

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

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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!

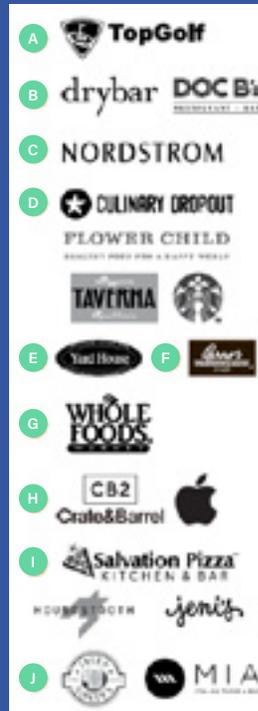
ACCESS TO THE BEST OF AUSTIN

WITHIN 3 MILES:

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



THE DOMAIN



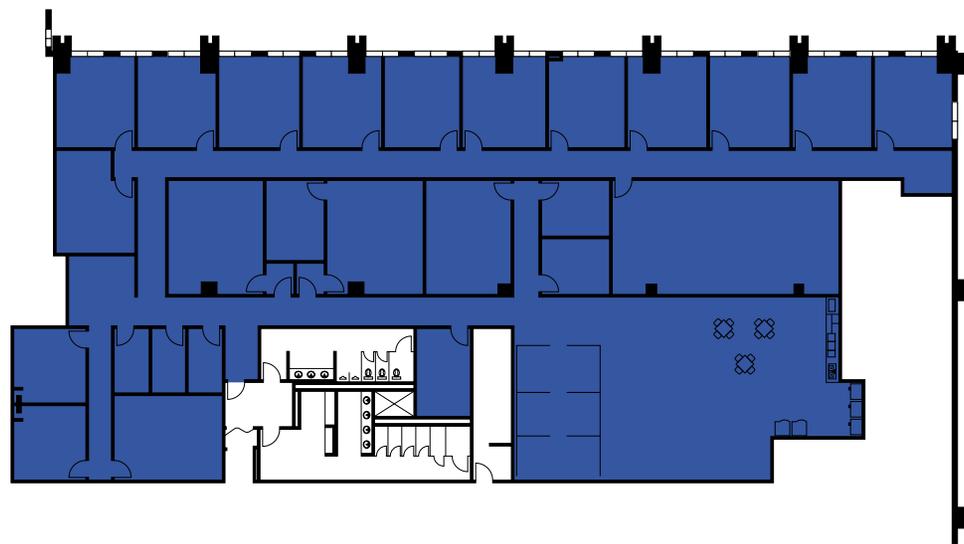
- | | |
|--|---|
| <ul style="list-style-type: none"> 2 THE ARBORETUM A Amy's Ice Cream B Starbucks C Cava D Cheesecake Factory E Estancia F Five Guys G Hanara Sushi H Juliet Italian Kitchen I Peapioca Lounge J The Rose Bakery | <ul style="list-style-type: none"> 3 GREAT HILLS MARKET 4 TRADER JOES 5 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



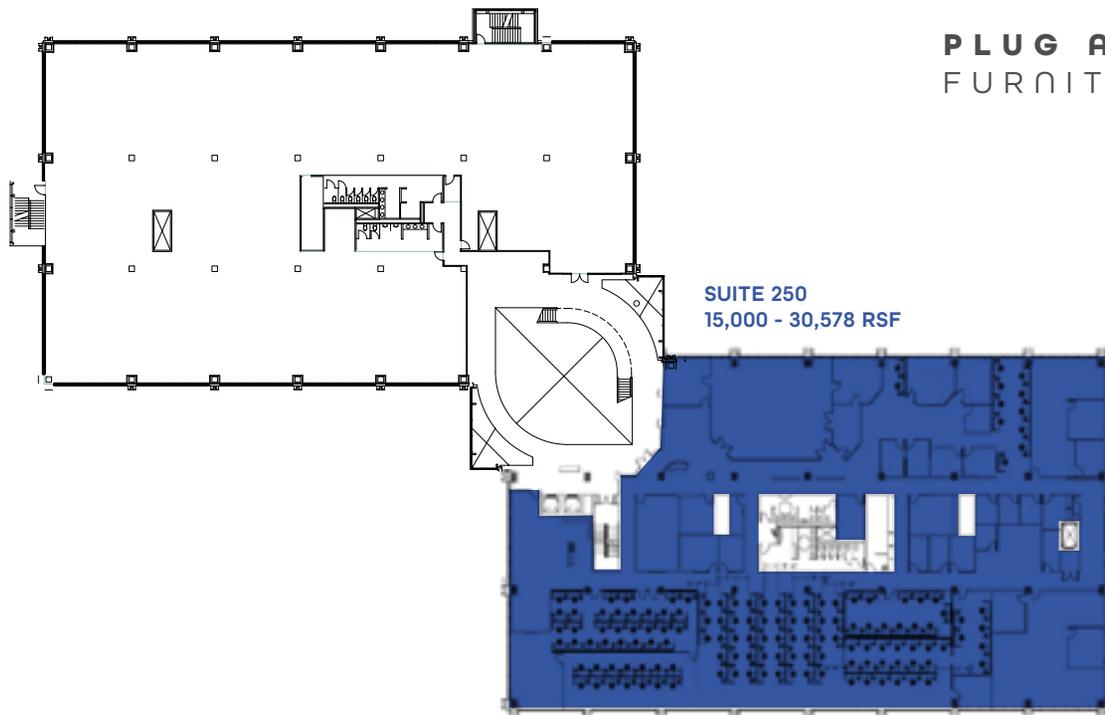
SUITE 120/130
12,130 RSF



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**

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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

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