

FOR LEASE

WATERFORD CENTRE

9200 WATERFORD CENTRE BOULEVARD · AUSTIN, TX



14,155 - 42,205 SF

INDUSTRIAL · NORTH AUSTIN



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.

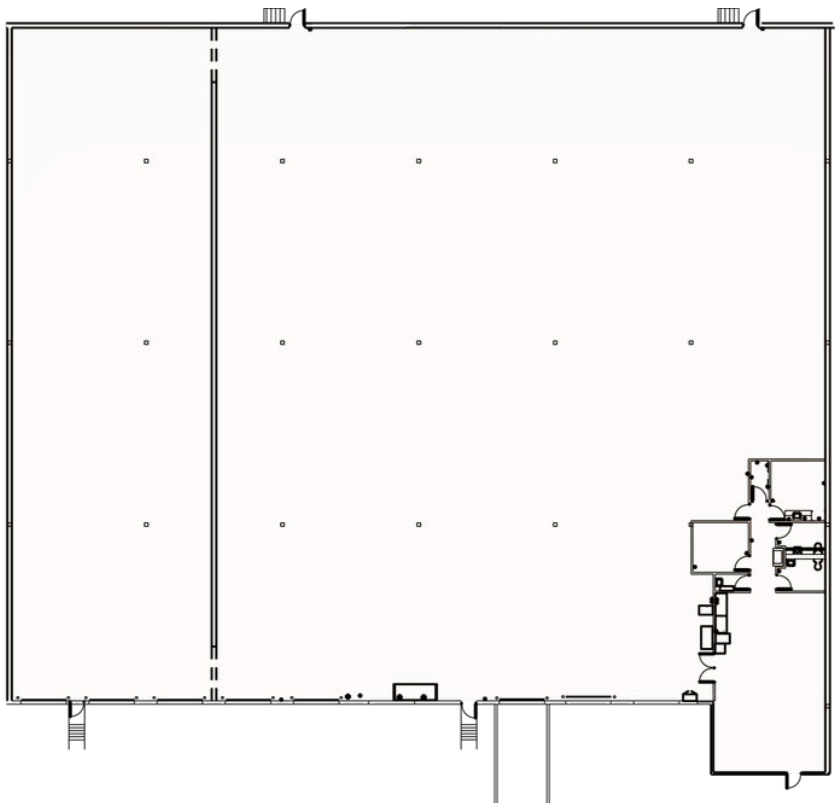
CENTRE I

ADDRESS	9200 Waterford Centre Blvd Austin, TX 78758
SUBMARKET	North Austin
BUILDING SIZE	128,205 SF
AVAILABLE	14,155 - 42,205 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

360 Tour Coming Soon



AVAILABLE

SUITE 550*

14,155 SQUARE FEET

OFFICE ± 1,415 SF

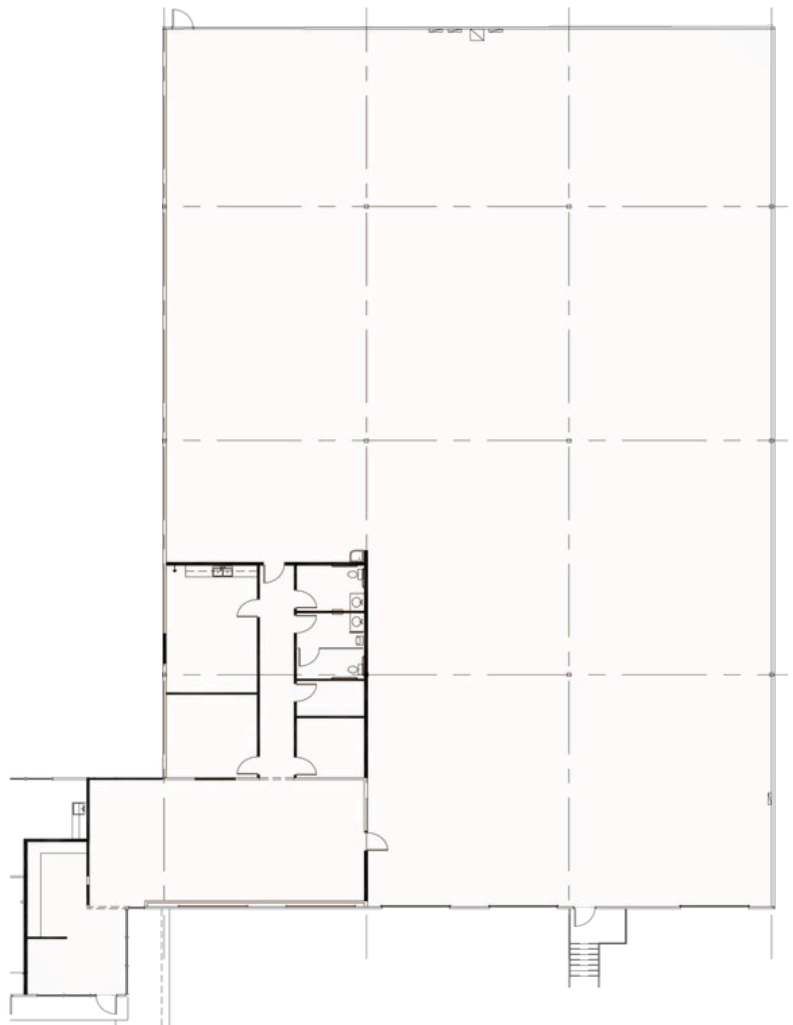
WAREHOUSE ± 12,740 SF

LOADING 3 Dock-High

CLEAR HEIGHT ±24'

COLUMN SPACING 30' x 40'

POWER
400 amps
480V
3-phase

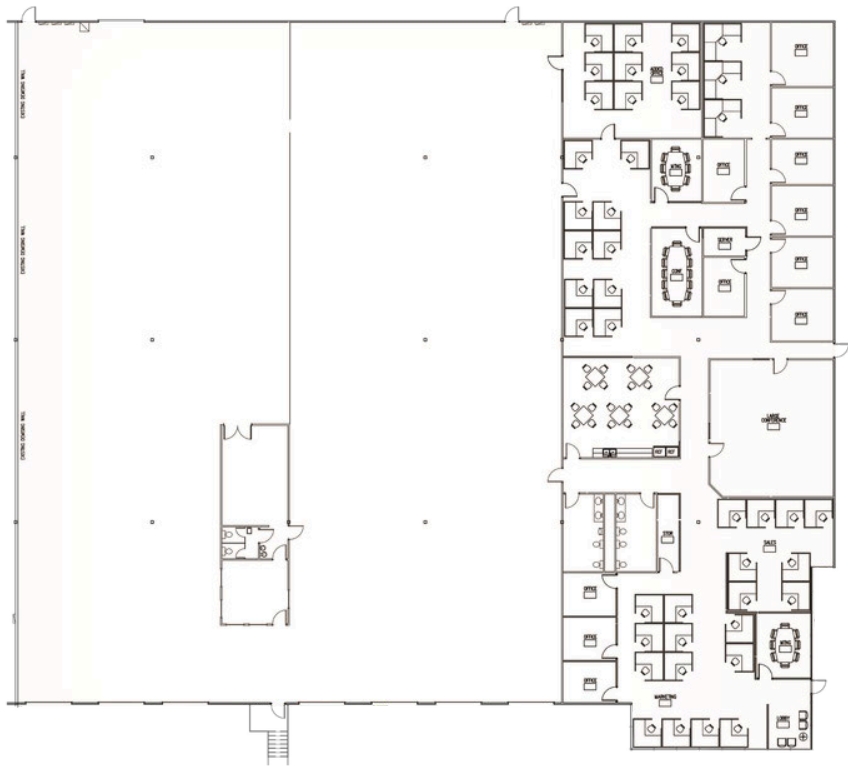


360 Tour Coming Soon



AVAILABLE

SUITE 600*



28,050 SQUARE FEET

OFFICE ± 8,415 SF

WAREHOUSE ± 19,635 SF

LOADING 6 Dock-High
1 Ramp

CLEAR HEIGHT ±24'

COLUMN SPACING 30' x 40'

POWER 400 amps
480V
3-phase

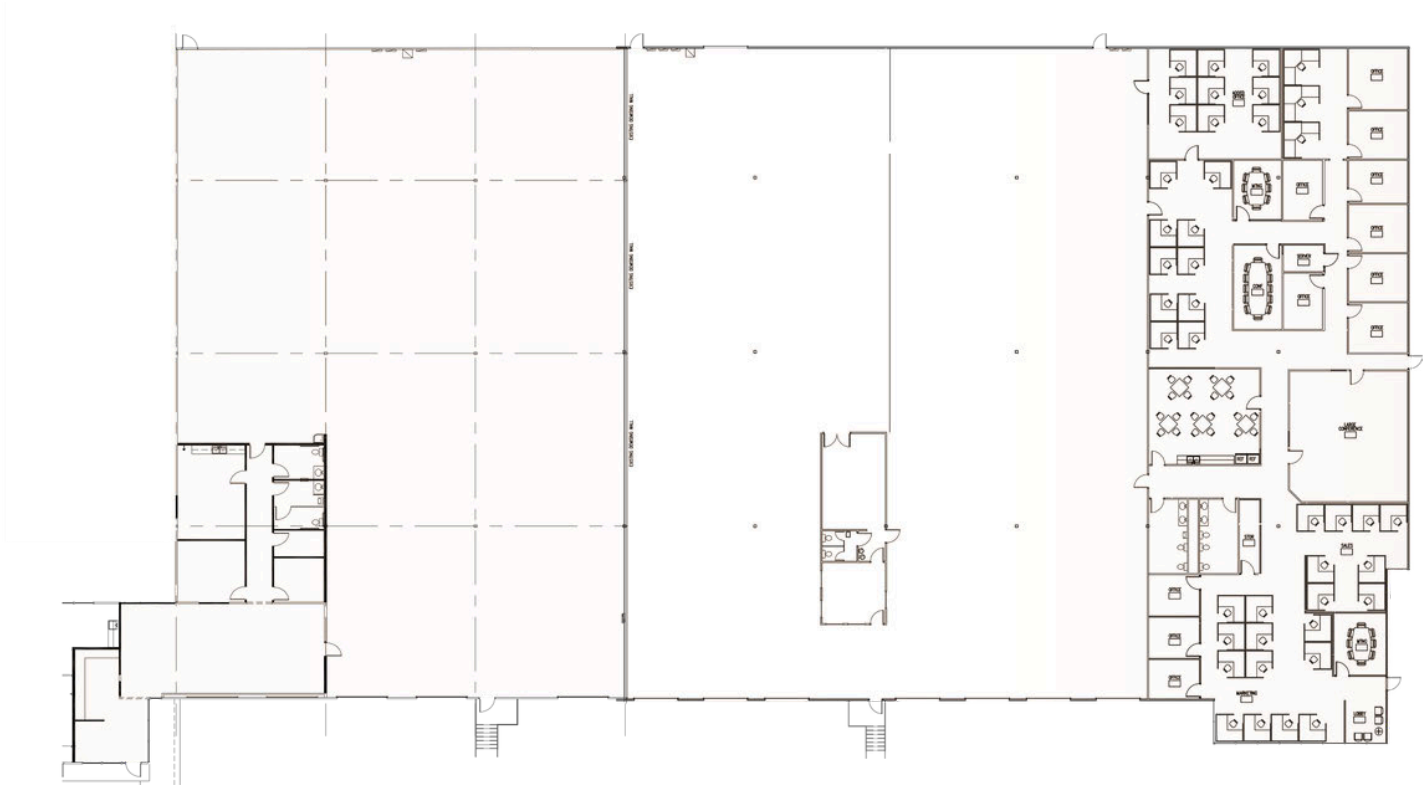


[Click or Scan for 360 Tour](#)



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

360 Tour Coming Soon



5 MIN

THE DOMAIN

12 MIN

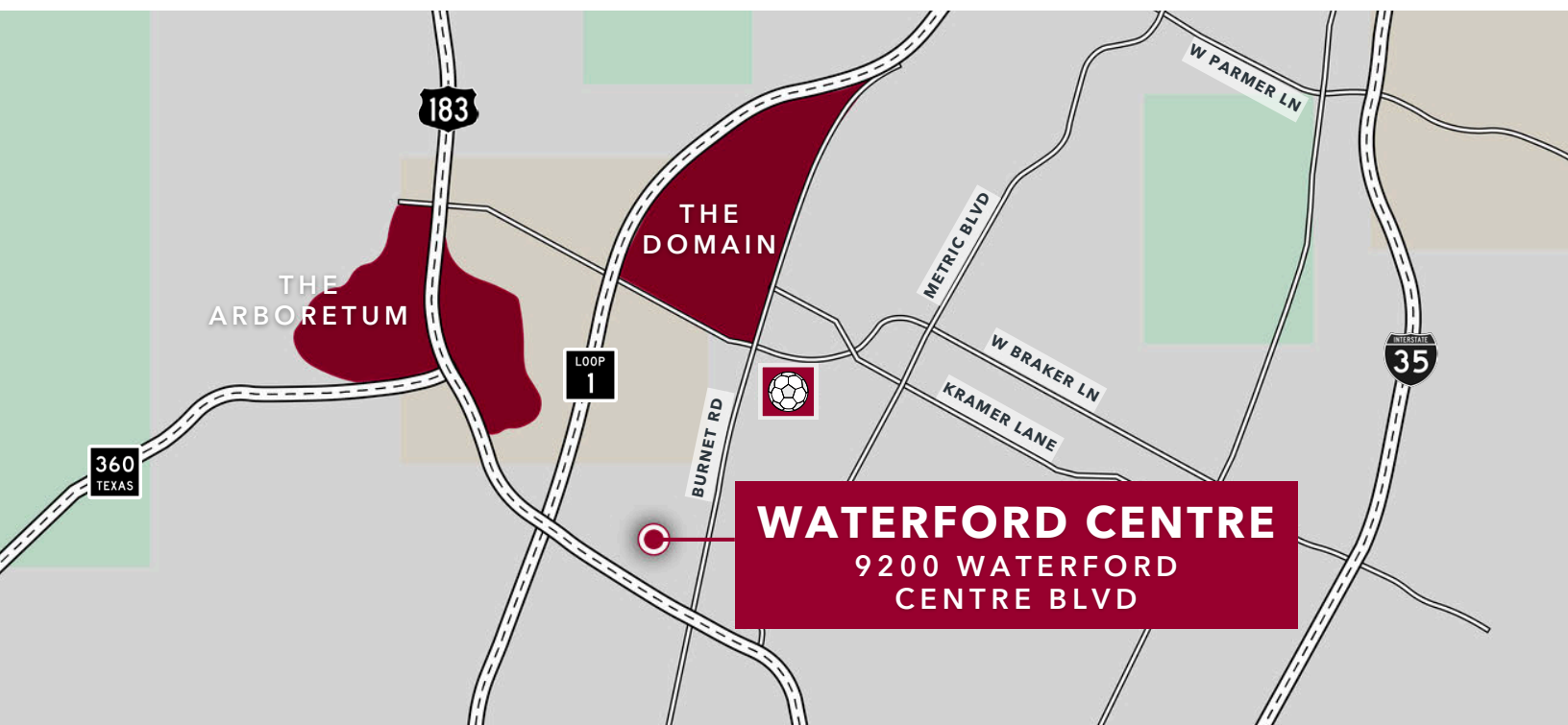
AUSTIN CBD

14 MIN

CEDAR PARK

16 MIN

ROUND ROCK



WATERFORD CENTRE
9200 WATERFORD
CENTRE BLVD

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
NEIMAN MARCUS
TIFFANY & CO.
RALPH LAUREN
TORY BURCH
BEVELLO
ATHLETICA
COACH
COLE HAAN
BAILEY BANKS & BIDDLE
LOUIS VUITTON
MICHAEL KORS
LULULEMON

MADEWELL
LUXE APOTHEIQUE
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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