

# GREYROCK

FOR SALE / LEASE



## GREYROCK

12101 Archeleta Blvd. #2  
Austin, TX 78739

## KEVIN GRANGER

kevin.granger@cushwake.com  
(512) 814 3403

## MIKE BROWN

mike.d.brown@cushwake.com  
(512) 370 2426





# HIGHLIGHTS

## OFFICE LEASE OPTION

**Building Size:** ±20,000 RSF

**Net Rental Rate:** \$27.00/RSF/Year

**Parking:** 4.0:1,000 RSF

**Delivery:** Can be delivered in 12 months

## LAND SALE OPTION

- ★ Price: \$2 Million
- ★ Size: 1.9725 Acres
- ★ Fully entitled pad site
- ★ Site development permit and building permit obtained for attached rendering

THE "Y" AT OAK HILL  
6 Miles

SUNSET VALLEY  
6.7 Miles

ZILKER PARK  
10.3 Miles

DOWNTOWN AUSTIN  
12.2 Miles

AUSTIN AIRPORT  
16.5 Miles

SOUTHPARK MEADOWS  
9.8 Miles

BUDA  
10.5 Miles

★  
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 **CUSHMAN & WAKEFIELD**



# AREA AMENITIES

## Grocery, Food & Drinks

- |                       |                        |                                       |
|-----------------------|------------------------|---------------------------------------|
| 1. H-E-B              | 16. Jersey Mike's Subs | 31. Backspin Texas Sports Bar & Grill |
| 2. Randall's          | 17. Papa Murphy's      | 32. Whataburger                       |
| 3. Whole Foods        | 18. McDonald's         | 33. Wok on Fire                       |
| 4. Sprouts            | 19. Chili's            | 34. Bush's Chicken                    |
| 5. Costco             | 20. Chick-fil-a        | 35. Sonic Drive-in                    |
| 6. Sam's Club         | 21. Starbucks          | 36. Moontower Saloon                  |
| 7. Walmart            | 22. Doc's Backyard     | 37. The Hive                          |
| 8. Burger Fi          | 23. In-N-Out Burger    | 38. South Austin Beer Garden          |
| 9. The Coffee Bean    | 24. Olive Garden       | 39. Evangeline Cafe                   |
| 10. North X Northwest | 25. Pinthouse Pizza    | 40. Bamboo Bistro                     |
| 11. Waterloo Icehouse | 26. Kerbey Lane        | 41. My Granny's Kitchen               |
| 12. Subway            | 27. P. Terry's         | 42. Cafe Malta                        |
| 13. Five Guys         | 28. Chuy's             | 43. Me Con Bistro                     |
| 14. Cheddar's         | 29. Satellite          |                                       |
| 15. Torchy's Tacos    | 30. Mangieri's Cafe    |                                       |

## Banks & Retail

- AT&T
- Target
- Twin Liquors
- Bank of America
- Wells Fargo
- BB&T
- Sports Authority
- Great Clips
- Staples
- Discount Tire
- UPS Store
- Academy
- Ross
- T.J. Maxx
- Marshall's
- The Home Depot
- Home Goods
- Old Navy
- Barnes & Noble
- World Market
- Michael's
- Petco
- Party City
- Kohl's
- Best Buy
- PetSmart
- Bed Bath & Beyond

## Health & Wellness

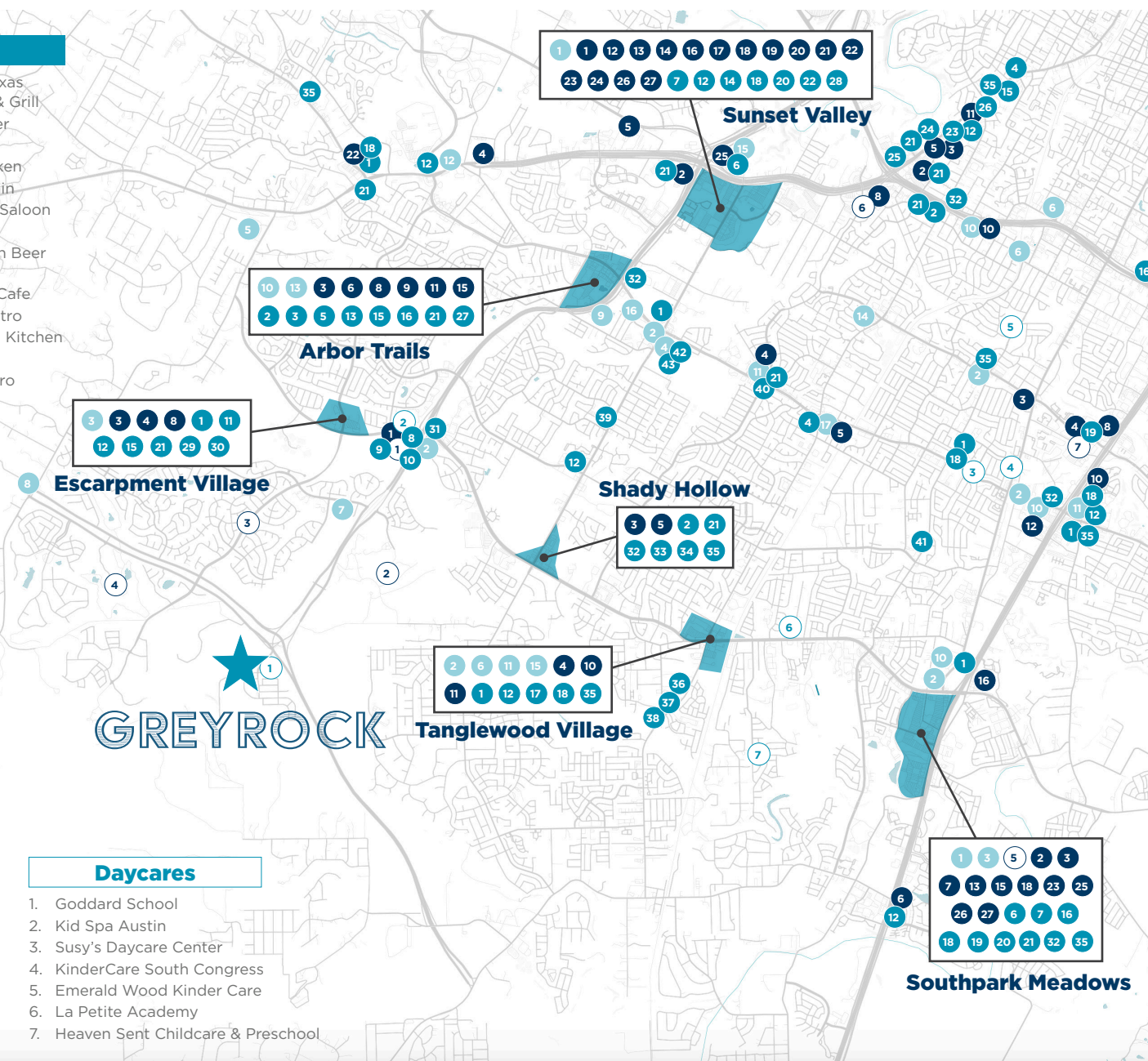
- GNC
- Walgreens
- Massage Envy
- Zen Well Spa
- Seton Southwest
- Austin Regional Clinic (ARC)
- University of St. Augustine for Health Sciences
- Anytime Fitness
- Lifetime Fitness
- Gold's Gym
- Planet Fitness
- IronSmith Fitness
- 24-Hour Fitness
- South Austin Gym
- LA Fitness
- Xin Foot Spa
- Seoul Spa

## Entertainment

- Alamo Drafthouse
- Ladybird Johnson Wildflower Center
- Circle C Ranch
- Greyrock Golf & Tennis Club
- Cinemark Southpark Meadows
- Regal Westgate
- Metropolitan 14

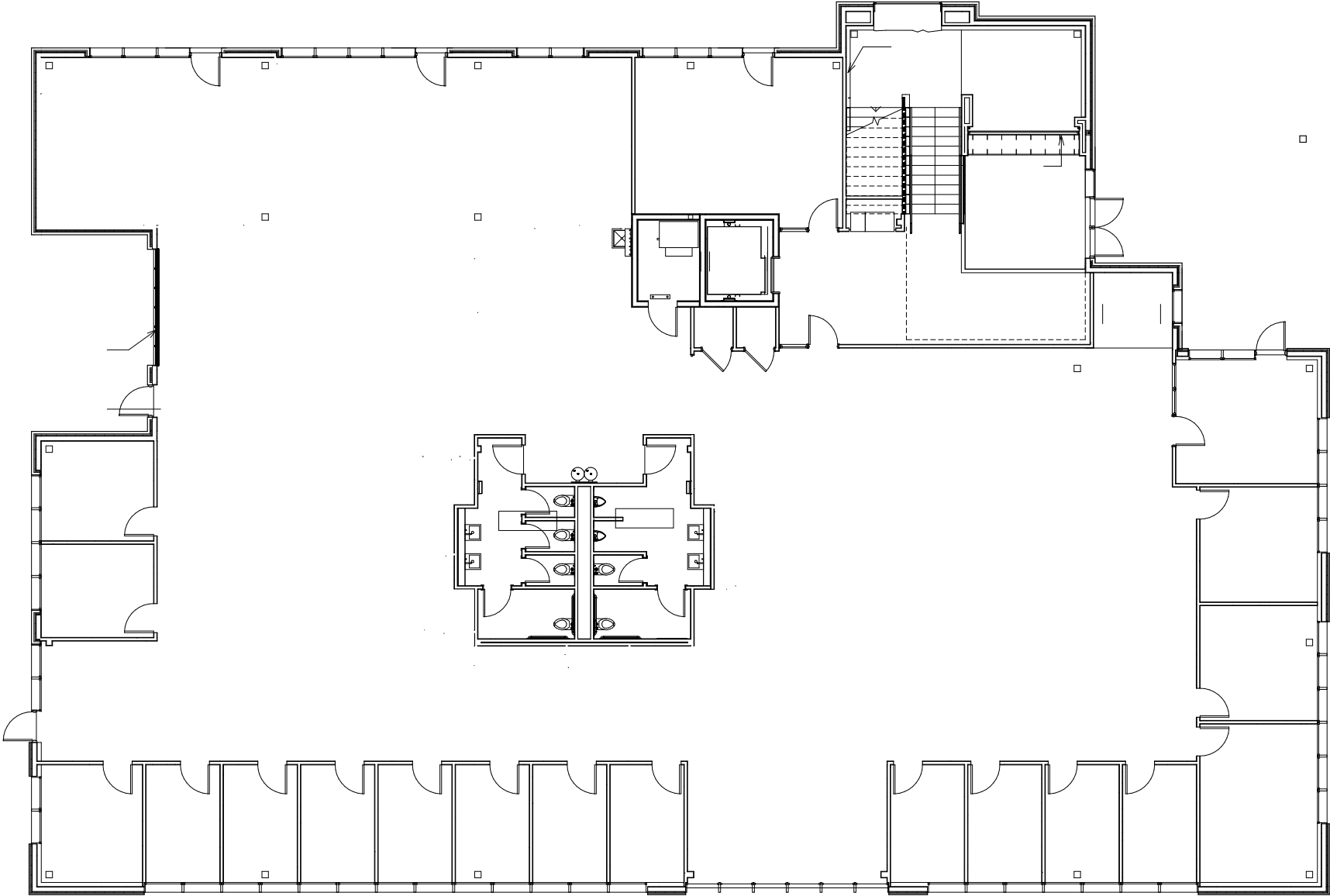
## Daycares

- Goddard School
- Kid Spa Austin
- Susy's Daycare Center
- KinderCare South Congress
- Emerald Wood Kinder Care
- La Petite Academy
- Heaven Sent Childcare & Preschool



# FLOOR PLANS

1<sup>ST</sup> FLOOR



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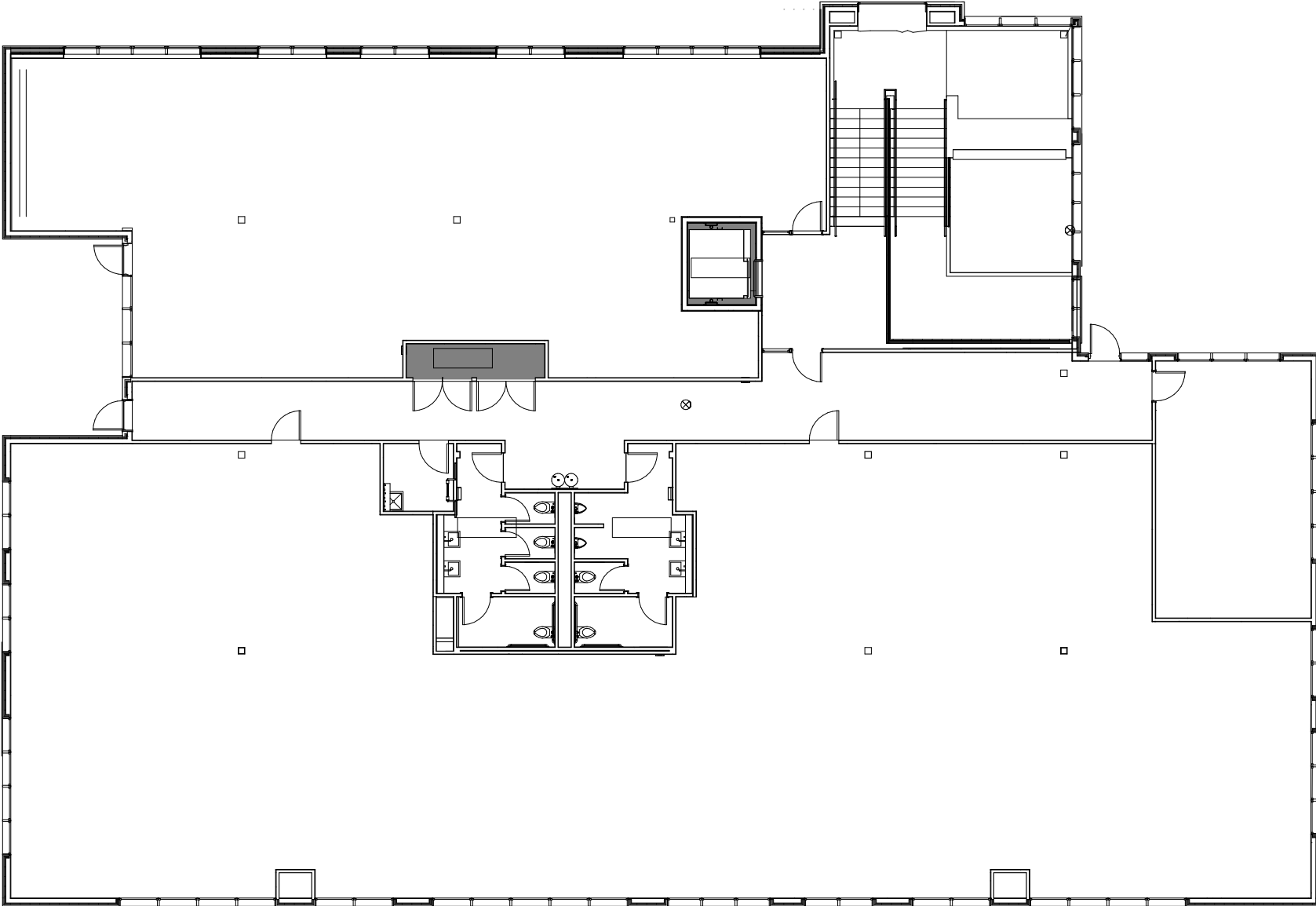
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# FLOOR PLANS

2<sup>ND</sup> FLOOR



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# LEASING TEAM



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