

# RAILWAY

OFFICE BUILDING IN CEDAR PARK



**FOR LEASE** | 35,320 RSF

Panoramic Lake Views | Rooftop Terrace | Private Balconies

2-Story Lobby | Covered Parking

**Brett Arabie**

Managing Director

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**CUSHMAN &  
WAKEFIELD**



# OVERVIEW

801 CENTRAL PARK  
CEDAR PARK, TEXAS



**Building Size: 35,320 RSF**

**Divisible** from 1,600 RSF - 35,320 RSF

**Rates:** \$27.00-29.00 NNN

**Parking:** 4:1,000 RSF

## BUILDING FEATURES

- Panoramic Lake Views
- Rooftop Terrace
- Private Balconies
- 2-story Lobby
- Covered Parking

LEANDER

183

1431

CEDAR PARK

BRUSHY CREEK

ROUND ROCK

45

620

183

35

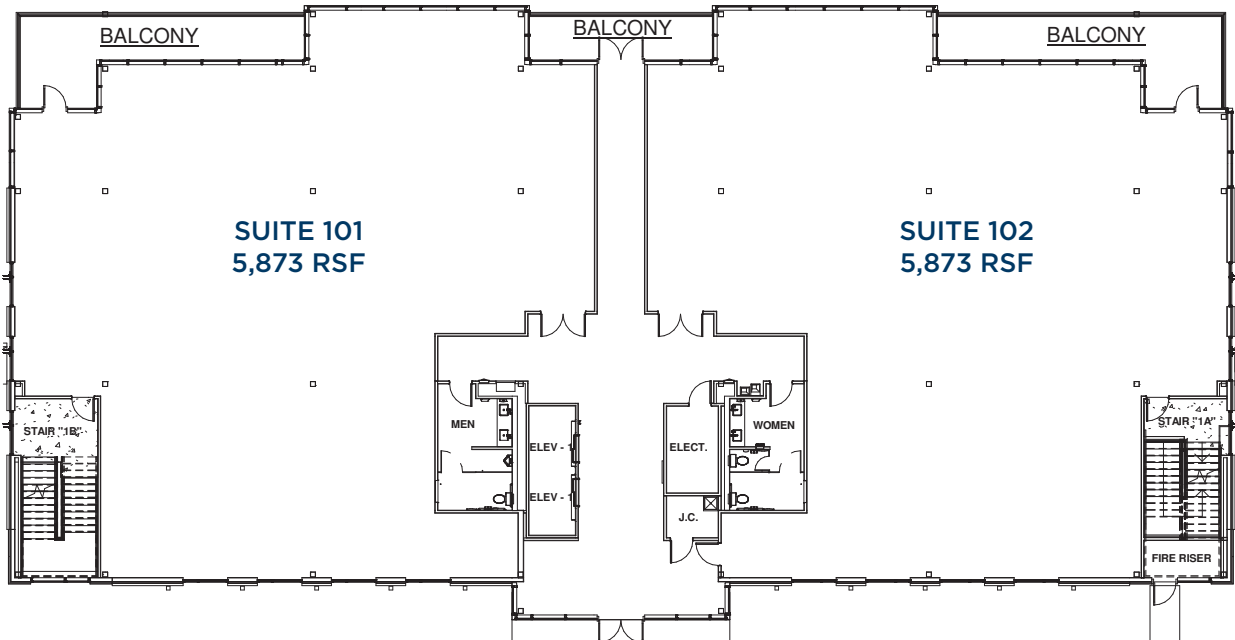
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 **CUSHMAN & WAKEFIELD**

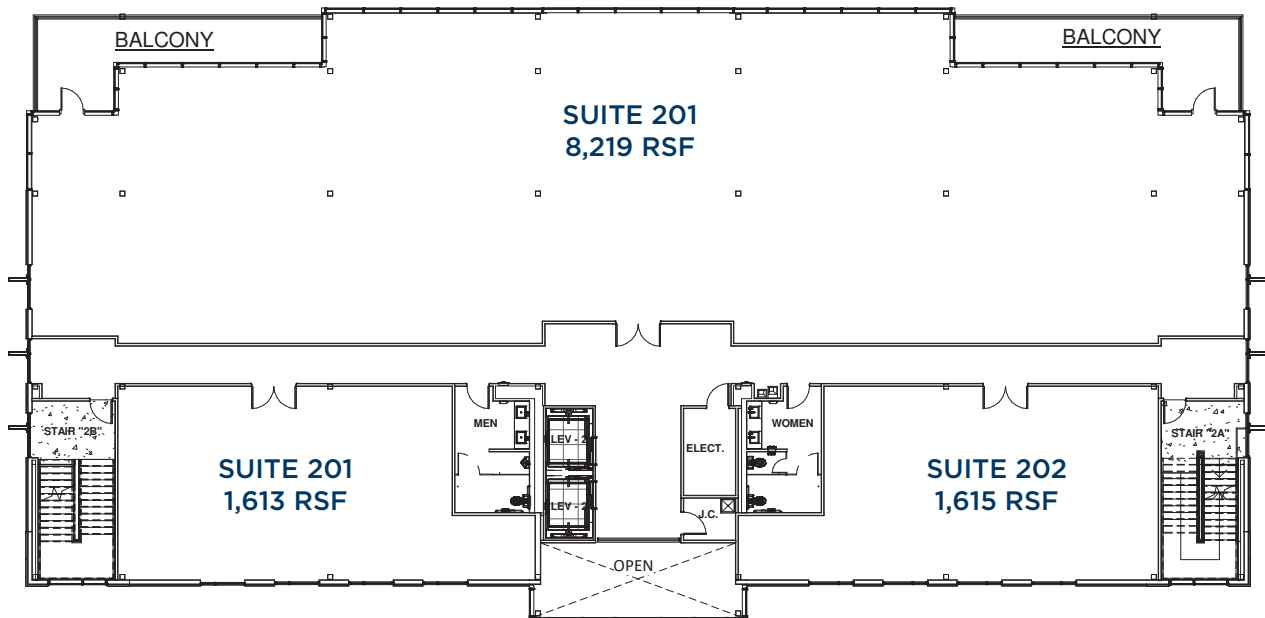
# FLOOR PLANS

801 CENTRAL PARK  
CEDAR PARK, TEXAS

## LEVEL 1



## LEVEL 2

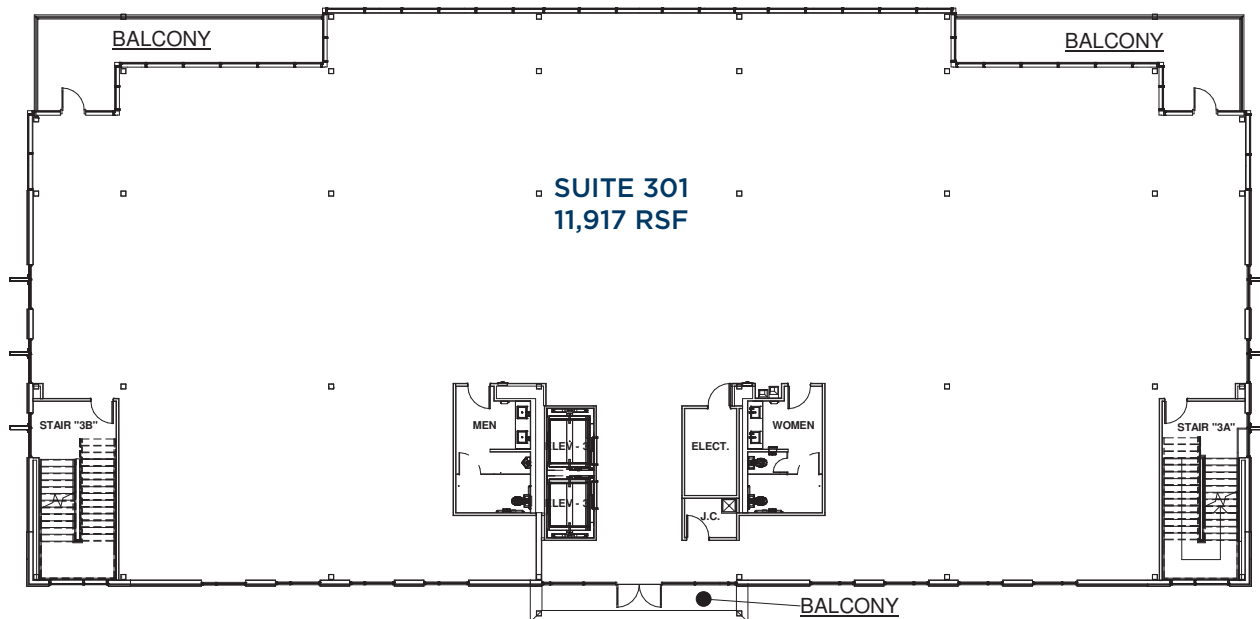




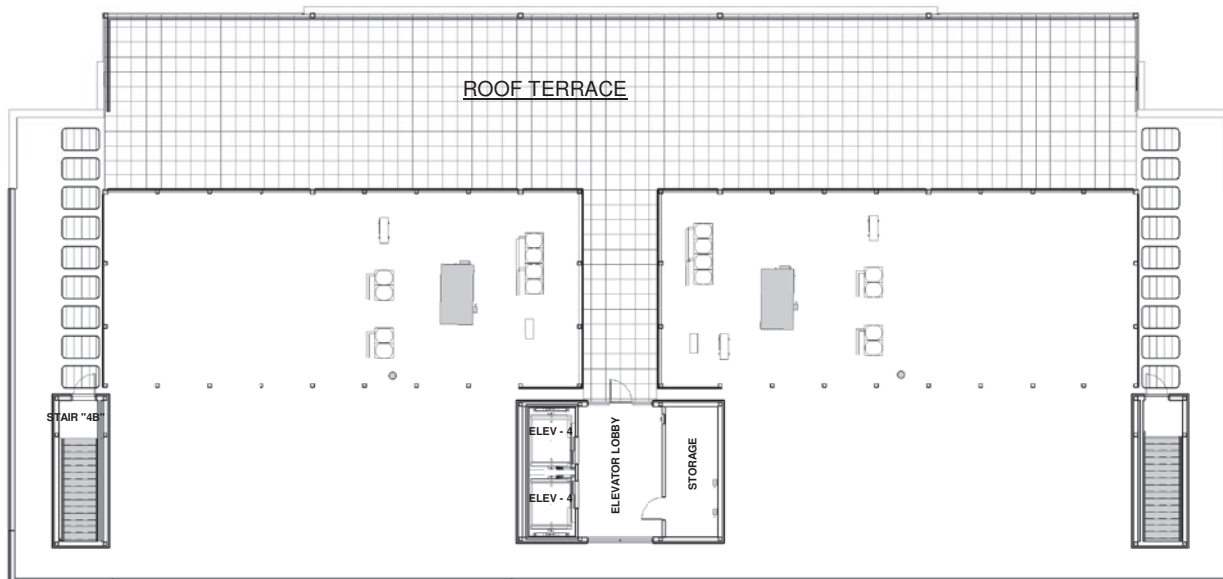
# FLOOR PLANS

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## LEVEL 3



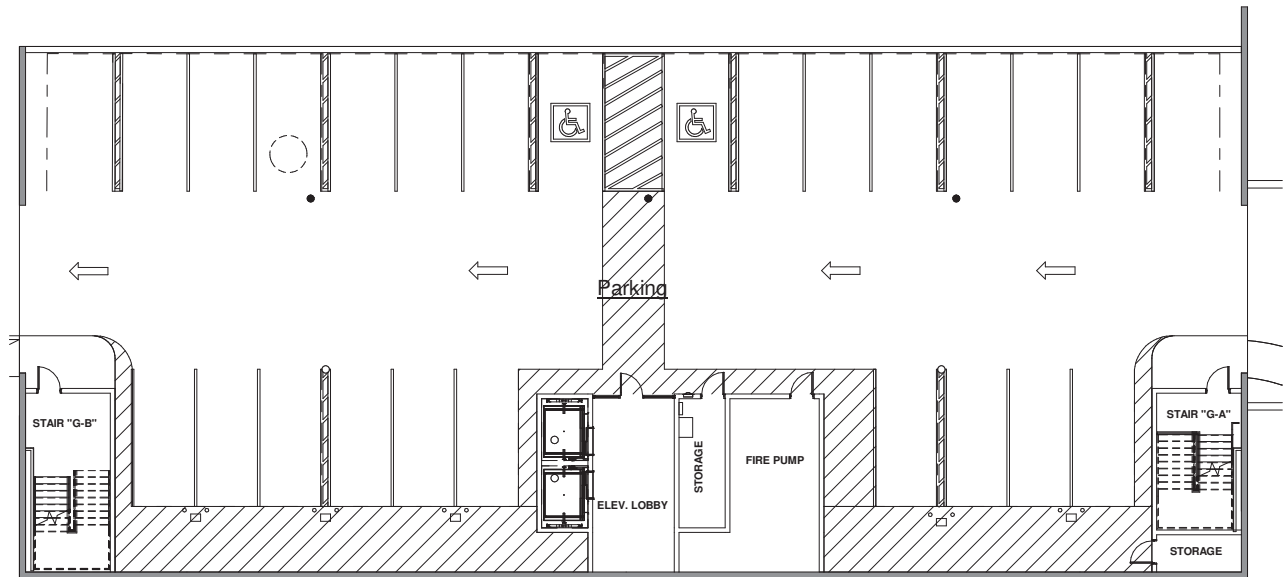
## ROOF LEVEL



# FLOOR PLANS

801 CENTRAL PARK  
CEDAR PARK, TEXAS

## GARAGE



# SITE PLAN

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# RENDERINGS

801 CENTRAL PARK  
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# NEARBY AMENITIES

801 CENTRAL PARK  
CEDAR PARK, TEXAS

- |                                   |                                   |  |
|-----------------------------------|-----------------------------------|--|
| 1. Wild West                      | 26. BJ's Restaurant               | 51. Chuy's                             |
| 2. HEB                            | 27. Lupe Tortilla                 | 52. Red Robin                          |
| 3. Taco Cabana                    | 28. SpringHill Suites             | 53. Freebirds World Burrito            |
| 4. Chili's Grill & Bar            | 29. La Quinta Inn                 | 54. Starbucks                          |
| 5. McDonald's                     | 30. Costco                        | 55. Field & Stream                     |
| 6. Walmart                        | 31. Cedar Park Recreation Center  | 56. Dick's Sporting Goods              |
| 7. Andy's Frozen Custard          | 32. Menchie's Frozen Yogurt       | 57. PetCo                              |
| 8. Chase Bank                     | 33. Sushi Fever                   | 58. Tuesday Morning                    |
| 9. RBFCU                          | 34. C.R. Surf & Turf              | 59. Forever 21                         |
| 10. The UPS Store                 | 35. IHOP                          | 60. Marshall's                         |
| 11. KFC                           | 36. Gigi's Cupcakes               | 61. Amplify Credit Union               |
| 12. Schlotzsky's                  | 37. Carl's Jr.                    | 62. DSW Shoes                          |
| 13. Taco Bell                     | 38. Chick-fil-a                   | 63. Nordstrom Rack                     |
| 14. Wendy's                       | 39. Mighty Fine                   | 64. Whole Foods Market 365             |
| 15. Walgreens                     | 40. Logan's Roadhouse             | 65. Cedar Park Regional Medical Center |
| 16. Mr. Gattis Pizza              | 41. PetSmart                      | 66. First Watch Cedar Park             |
| 17. J&J BBW & Burgers             | 42. Buffalo Wild Wings            | 67. Hopdoddy Burger Bar                |
| 18. Whitestone Brewery            | 43. Takara Sushi and Asian Bistro | 68. Lola Savannah Coffee Lounge        |
| 19. 1431 Cafe                     | 44. Starbucks                     | 69. Freshii                            |
| 20. Froyoz                        | 45. Torchy's Tacos                | 70. The Grove Wine Bar                 |
| 21. Blue Corn Harvest Bar & Grill | 46. Academy Sports                | 71. Jimmy John's                       |
| 22. Comerica Bank                 | 47. Gold's Gym                    | 72. Taco Shack                         |
| 23. Pieology Pizzeria             | 48. MOD Pizza                     | 73. Raising Cane's                     |
| 24. Chipotle Mexican              | 49. At Home                       | 74. The Woodhouse Day Spa              |
| 25. In-N-Out Burger               | 50. McAlister's Deli              | 75. Future Hotel Site                  |

