

OFFICE FOR LEASE

8627 North Mopac Expressway | Austin, Texas 78759

# Chancellor



FOR MORE INFORMATION

JEFF HENLEY

JEFF HENLEY, JR.

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 RIVERSIDE

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# Newly Renovated Lobby



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## LEVEL ONE

\$17.50/RSF | \$14.44 NNN

Suite 140 - 1,434 RSF

## LEVEL TWO

\$17.50/RSF | \$14.44 NNN

Suite 200 - 1,812 RSF\*

Suite 215 - 2,879 RSF\*

Suite 250 - 1,255 RSF

*\*Suites 200 & 215 may be combined for a total of 4,691 RSF.*

## LEVEL THREE

\$17.50/RSF | \$14.44 NNN

Suite 350 - 3,709 RSF

## LEVEL FOUR

\$17.50/RSF | \$14.44 NNN

Suite 420 - 2,727 RSF\*\*

Suite 450 - 1,553 RSF\*\*

Suite 475 - 1,605 RSF\*\*

*\*\*Suites 420, 450 & 475 may be combined for a total of 5,885 RSF.*



FOR MORE INFORMATION

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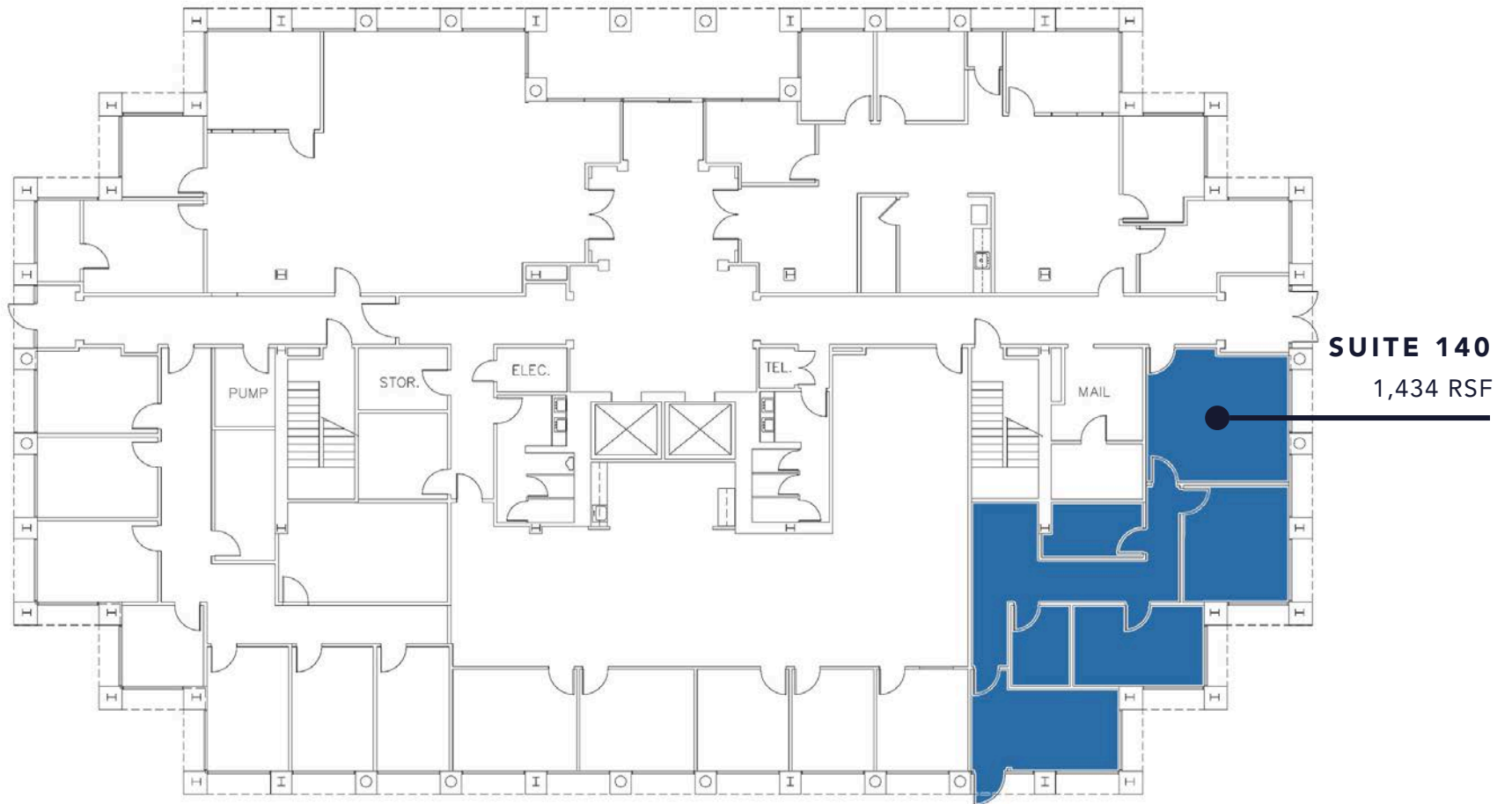
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# Level 1



• **Covered Parking Available**  
3.36/1,000 RSF parking ratio

• **Scenic Views**

• **Convenient**  
to restaurants & Retails

• **Onsite**  
Parcel & Postal Service

• **AT&T**  
Fiber

FOR MORE INFORMATION

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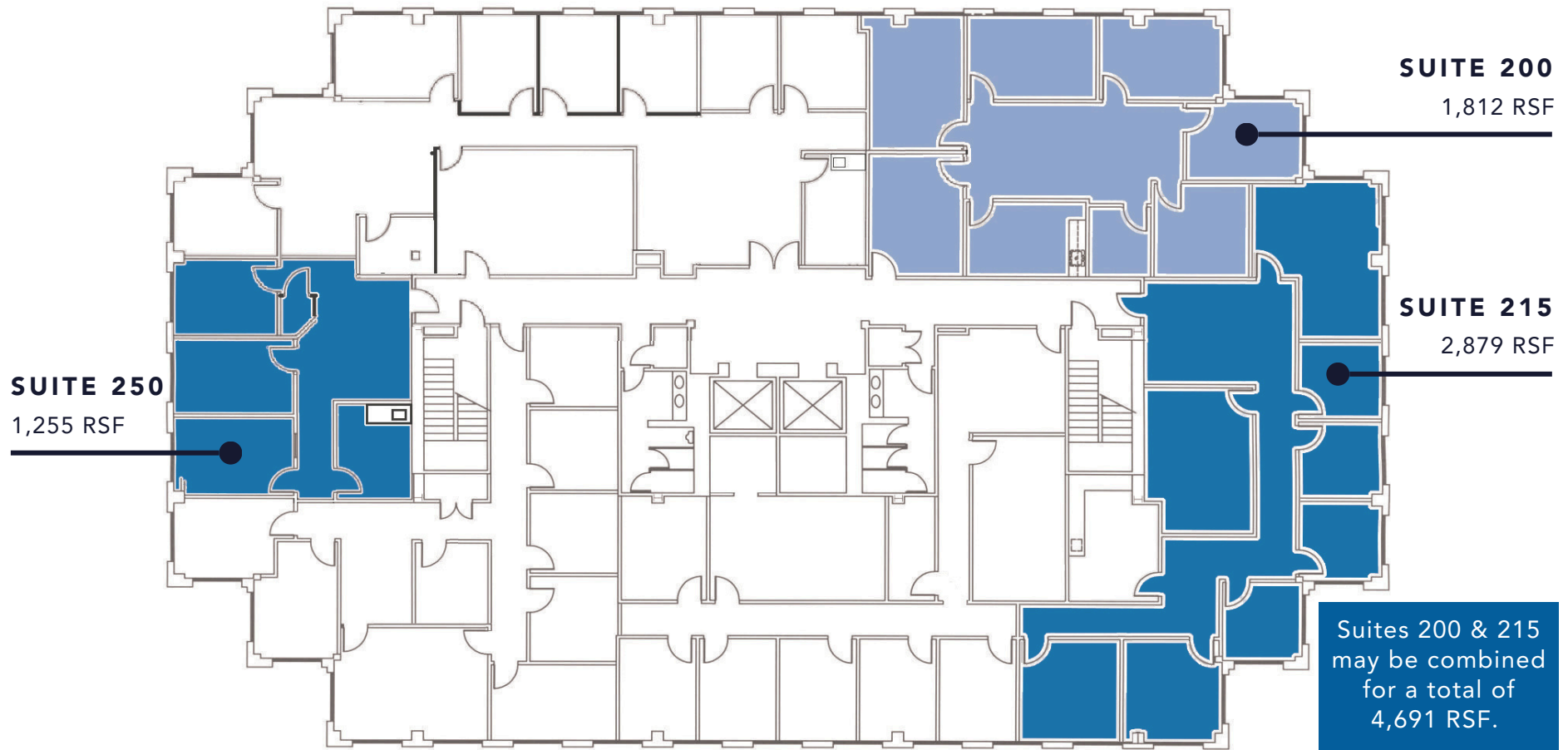
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# Level 2



- Covered Parking Available  
3.36/1,000 RSF parking ratio
- Scenic Views
- Convenient to restaurants & Retails
- Onsite Parcel & Postal Service
- AT&T Fiber

FOR MORE INFORMATION

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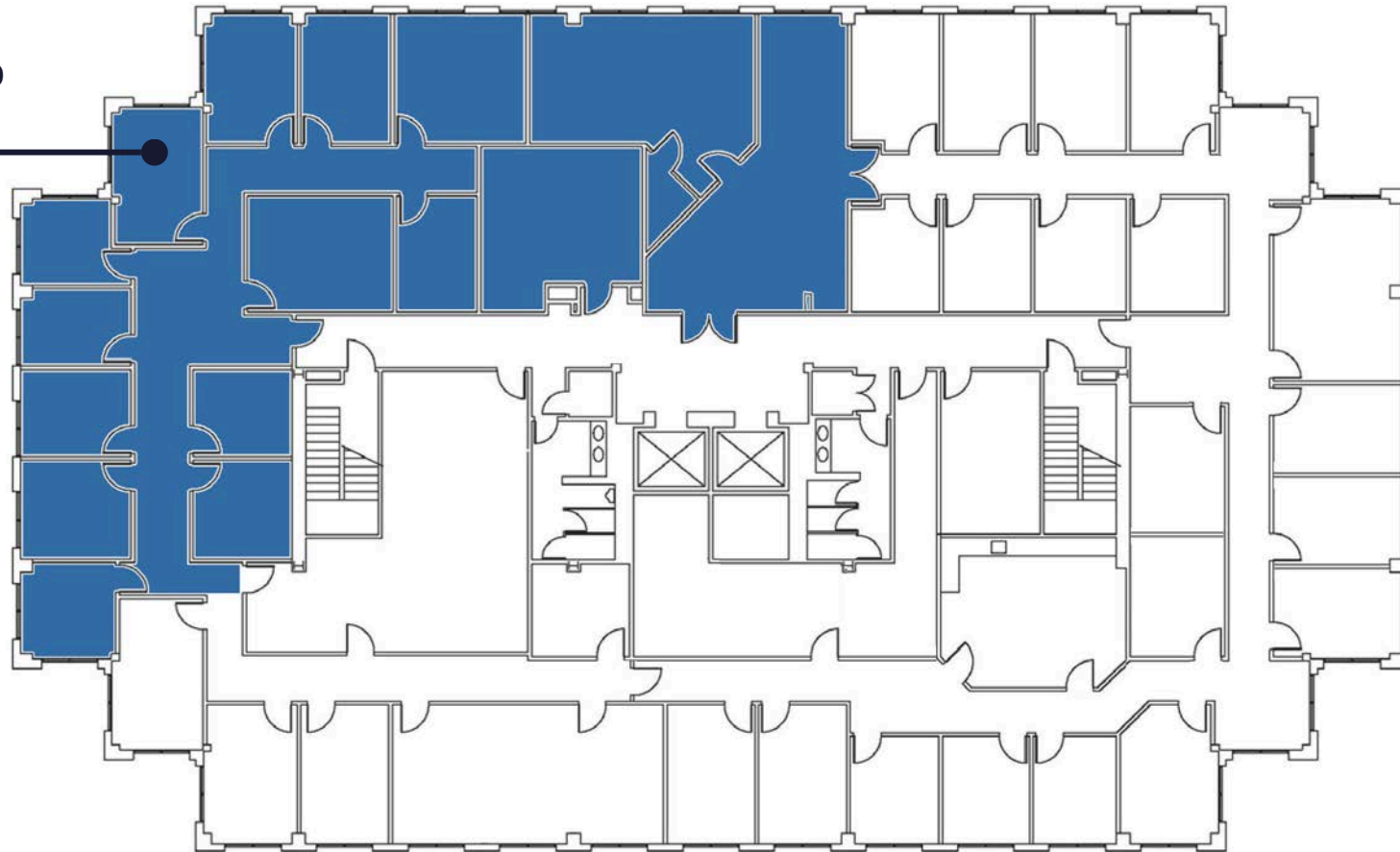
jhenley@riverside-re.com  
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# Level 3

**SUITE 350**  
3,709 RSF



- **Covered Parking Available**  
3.36/1,000 RSF parking ratio
- **Scenic Views**
- **Convenient**  
to restaurants & Retails
- **Onsite**  
Parcel & Postal Service
- **AT&T**  
Fiber

FOR MORE INFORMATION

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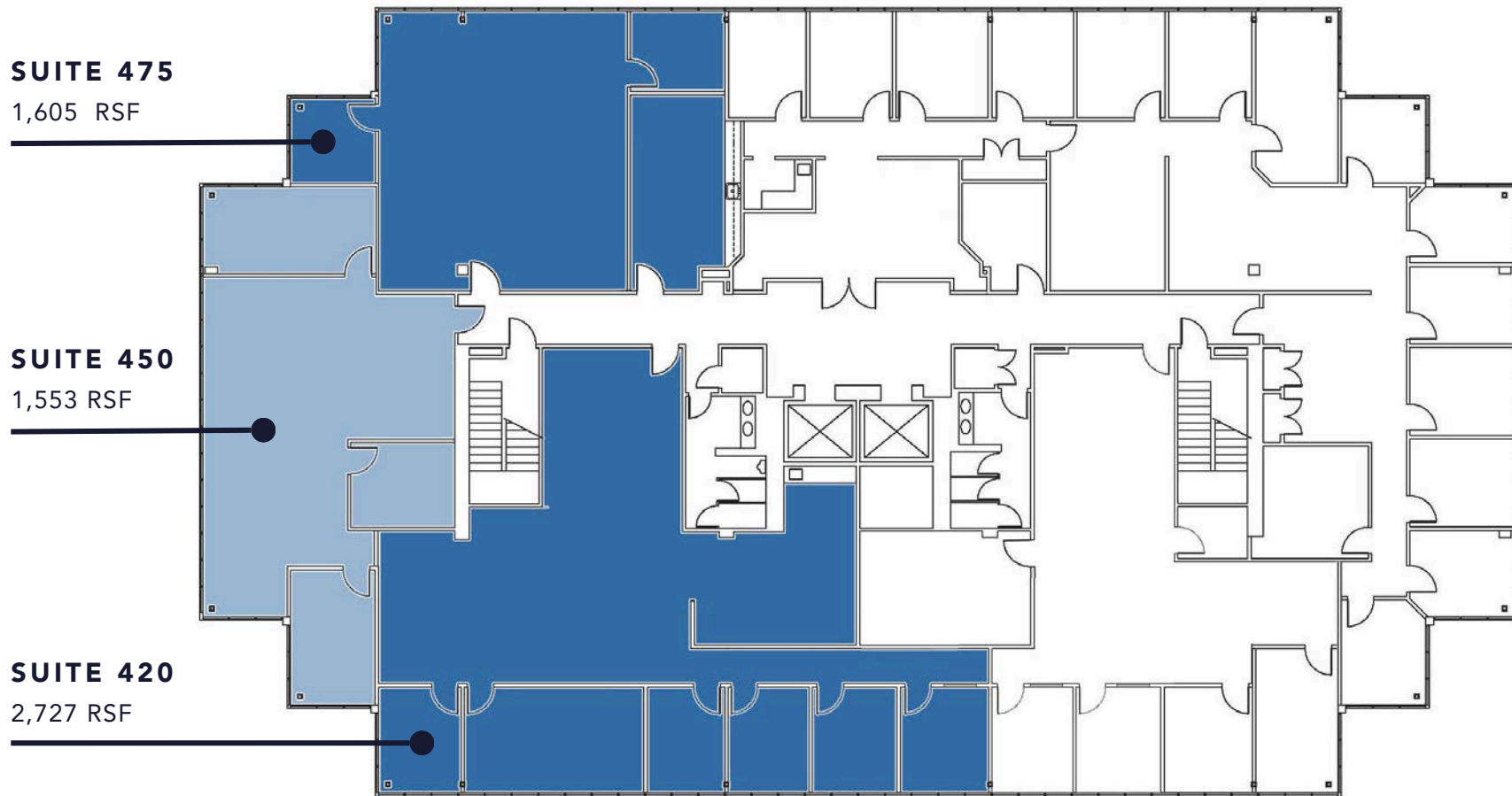
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Suites 450 & 475 may be combined for a total of 3,158 RSF.  
Suites 420 & 450 may be combined for a total of 4,280 RSF.  
Suites 420, 450 & 475 may be combined for a total of 5,885 RSF.

# Level 4



- Covered Parking Available  
3.36/1,000 RSF parking ratio
- Scenic Views
- Convenient to restaurants & Retails
- Onsite Parcel & Postal Service
- AT&T Fiber

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# Nearby Amenities

## 1 I-35 & HWY 183

- DoubleTree by Hilton
- Hello! Macaron
- National Tire and Battery
- Austin's Own
- Lowe's Home Improvement
- Bank of America
- Taco Shack
- BBVA Compass Bank
- Water 2 Wine
- Luby's
- Embassy Suites
- Hyatt Place
- Buca di Beppo
- Mimi's Cafe
- Dave & Buster's
- Baby Acapulco
- Regal Cinema & IMAX
- Hanabi Sushi
- Taco Cabana
- Whole Foods Market
- REI
- Crate & Barrel
- The Container Store
- Bed, Bath & Beyond

## 3 Great Hills Market

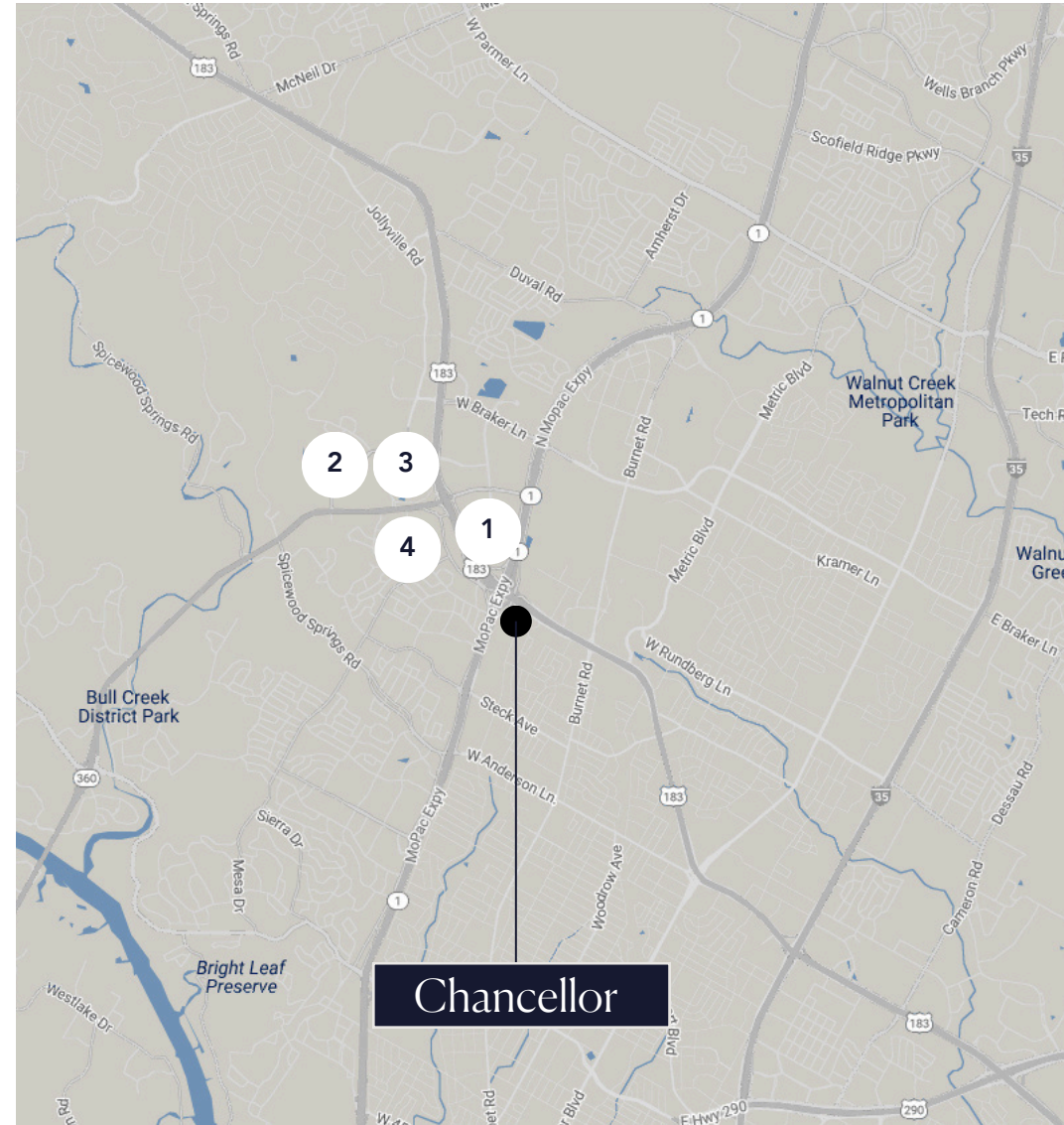
- FireBowl Cafe
- Modern Market
- Texadelphia
- TJ Maxx
- Supercuts
- Pok-E-Jo's Smokehouse
- Petco
- Regal Cinema 8
- La Madeleine French Cafe

## 2 Arboretum Market

- Starbucks
- Trader Joe's
- Williams-Sonoma
- Newk's Eatery
- Talbots
- Romano's Macaroni Grill
- Pier 1 Imports
- PF Chang's
- Sephora
- Modern Market
- Milk + Honey

## 4 The Arboretum

- Zoe's Kitchen
- Pottery Barn
- Gap | Gap Kids
- Z Gallerie
- Francesca's
- Everything But Water
- Jos. A Bank
- Sunglass Hut
- Amy's Ice Creams
- Five Guys Hamburgers
- Barnes & Noble
- The Cheesecake Factory
- Renaissance Austin
- Knotty Deck & Bar
- Chico's
- BRIO Tuscan Grille
- Blue Baker
- Estancia Churrascaria
- BB&T
- Corner Bakery Cafe
- Chase Bank





# Contact

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