

QUARRY OAKS I

10900 STONELAKE BLVD

AUSTIN, TX 78759

**MOVE-IN
READY SUBLEASE**
12,130-42,708 RSF

CBRE



THE OPPORTUNITY

Discover your next business home in this stunning Class A office building, featuring panoramic views of Quarry Lake that inspire creativity and productivity. Enjoy exclusive access to outdoor tenant amenity spaces, perfect for breaks or informal meetings. With ample parking and easy ingress and egress, convenience is at your fingertips. Experience world-class ownership and management dedicated to your success. Plus, you're just minutes away from shopping and dining at the Arboretum and Domain. Elevate your work environment today!

BUILDING DETAILS

- ◆ Class A
- ◆ 3 Stories
- ◆ Structured Parking
- ◆ Adjacent to Domain and Arboretum
- ◆ Great Access to MoPac and Hwy 183

BUILDING AMENITIES

- ◆ Views of Quarry Lake
- ◆ On-site Property Management
- ◆ Outdoor Workspace Seating
- ◆ Security Card Building Access
- ◆ Hike & Bike Trail

QUARRY OAKS I

LOCATION

This perfect sublease opportunity is in the heart of Austin's thriving technology corridor. Just three minutes from the Arboretum and Domain, this prime location offers incredible access to Quarry Lake and scenic hike and bike trails, ideal for outdoor enthusiasts. Nestled among some of the world's most admired companies, your business will thrive here, attracting top talent with easy access for employees. Enjoy the convenience of being at the weighted center of Austin's working population, providing a vibrant and dynamic environment for growth and success!

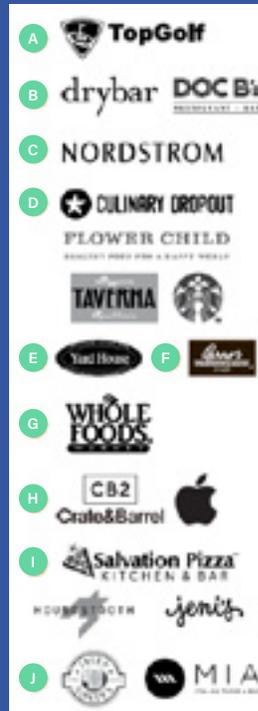
ACCESS TO THE BEST OF AUSTIN

WITHIN 3 MILES:

- 281 Restaurants
- 23 Fitness Options
- 27 Hotels
- 19 Coffee Spots



THE DOMAIN



2 THE ARBORETUM

- A Amy's Ice Cream
- B Starbucks
- C Cava
- D Cheesecake Factory
- E Estancia
- F Five Guys
- G Hanara Sushi
- H Juliet Italian Kitchen
- I Peapioca Lounge
- J The Rose Bakery

3 GREAT HILLS MARKET

4 TRADER JOES

5 HEB

6 CHICK-FIL-A

7 BRAKER VILLAGE

8 ARBOR WALK

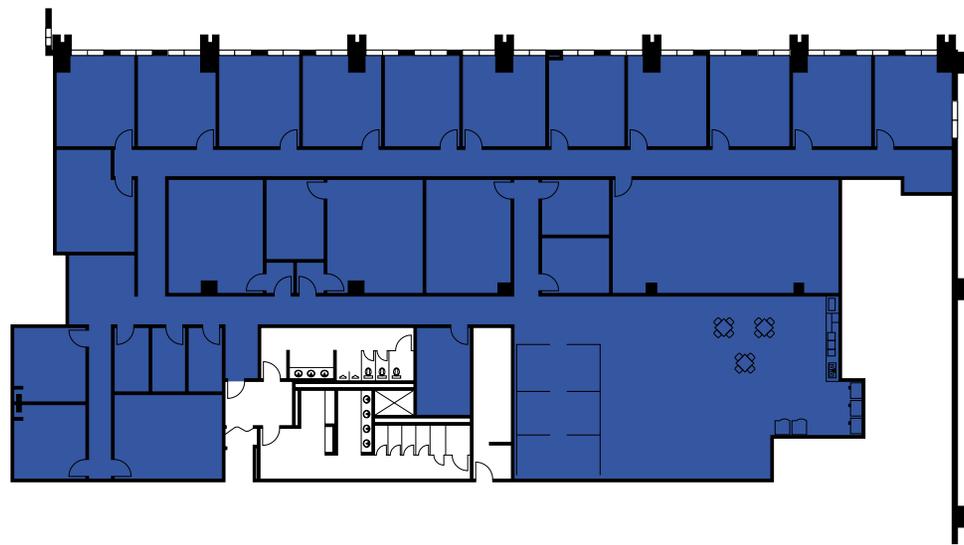
9 Q2 STADIUM



AVAILABLE

Suite 120/130

Leaseable SF	12,130 RSF
Lease Rate	Call Broker
Lease Expiration	8/31/2032
Parking	4/1,000



SUITE 120/130
12,130 RSF

QUARRY OAKS I

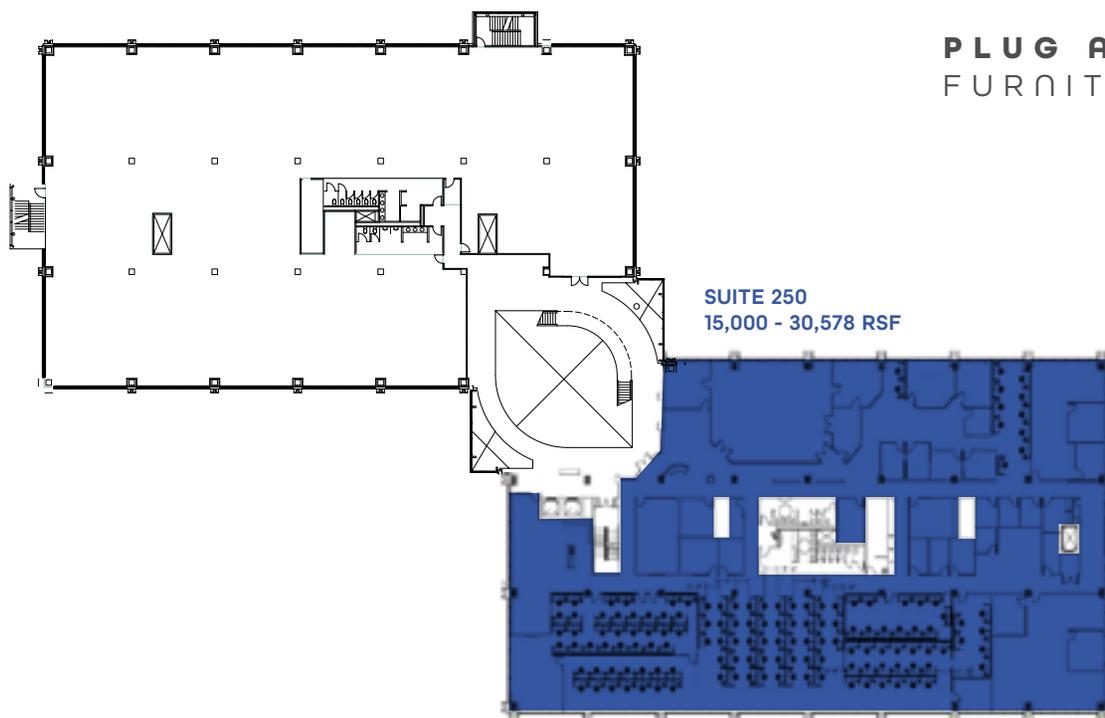
4



AVAILABLE

Suite 250

Leaseable SF	30,578 RSF
Lease Rate	Call Broker
Lease Expiration	8/31/2029
Parking	4/1,000



**PLUG AND PLAY -
FURNITURE AVAILABLE**

QUARRY OAKS I

5

QUARRY OAKS I

10900 STONELAKE BLVD

C O N T A C T S

Bo Beacham

Senior Vice President

+1 512 632 5575

bo.beacham@cbre.com

Trey Low

Senior Associate

+1 512 705 7007

trey.low@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE