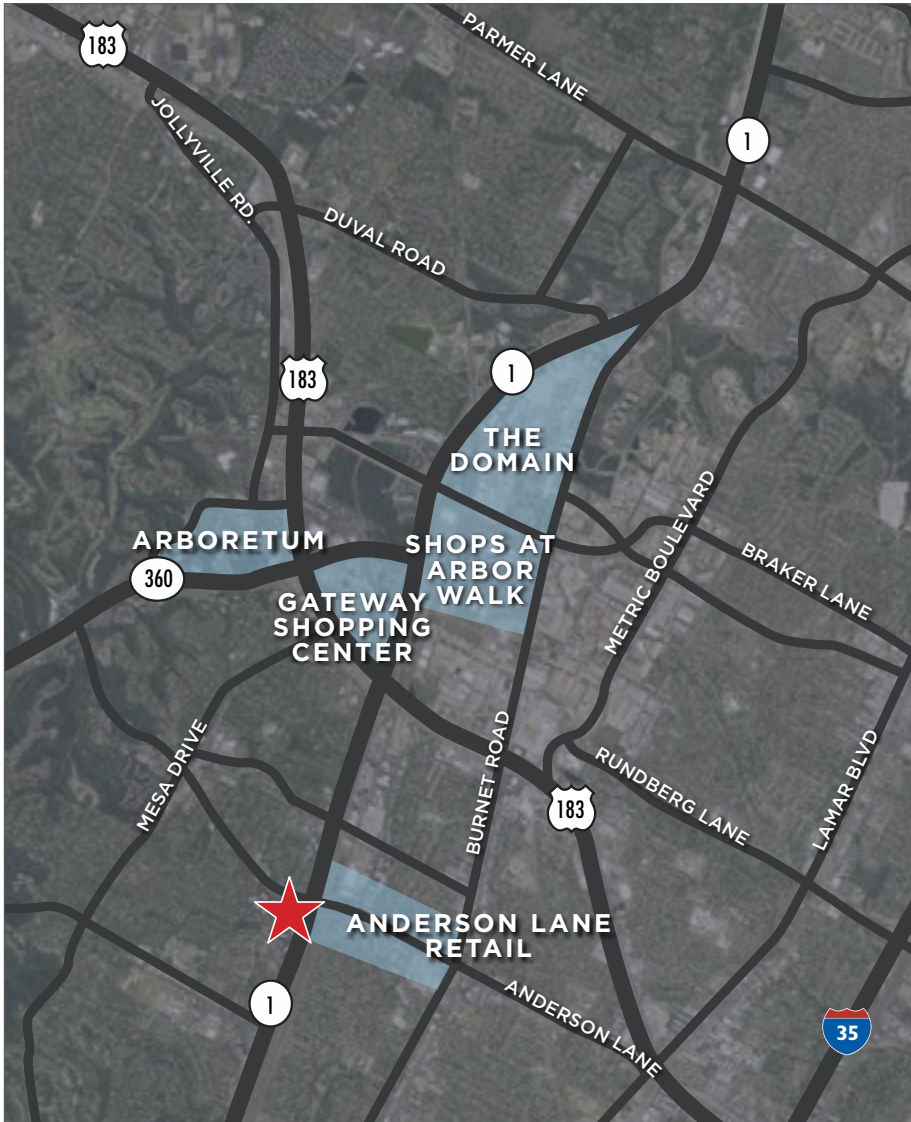
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# EXCHANGE/PARK



**LOCATION** 7800 Shoal Creek Boulevard | Austin, Texas 78739

## ABOUT EXCHANGE PARK

Conveniently located at the intersection of Shoal Creek Boulevard and Anderson Lane, Exchange Park is minutes from downtown Austin and immediately east of Mopac with a variety of retail and restaurants nearby.

## DRIVE TIMES

SHOPS AT ARBOR WALK  
2.1 Mi // 4 Min

THE ARBORETUM  
3.4 Mi // 7 Min

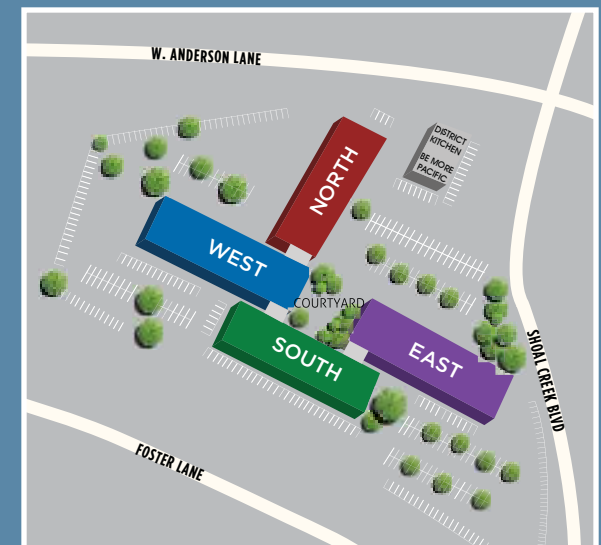
THE DOMAIN  
4.4 MI // 9 Min

UNIVERSITY OF TEXAS  
6.8 Mi // 13 Min

DOWNTOWN AUSTIN  
8.5 Mi // 15 Min

AUSTIN-BERGSTROM  
15.7 Mi // 22 Min

## SITE PLAN



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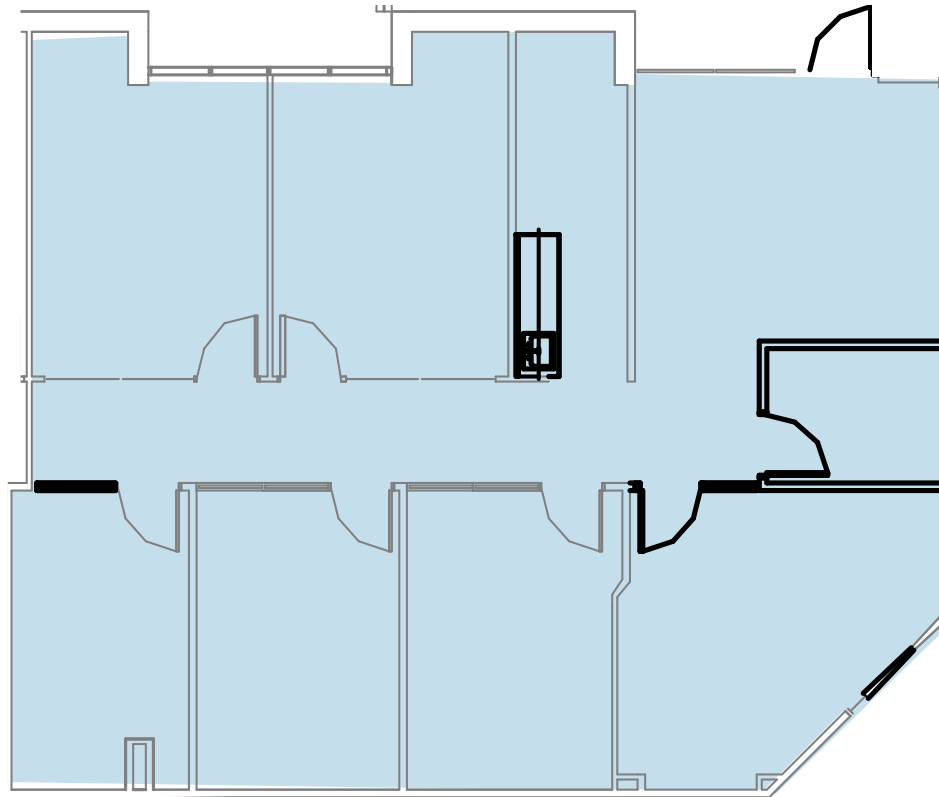
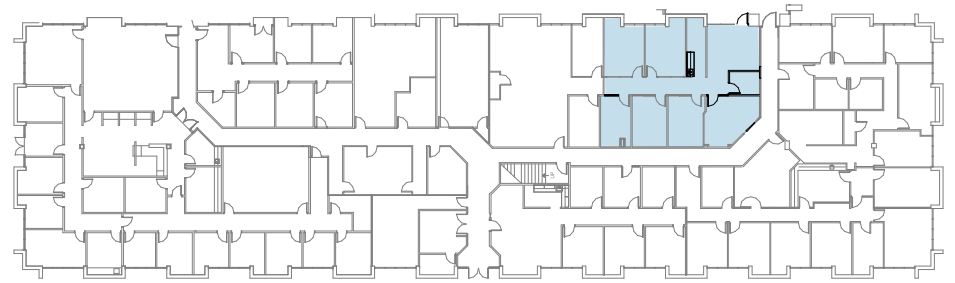
## South Wing

1ST FLOOR

Suite 145 S\*

1,888 SF

\*Spec Suite



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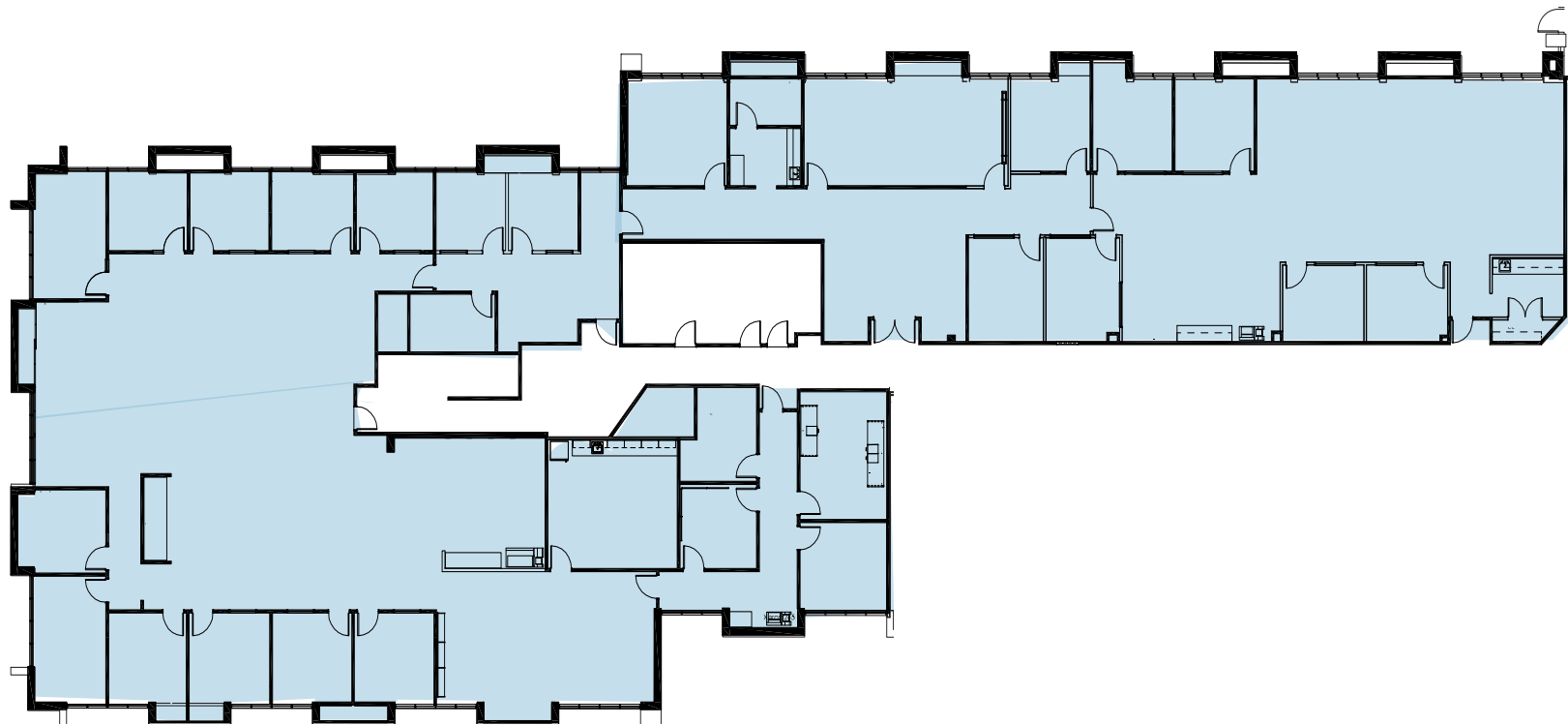
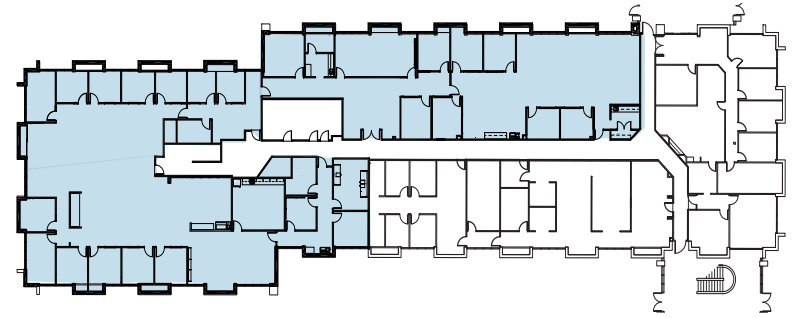
## West Wing

2ND FLOOR- AS-BUILT

Suite 220 W\*

13,432 SF

\*Demisable



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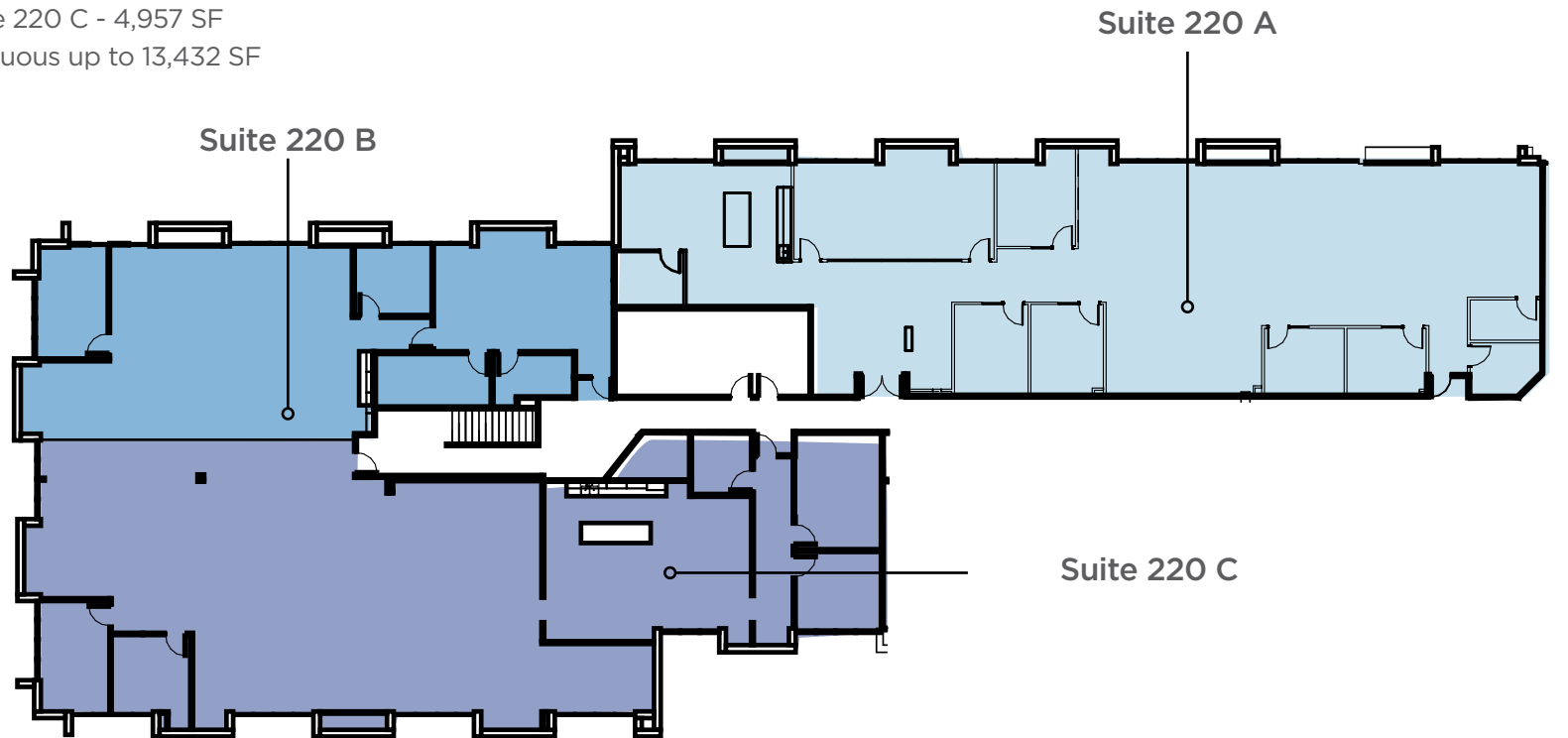
## West Wing 2ND FLOOR- DIVISIBLE SPEC OPTIONS

Suite 220 A - 5,307 SF

Suite 220 B - 3,114 SF

Suite 220 C - 4,957 SF

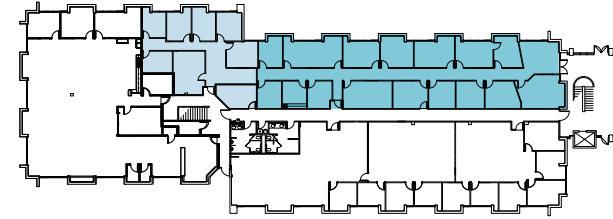
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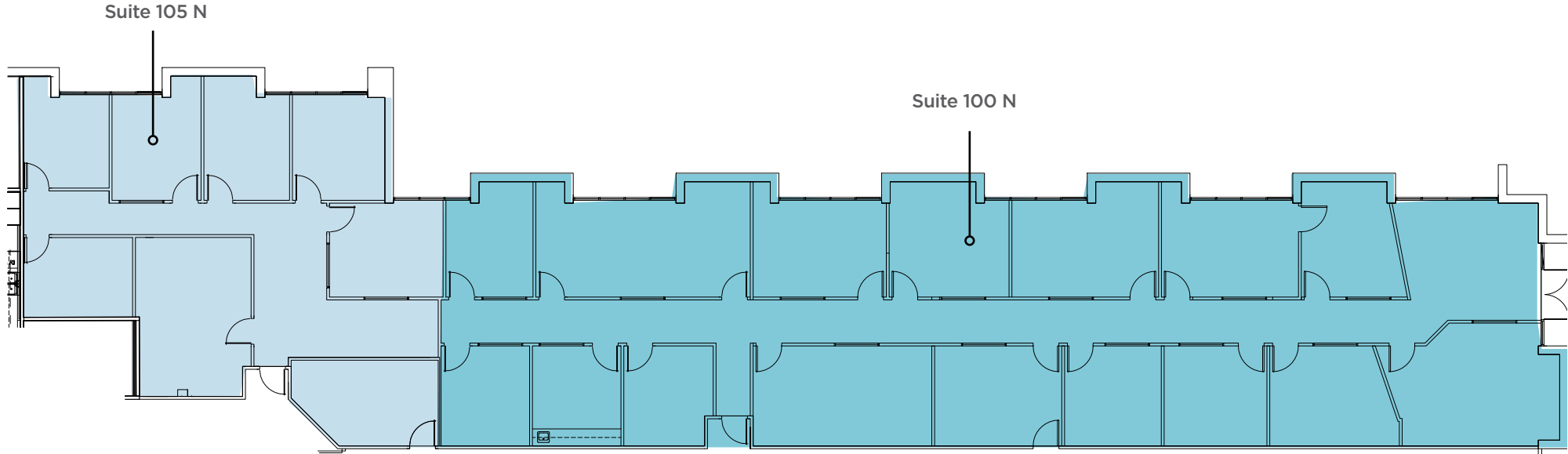
## North Wing

### 1st FLOOR

Suite 105 N - 2,224 SF\*

Suite 100 N - 4,042 SF\*

\*Contiguous up to 6,266 SF

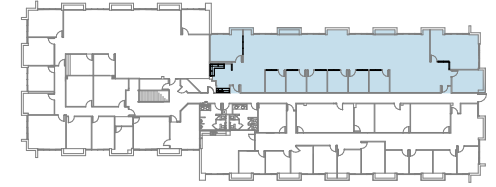


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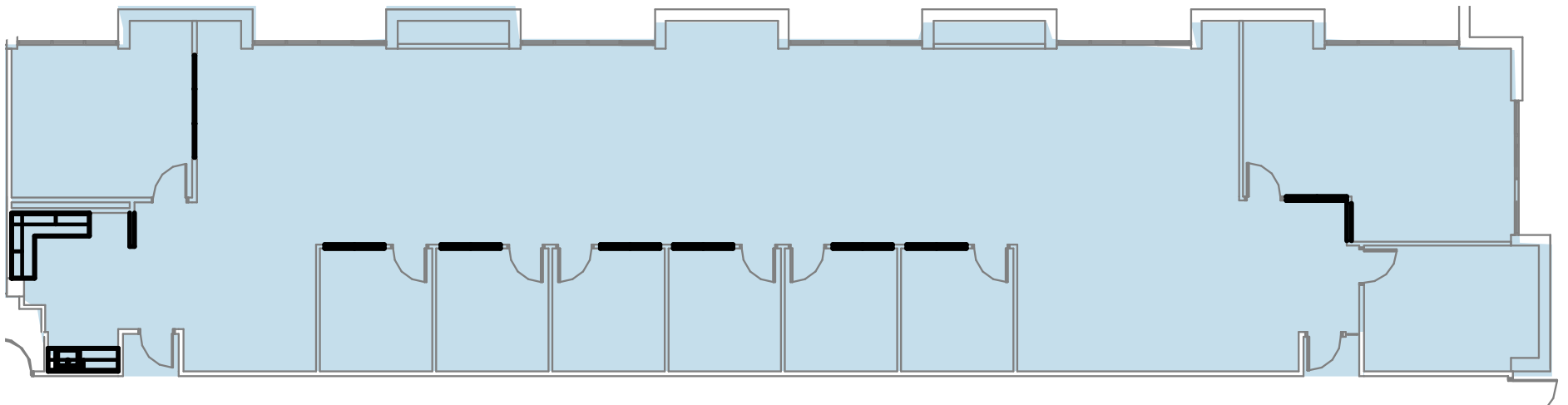




## North Wing

1st FLOOR

Suite 200 N - 4,638 SF



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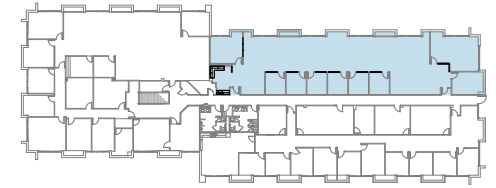
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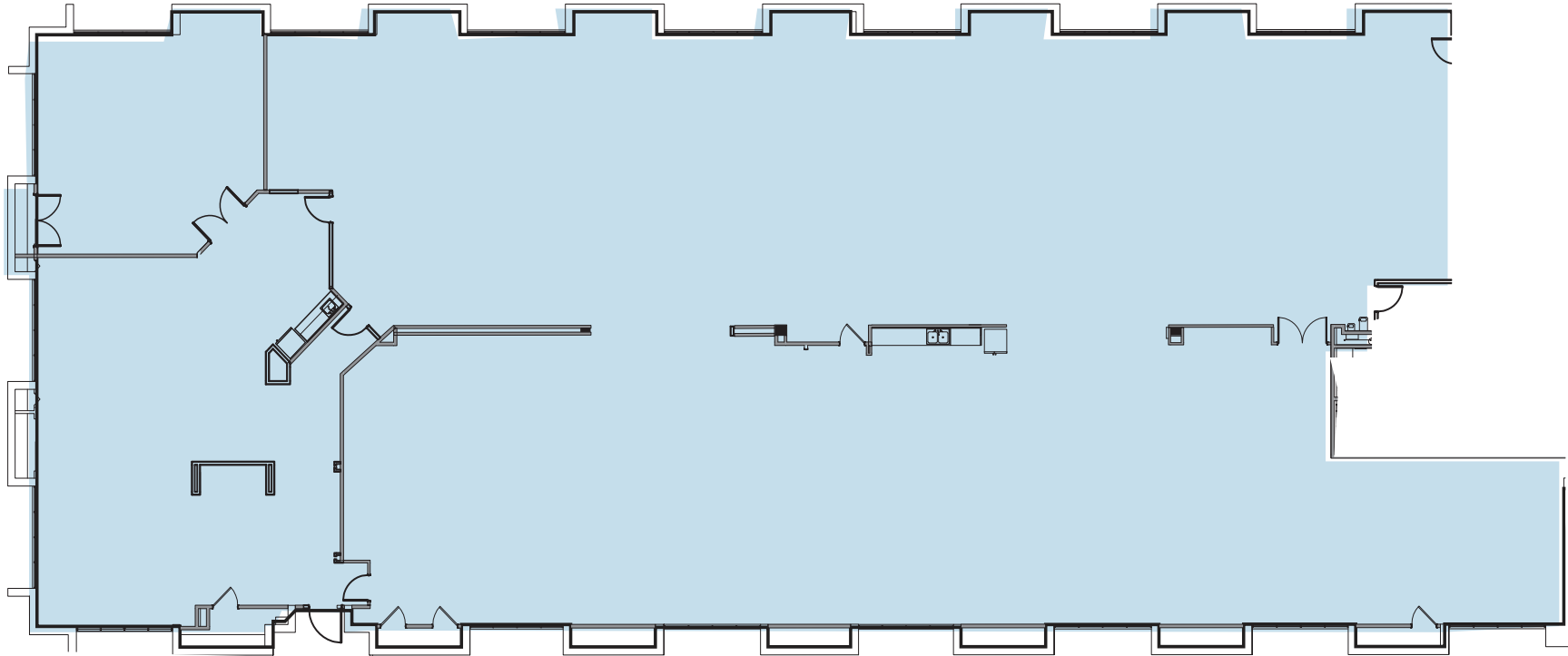
## East Wing

1st FLOOR

Suite 100 E - 13,496 SF



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