DWS

FOR LEASE

WATERFORD CENTRE

9200 WATERFORD CENTRE BOULEVARD · AUSTIN, TX



14,155 - 69,905 SF

INDUSTRIAL · NORTH AUSTIN

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DESIGNED FOR SCALE.
POSITIONED FOR ACCESS.

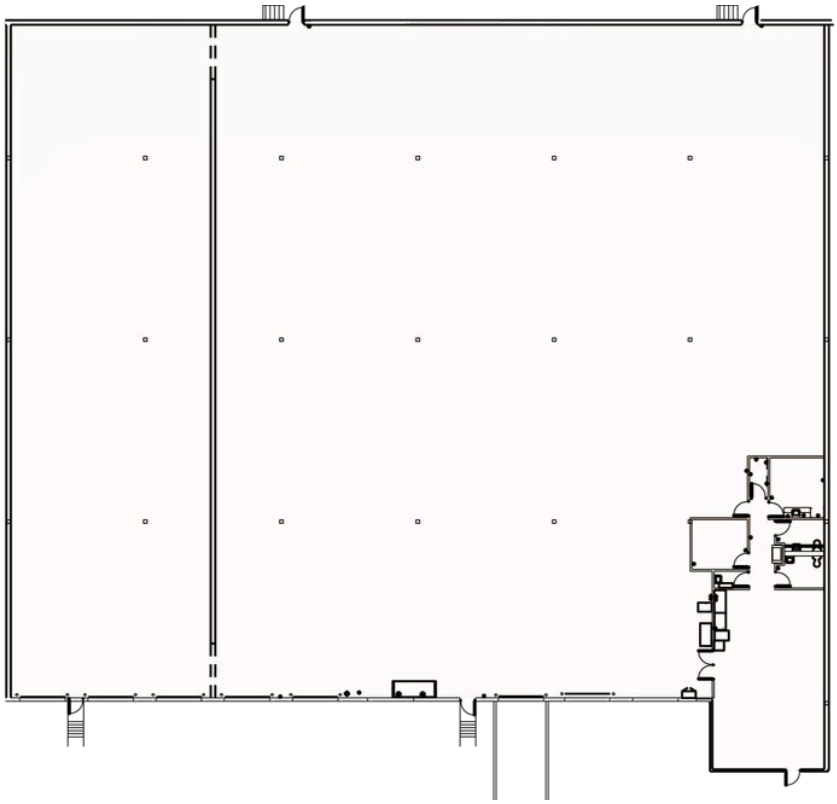
Located in a master-planned park in North Central Austin, Waterford Centre delivers quick access to Mopac and Highway 183. The buildings accommodate a range of users with front-load options, efficient layouts, and a mix of warehouse and office capabilities–all within close reach of The Domain and downtown.

CENTRE I

ADDRESS	**9200 Waterford Centre Blvd Austin, TX 78758**
SUBMARKET	**North Austin**
BUILDING SIZE	**128,205 SF**
AVAILABILE	**14,155 - 69,905 SF**

AVAILABLE

SUITE 300



27,700 SQUARE FEET

OFFICE	± 1,200 SF
WAREHOUSE	± 26,500 SF
LOADING	8 Dock-High 1 Ramp

CLEAR HEIGHT	±24'
COLUMN SPACING	30' x 40'
HVAC	100%
POWER	300 amps 480V 3-phase

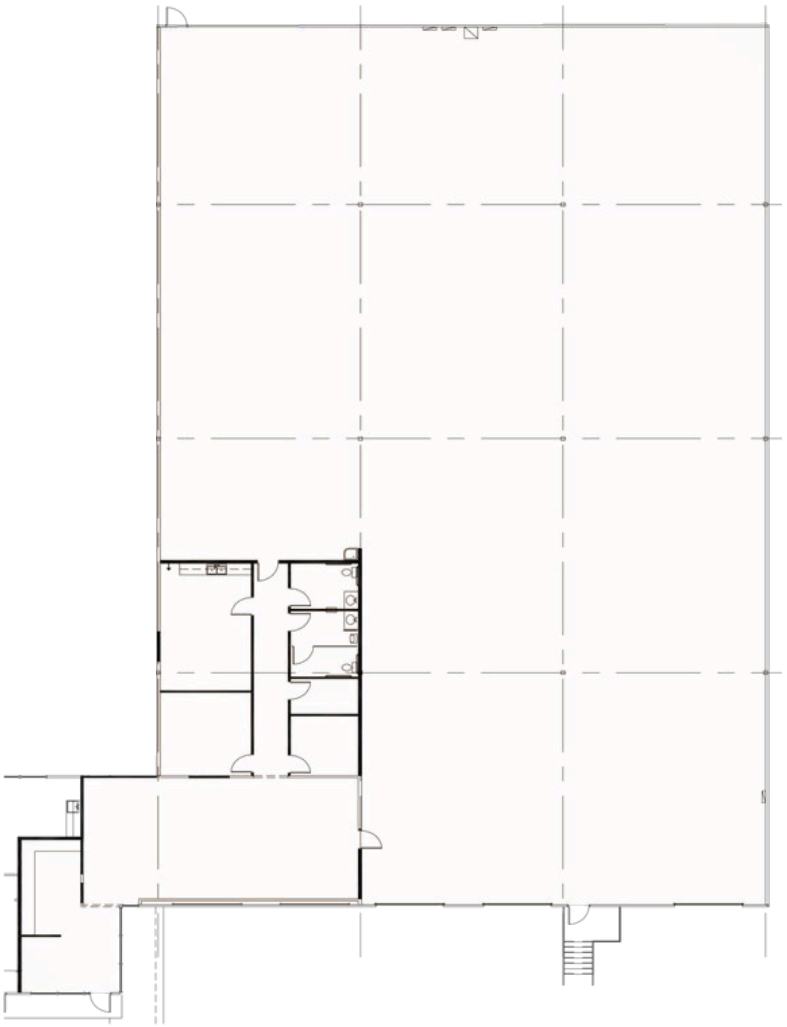
Click or Scan for 360 Tour

AVAILABLE

SUITE 550*

14,155 SQUARE FEET

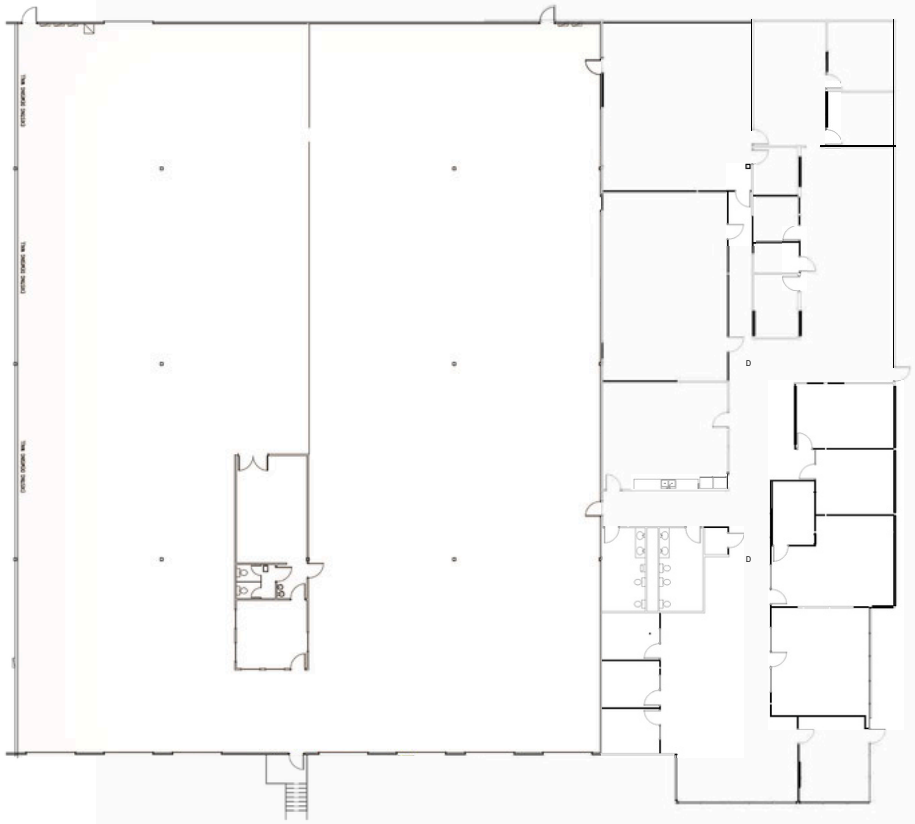
OFFICE*	± 1,415 SF
*Fresh office finish-outs	
WAREHOUSE	± 12,740 SF
LOADING	3 Dock-High
CLEAR HEIGHT	±24'
COLUMN SPACING	30' x 40'
POWER	400 amps 480V 3-phase



Click or Scan for 360 Tour

AVAILABLE

SUITE 600*



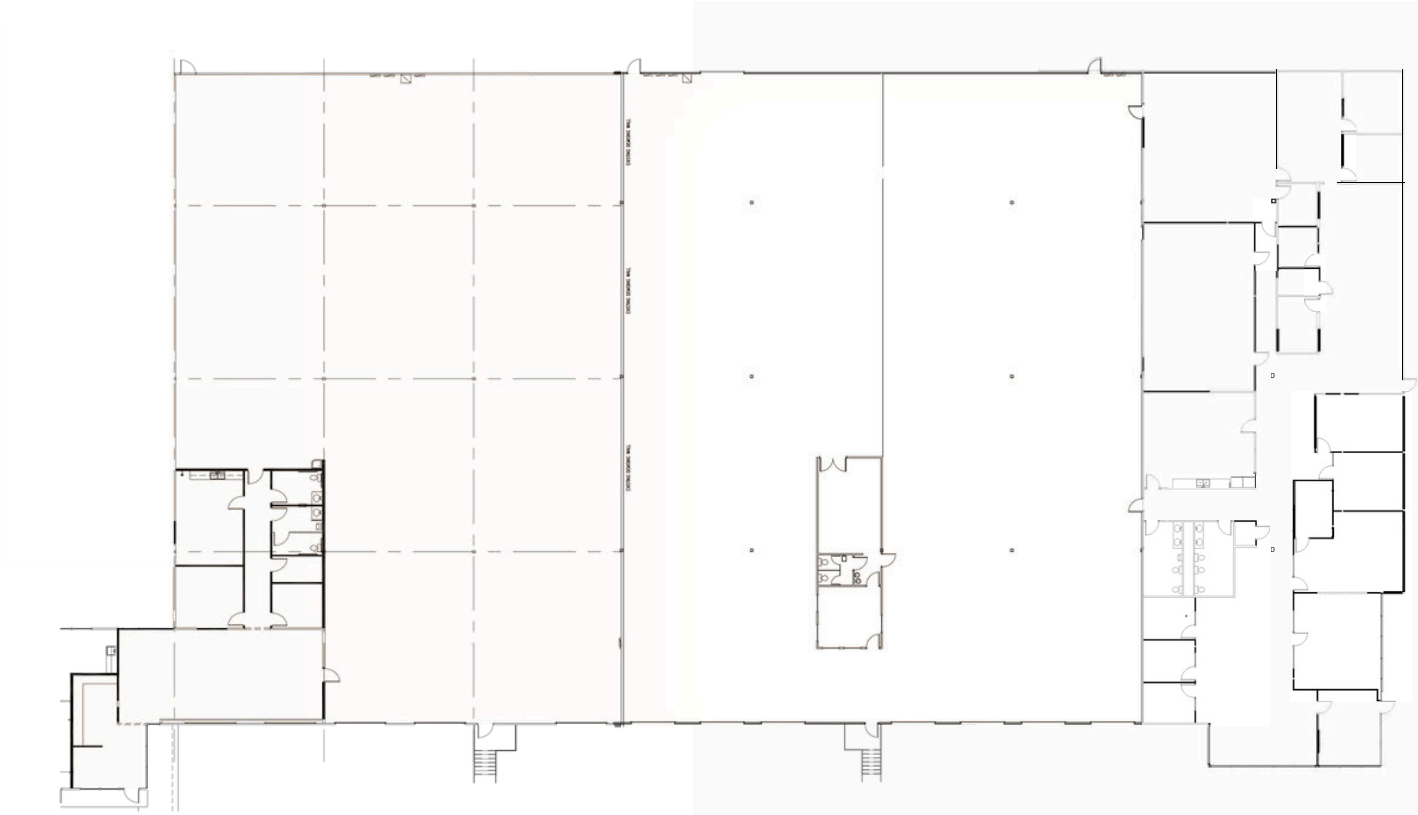
28,050 SQUARE FEET

OFFICE	± 8,415 SF	CLEAR HEIGHT	±24'
WAREHOUSE	± 19,635 SF	COLUMN SPACING	30' x 40'
LOADING	6 Dock-High 1 Ramp	POWER	400 amps 480V 3-phase

Click or Scan for 360 Tour

AVAILABLE

SUITES 550 + 600



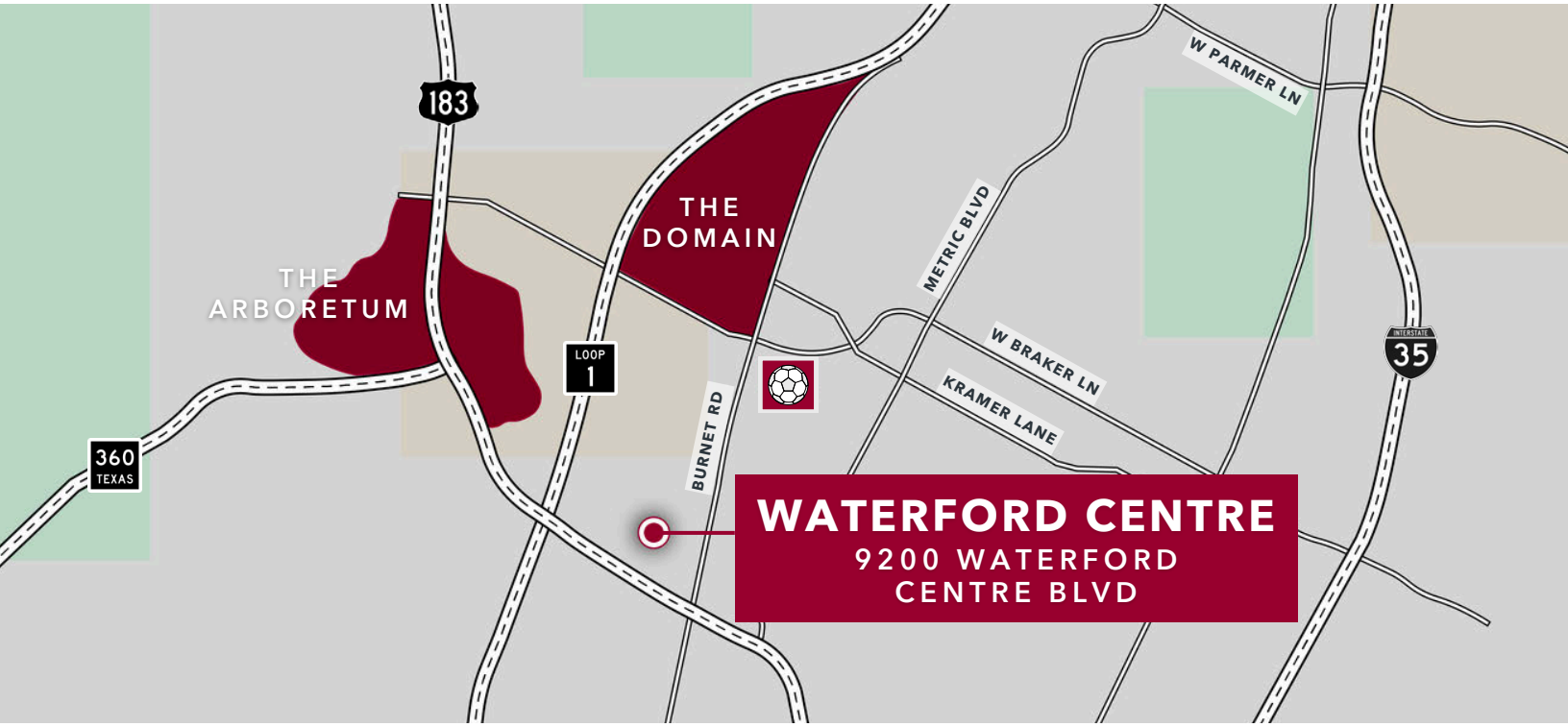
42,205 SQUARE FEET

OFFICE	± 9,830 SF
WAREHOUSE	± 32,375 SF Existing
LOADING	9 Dock-High 1 Ramp
CLEAR HEIGHT	±24'
COLUMN SPACING	30' x 40'
POWER	800 amps 480V 3-phase

Click or Scan for 360 Tour

DWS

5 MIN	12 MIN	14 MIN	16 MIN
THE DOMAIN	AUSTIN CBD	CEDAR PARK	ROUND ROCK



200+ RESTAURANTS & BARS

OSKAR BLUES BREWERY
ALBERTS BREWERY
AUSTIN BEERWORKS
ROARING FORK
STARBUCKS
TACODELI
NEWK'S EATERY
MODERN MARKET
SUMMERMOON COFFEE BAR
JIMMY JOHN'S
FREEBIRDS
4TH TAP BREWING
BURGER KING
PANERA BREAD
FIRE BOWL CAFE
TEXADELPHIA
LA MADELINE
SUSHI ZUSHI
MAGGIANO'S
ROARING FORK
GOLDEN LAKE
RYU OF JAPAN
MADRA'S PAVILLION
MCDONALD'S
TACO BELL
CULVER'S
TRUDY'S NORTH STAR
LUPE TORTILLA
MASALA WOK
MIGHTY FINE BURGERS
CHIPOTLE
FIREHOUSE SUBS
FREEBIRD'S
NORTH BY NORTHWEST
IRON CACTUS
SHAKE SHACK
FLOWER CHILD
& MORE

100+ RETAIL DESTINATIONS

MICROSOFT
DICK'S SPORTING GOODS
MASSAGE ENVY
PURE PILATES AUSTIN
COSTCO WHOLESALE
THE HOME DEPOT
WHOLE FOODS MARKET
NEIMAN MARCUS
TIFFANY & CO.
RALPH LAUREN
TORY BURCH
BEVELLO
ATHLETICA
COACH
COLE HAAN
BAILEY BANKS & BIDDLE
LOUIS VUITTON
MICHAEL KORS
LULULEMON
MADEWELL
LUXE APOTHETIQUE
LOFT
J.CREW
TOMMY BAHAMA
TUMI
SUNGLASS HUT
THE STEEPING ROOM
BANANA REPUBLIC
APPLE
ANTHROPOLOGIE
ALTAR'D STATE
CLARK'S
FREE PEOPLE
HATBOX
H & M
MACY'S
ARHAUS
& MORE



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