

TRAVESIA

CORPORATE PARK

3800 QUICK HILL ROAD
AUSTIN, TX 78728

FOR LEASE

FOR LEASE | 512 474 2400
cushmanwakefield.com

Great location with unmatched access in North Austin. Ultra high-end creative space with furniture available and 5:1,000 parking.

BUILDING II

19,511 SF
AVAILABLE
Now

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MATT FRIZZELL
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SITE PLAN & LOCATION

Travesia Corporate Park is located within a mile of over 1,000,000 square feet of newly built retail, lodging and restaurant amenities at La Frontera.

- Centrally located near the intersection of Interstate 35, State Highway 45, and Loop 1 allowing great access to Austin and the surrounding bedroom communities; Pflugerville, Round Rock, Cedar Park, and Leander.
- Close proximity to numerous retail stores and restaurants in the Boardwalk Shopping Center, Hester's Crossing, Round Rock Crossing, Sky Ridge Plaza, and Vintage Plaza.
- Near-by employers include: 3M, Abbott Laboratories, Apple, Applied Materials, Dell, Freescale, IBM, National Instruments, Samsung, Solectron, State Farm Insurance, and Sun Microsystems.



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NEARBY AMENITIES

LA FRONTERA

1.2 Miles

RESTAURANTS

Applebee's
Chipotle
Fire Bowl Cafe
Jimmy John's
Maggie Moo's Ice Cream
Mongolian Grille
Olive Garden
Red Lobster
Schlotzsky's Deli
Serranos
Smoothie King
T.G.I. Fridays
Tokyo Steak House
Wing Stop

RETAIL

Bed Bath & Beyond
Lowe's
Office Depot
Sam's Club
Starbuck's

BOARDWALK

Shopping Center | 1.5 Miles

RESTAURANTS

Subway
Souper Salad
Buffet Palace
Chick-Fil-A
Chili's
Chola Restaurant
Joe's Crab Shack
Macaroni Grill
McDonald's
Panda Express
Souper Salad
Subway

RETAIL

The Home Depot
The UPS Store
Wal-Mart

HOTELS

Under 2.0 Miles

La Quinta Inn	Residence Inn
Extended Stay	Value Place Hotel
Hampton Inn	Days Inn
Holiday Inn	Marriott

HESTER'S

Crossing | 1.8 Miles

Burger King
Gold's Gym
Grapevine Market

SKY RIDGE

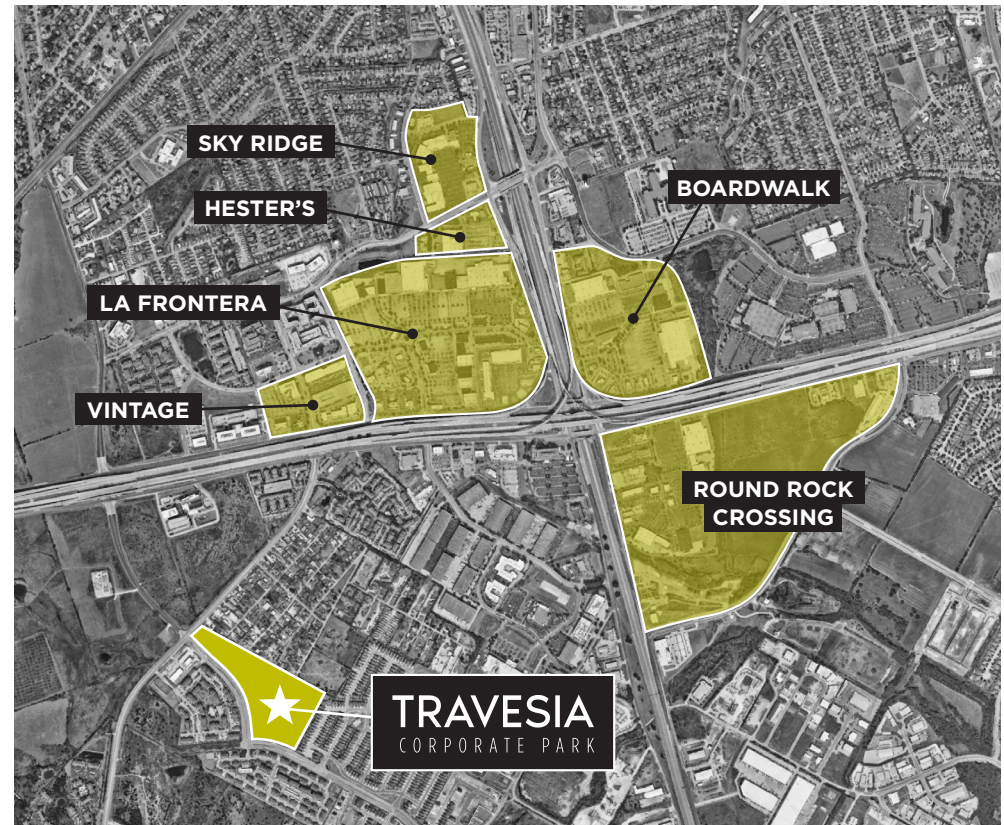
Plaza | 2.0 Miles

Flix Brewhouse
China Wall
Jack in the Box
Luby's Cafeteria
Luna Coffee Co.

ROUND ROCK

Crossing | 1.4 Miles

Target
Ambica Foods
Firehouse Subs
Hangtown Grill
Jason's Deli
Kiva Juice



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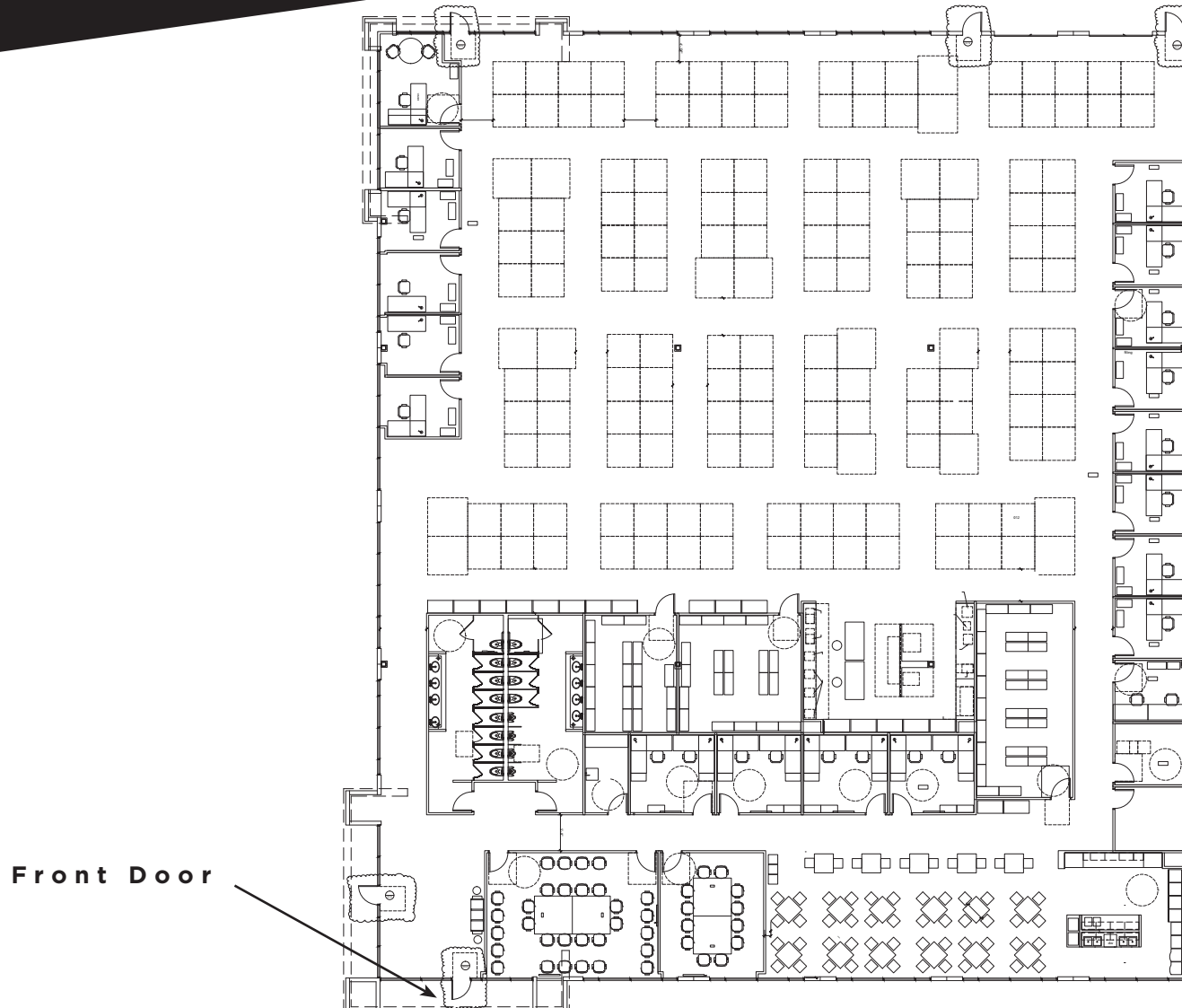
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FLOOR PLAN

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