

UP TO 3,898 RSF  
CONTIGUOUS SPACE AVAILABLE

8701

# ATRIUM

8701 MOPAC EXPRESSWAY NORTH

Austin, Texas 78759



Office Building Levels : 4

Typical Floor Area : +/- 30,796 SF

Total Building Area : 121,901 SF

Parking Ratio : 3.9/1,000 SF

## ATRIUM OFFICE CENTRE

Atrium Office Centre, a multi-tenant office building in the North MoPac corridor of Austin, Texas, encompasses 121,901 rentable square feet. Additional amenities include a beautifully landscaped courtyard, convenient fitness center equipped with showers, a 24-seat state-of-the-art conference room, highly visible building and monument signage located in the City's premier, in-fill suburban market. Located at the intersection of US Hwy 183 and MoPac Expressway, Atrium Office Centre is the demographic center of Northwest submarket that brings you closer to the Arbor Walk, The Domain, The Arboretum, and the three million square foot campus at Apple.

8 7 0 1 M O P A C E X P R E S S W A Y N O R T H

A u s t i n , T e x a s 7 8 7 5 9



# EXTERIOR

# INTERIOR

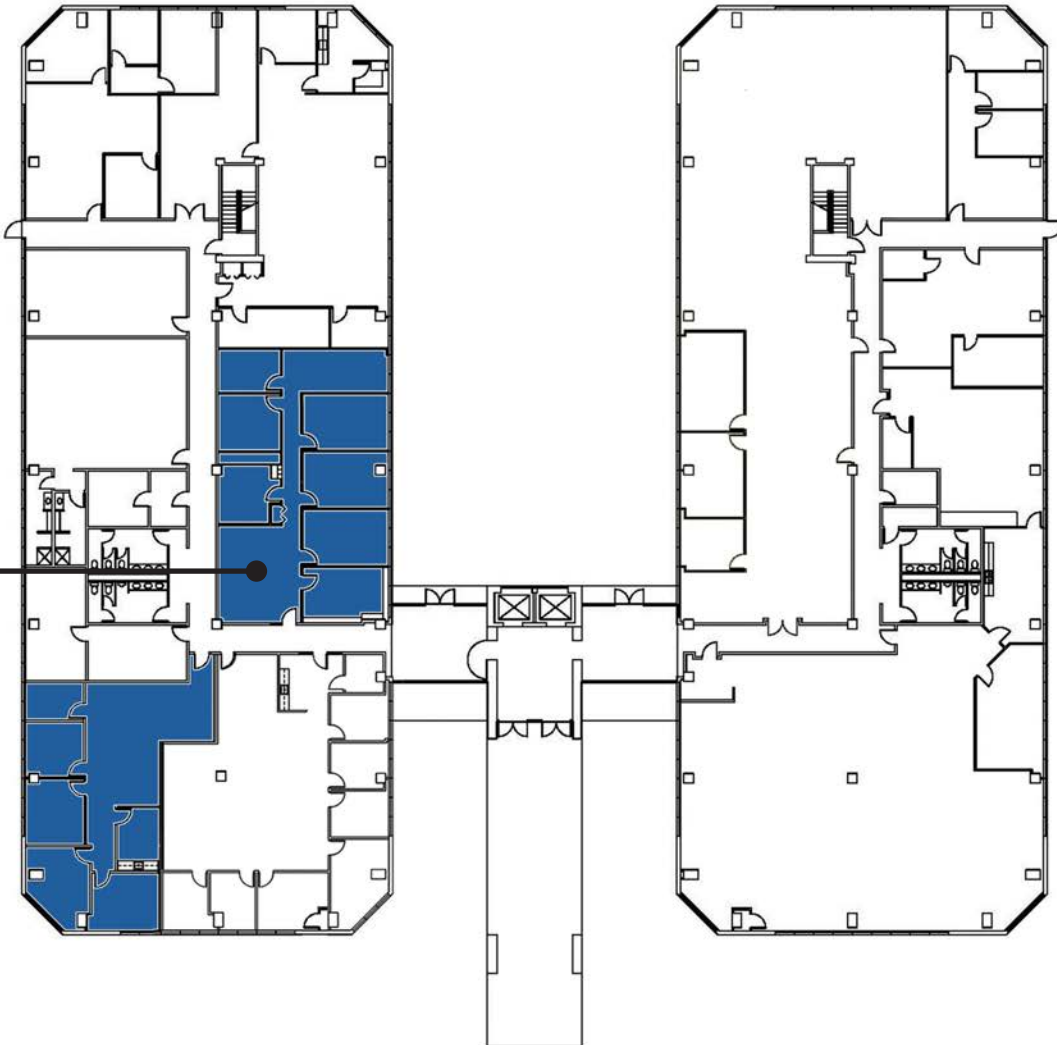




## CONFERENCE ROOM



# AVAILABLE FLOOR PLANS



**SUITE 105 • 2,376 RSF**  
\$20.50/RSF • \$14.44 NNN

**SUITE 110 • 1,911 RSF**  
\$20.50/RSF • \$14.44 NNN

8 7 0 1 M O P A C E X P R E S S W A Y N O R T H  
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# AVAILABLE FLOOR PLANS



**SUITE 300 • 3,898 RSF**  
\$20.50/RSF • \$14.44 NNN

8 7 0 1 M O P A C E X P R E S S W A Y N O R T H  
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# AVAILABLE FLOOR PLANS

**SUITE 480 • 1,664 RSF**  
\$20.50/RSF • \$14.44 NNN

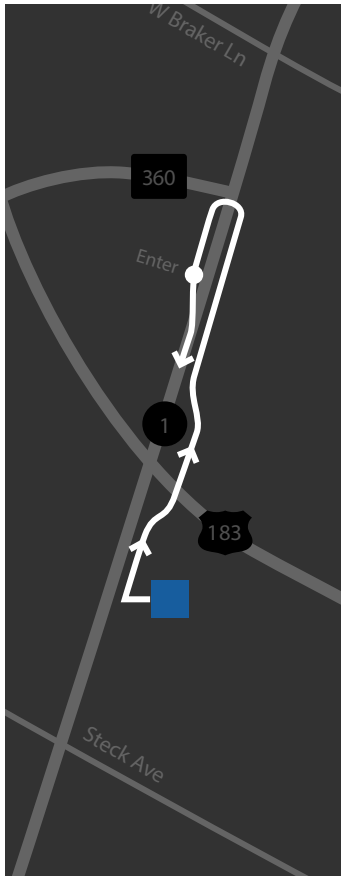


**SUITE 455 • 5,568 RSF**  
\$20.50/RSF • \$14.44 NNN  
AVAILABLE 01/01/2025

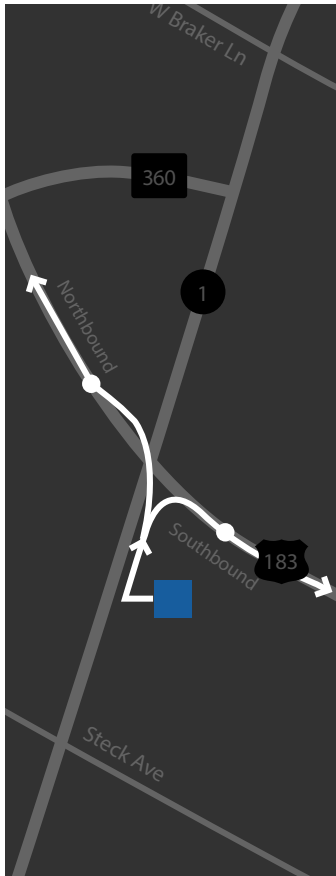
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# DRIVE TIMES

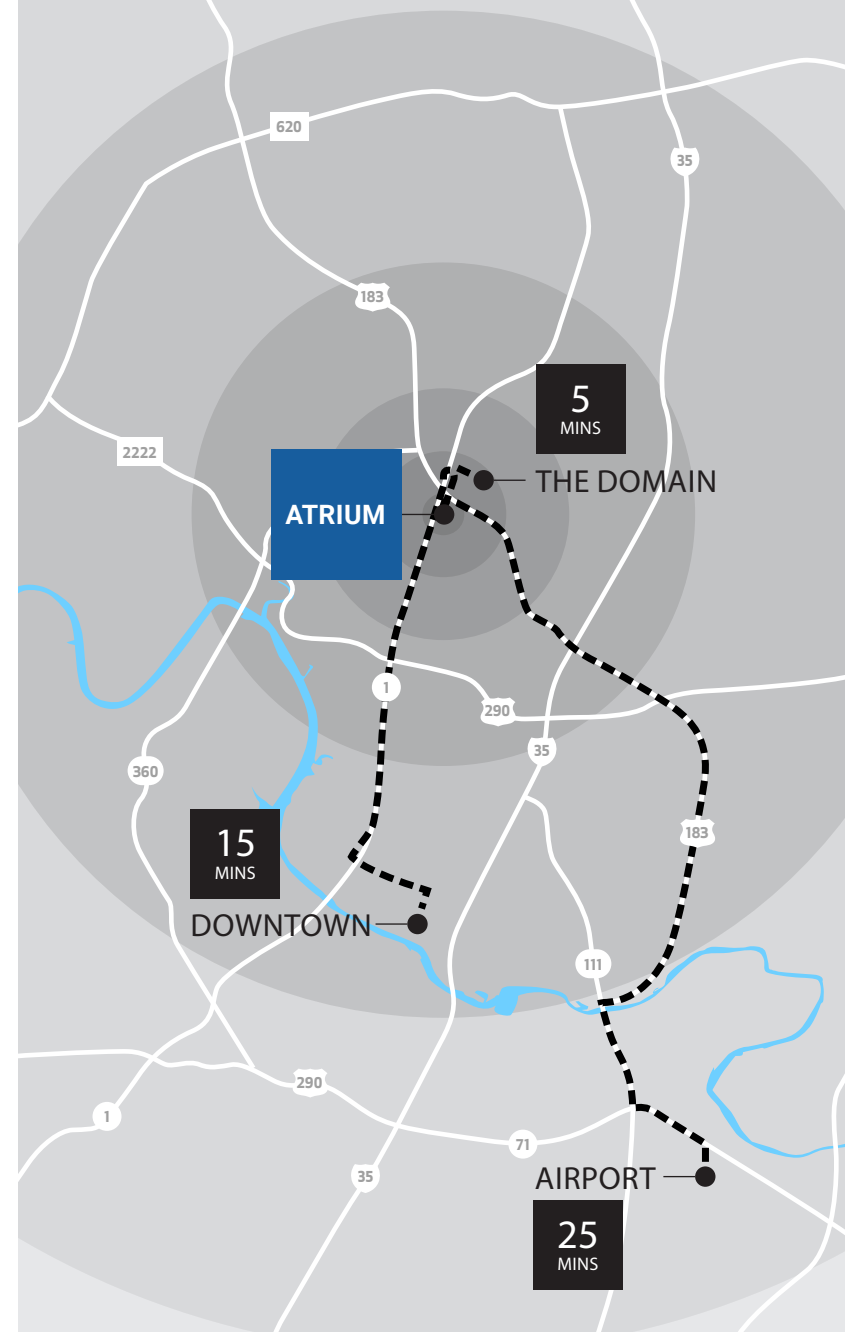
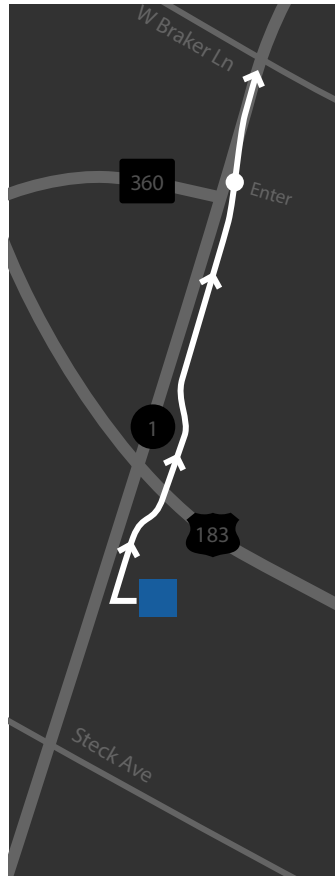
SOUTHBOUND MOPAC



NORTH- AND SOUTHBOUND 183



NORTHBOUND MOPAC



8 7 0 1 M O P A C E X P R E S S W A Y N O R T H

A u s t i n , T e x a s 7 8 7 5 9



# NEARBY AMENITIES

## Retail

24 Hour Fitness  
 Arbor Car Wash & Lube  
 Ann Taylor  
 Barnes & Noble  
 Best Buy  
 Crate & Barrel  
 David's Bridal  
 Five Below  
 Factory Mattress  
 Gap & Gap Kids  
 Golf Galaxy  
 HomeGoods  
 inStep the Birkenstock Store  
 J. Crew  
 Kohler  
 Lamps Plus  
 Lenscrafters  
 Michael's  
 Milk + Honey Spa  
 Nordstrom Rack  
 Office Depot  
 Old Navy  
 Orangetheory Fitness  
 Petco  
 Pottery Barn  
 REI  
 Ross Dress for Less  
 Saks Off Fifth  
 Sally Beauty Supply  
 Sam's Club  
 Sprouts Farmers Market  
 Supercuts  
 Talbots  
 Target  
 TJ Maxx  
 The Container Store  
 T-Mobile  
 Trader Joe's  
 Tuesday Morning  
 Ulta  
 World Market

## Restaurants/Grocery

Amy's Ice Cream  
 Baby Acapulco  
 Buca di Beppo  
 Corner Bakery  
 Dave & Busters  
 Eddie V's  
 Estancia Brazilian Steakhouse  
 Flavortown Kitchen  
 Fire Bowl Café  
 Five Guys Burgers & Fries  
 Haru Japanese Cuisine  
 HEB  
 Iron Cactus  
 Jason's Deli  
 La Madeline  
 Manuel's  
 Newk's Eatery  
 Panera Bread  
 PF Chang's  
 Randall's  
 Saltgrass Steak House  
 Snap Kitchen  
 Starbucks  
 The Cheesecake Factory  
 Truluck's  
 Twin Lion  
 Whole Foods  
 Zoe's Kitchen  
 Z Tejas

## Lodging

Courtyard by Marriott  
 Doubletree by Hilton  
 Holiday Inn Express  
 Homewood Suites  
 Hyatt Place  
 Renaissance Hotel  
 Sonesta Suites  
 TownPlace Suites

ARBORETUM/  
GATEWAY

THE  
DOMAIN

ATRIUM

BURNET RD/  
ANDERSON LN

Retail  
 Aeropostale  
 Aldo  
 American Eagle  
 Anthropologie  
 Athleta  
 Banana Republic  
 Bath & Body Works  
 Coach New York  
 Dick's Sporting Goods  
 Dillard's  
 Express  
 Forever 21  
 H&M  
 J. Crew  
 Kendra Scott  
 Levi's  
 Lilly Pulitzer  
 Louis Vuitton  
 Lululemon  
 MAC Cosmetics  
 Macy's  
 Madewell  
 Neiman Marcus  
 Victoria's Secret  
 Tesla  
 Zara

Restaurants/Grocery  
 Beard Papa's Cream Puffs  
 California Pizza Kitchen  
 Cava  
 Craftwork Coffee Co.  
 Coffee + Crisp  
 Copper  
 Cru Wine Bar  
 Culinary Dropout  
 Gong Cha Bubble Tea  
 Grove Bar & Kitchen  
 Jeni's Splendid Ice Creams  
 Joi Asian Bistro  
 Flaming Pizza  
 Flowerchild  
 Fleming's Steakhouse  
 Gloria's  
 MAD Greens  
 Maggiano's  
 North Italia  
 Perry's Steakhouse & Grille  
 Plank Seafood Provisions  
 Picolé Pops  
 Shake Shack  
 Starbucks  
 Sushi Zushi  
 Thai-Kun  
 Yard Milkshake Bar  
 Velvet Taco  
 Xian Noodles  
 Whole Foods

Retail  
 DSW Shoe Warehouse  
 DXL Destination XL  
 Five Below  
 Floyd's 99 Barbershop  
 Jo-Ann Fabrics and Crafts  
 Home Depot  
 Marshalls  
 Natural Grocers  
 PGA Tour Superstore  
 Skechers Outlet  
 T-Mobile

Restaurants  
 BJ's Restaurant & Brewhouse  
 Chipotle  
 Lupe Tortilla  
 Masala Wok  
 Mighty Fine Burgers, Fries & Shakes  
 Mimi's Café  
 Potbelly Sandwich Works  
 Salata  
 Southside Market & BBQ  
 Tino's Greek Cafe

Retail  
 Four Hands  
 Guitar Center  
 James Avery  
 John William Interiors  
 Louis Shanks  
 Lowe's  
 Nadeau  
 Office Depot  
 Precision Camera  
 Ross  
 T-Mobile  
 Walgreen's  
 Wal-mart

Restaurants  
 Bartlett's  
 Chipotle  
 Chili's  
 Cover 3  
 Dos Batos  
 Dos Salsas  
 Einstein Brothers  
 Epoch Coffee  
 First Watch  
 Hopdoddy  
 Jimmy John's  
 Jersey Mike's  
 Madam Mam's  
 Olive Garden

P. Terry's  
 Summer Moon Coffee  
 San Francisco Bakery & Café  
 Slab BBQ  
 Shu Shu's  
 Starbucks  
 The Bon Aire  
 Trudy's  
 Thundercloud Subs  
 Waterloo Ice House  
 Whataburger  
 Wingstop  
 Zen Japanese

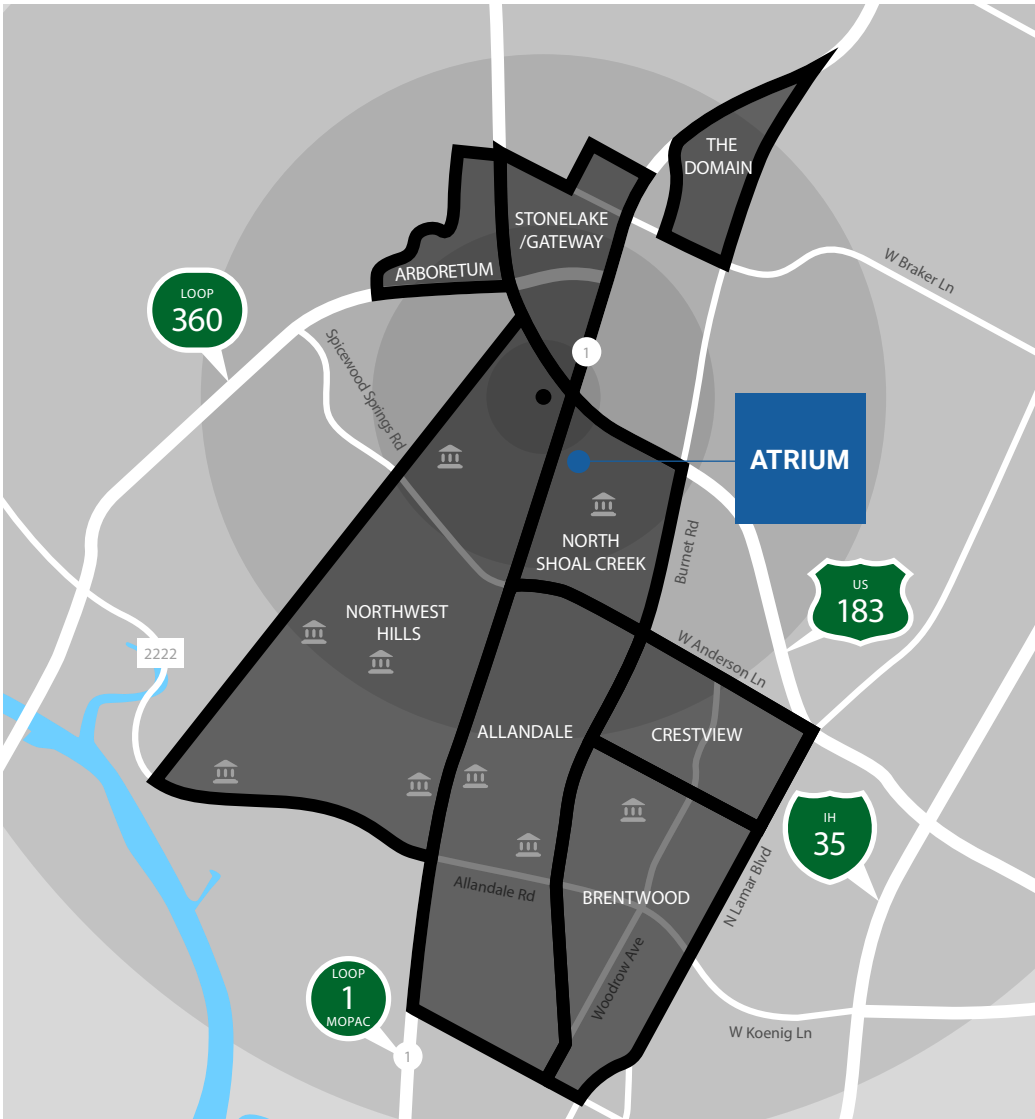
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Austin, Texas 78759

# MAJOR EMPLOYERS



# NEIGHBORHOODS & SCHOOLS



## APARTMENTS

- |                              |                           |                           |
|------------------------------|---------------------------|---------------------------|
| Arboretum                    | North Shoal Creek         | Northwest Hills           |
| Canyon Resort at Great Hills | Abbey Road                | Terracina                 |
| Tramor at the Hills          | Woodchase                 | Le Montreaux              |
| Hardrock Canyon              | Rockwood                  | Bent Tree                 |
| Tramor at the Arboretum      | Arabella                  | Cimarron Crossing         |
| Arboretum Oaks               |                           | Marquis at Caprock Canyon |
|                              | Gateway/Stonelake         | Woodstone                 |
| Domain                       | Arboretum at Stonelake    | Marquis at Treetops       |
| Residences at the Domain     | Marquis at Great Hills    | Westdale Creek            |
| Villages at the Domain       | Broadstone Arboretum      | Northwest Hills           |
| The Kenzie at the Domain     | The Estate on Quarry Lake | The Ridge                 |
| IMT at the Domain            |                           | Falls on Bull Creek       |
| Gallery at the Domain        |                           |                           |
| The Standard at the Domain   |                           |                           |

## SCHOOLS

- |                           |                             |                         |
|---------------------------|-----------------------------|-------------------------|
| Allandale                 | Brentwood                   | Northwest Hills         |
| Gullett Elementary School | Brentwood Elementary School | Hill Elementary School  |
| Lamar Middle School       |                             | Doss Elementary School  |
|                           |                             | Murchison Middle School |
|                           | North Shoal Creek           | Anderson High School    |
|                           | Pillow Elementary School    | St. Theresa's Catholic  |

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Eurus Capital Partners was founded by Gerald Kucera and Dr. Nikolaus Hensel to identify, evaluate, and engage in investment opportunities for both institutional and private clients. Since its inception, Eurus Capital Partners has purchased, developed, and/or retained management responsibilities for investments and assets worth over \$1B USD. Notable developments include Plaza 7000 (150,000+ SF of Class 'A' office space on MoPac), Mopac Centre (100,000 SF of Class 'A' office space), and Steiner Ranch, Austin's top-rated master-planned community which comprises over 6,000 acres along Lake Austin. Eurus Capital Partners offices in Austin, Texas and Frankfurt, Germany.



8 7 0 1 M O P A C E X P R E S S W A Y N O R T H

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