



# For Sublease

11000 N Mopac Expy Austin, TX 78759



## Property Highlights



Suite 150



16,200 SF



Available: Now



Lease Expiration:  
4.30.2027



Rental Rate: \$12/NNN  
\$2.00/SF Broker Bonus\*



OPEX: \$9.64/SF ('25 Est)

**STREAM**

## 16,200 SF Office Space Available

### 11000 N Mopac Expressway - Overview

Located in the heart of Austin's vibrant Arboretum area, 11000 N Mopac Expy Suite 150 offers a spacious 16,200 square feet of premium office space. This highly accessible property is positioned near major thoroughfares, including the Mopac Expressway, and is surrounded by a variety of retail, dining, and entertainment options. The location provides a perfect balance of convenience and prestige, making it ideal for businesses looking to establish a strong presence in one of Austin's most sought-after business districts.

\*If deal is signed before 12/1/2025

For Leasing Information, please contact:

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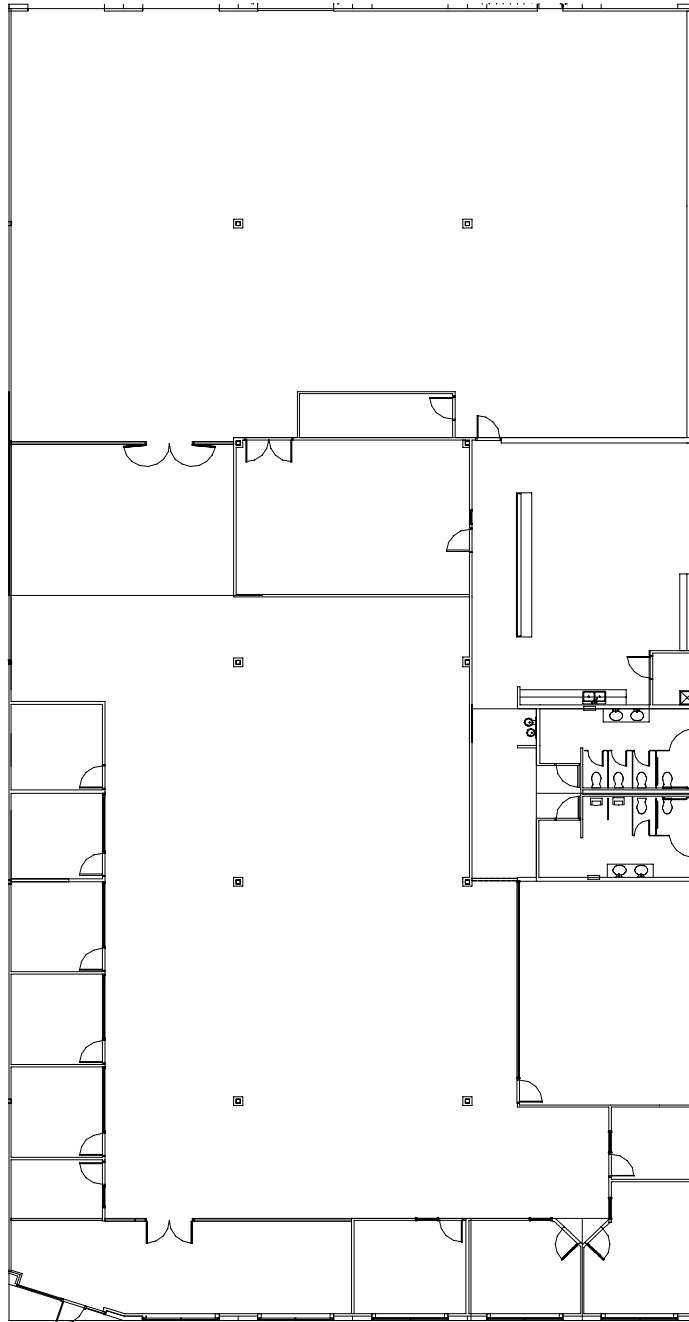


## Suite 150

**16,200 SF - Available Now**

Clear Height: 24'

Power: 400A @ 277/480V



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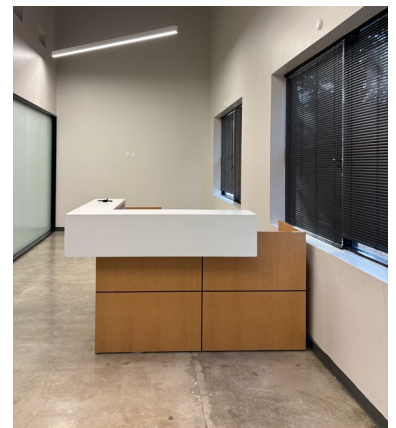
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