



UP TO 10,293 RSF  
CONTIGUOUS SPACE AVAILABLE



# 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 : 3.6/1,000 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.

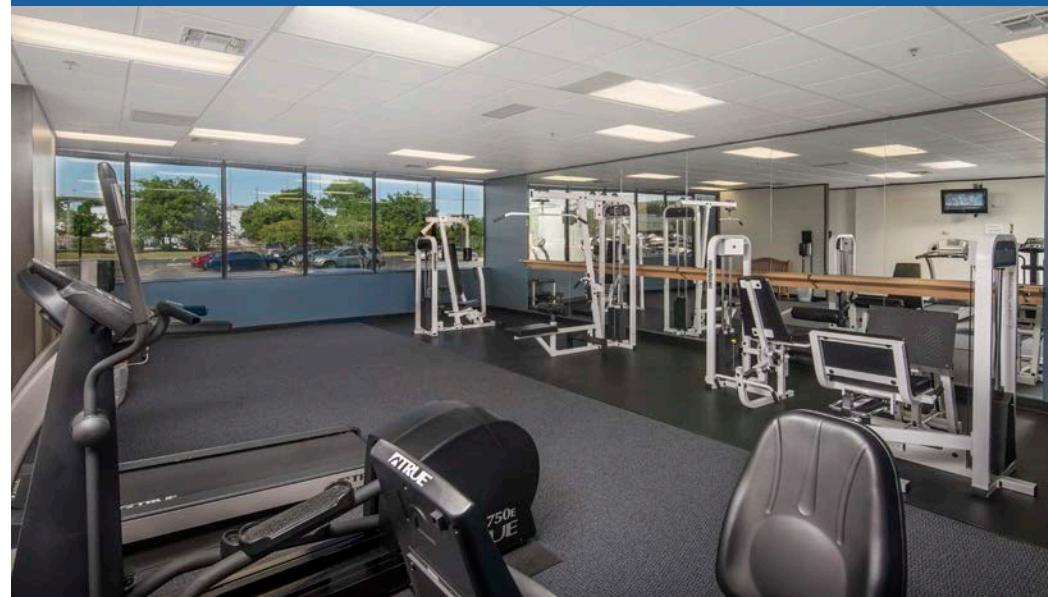
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# COURTYARD



# FITNESS CENTER



# CONFERENCE ROOM

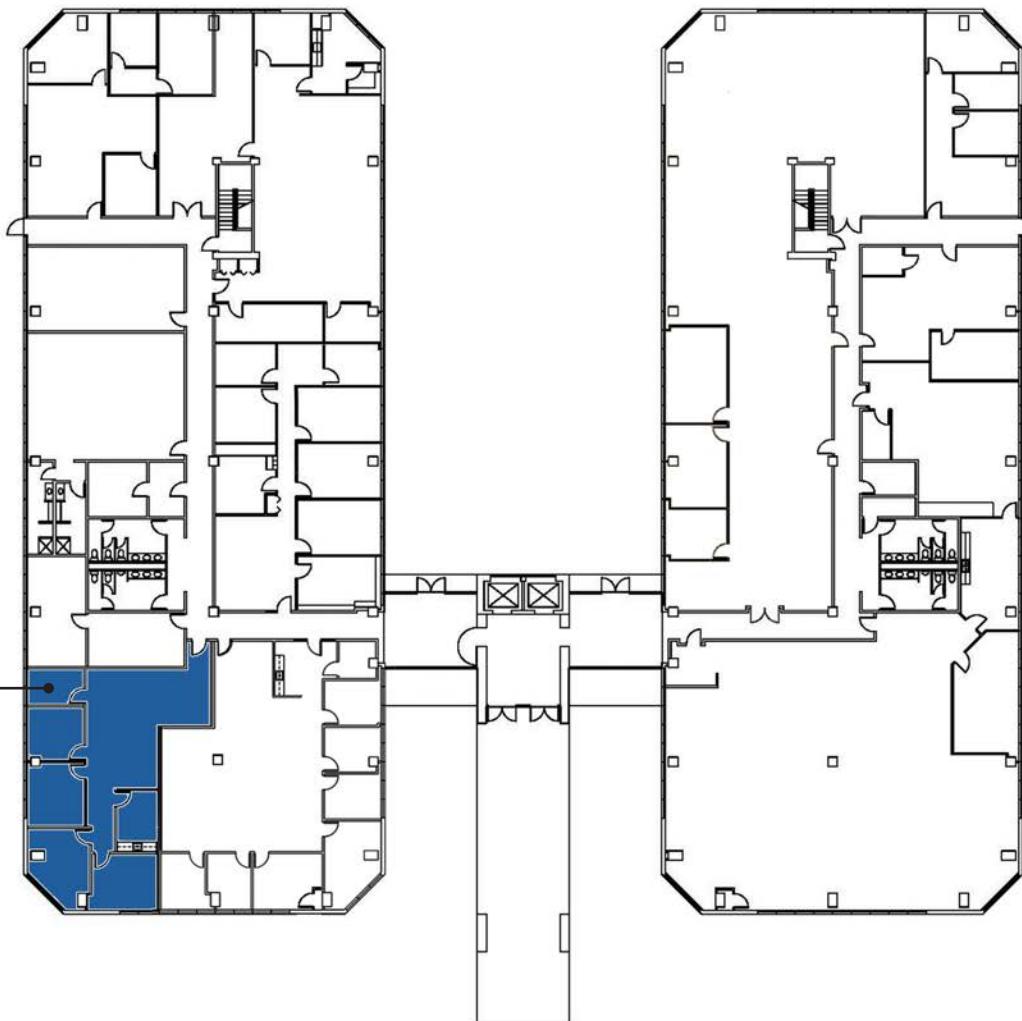


# INTERIOR



## AVAILABLE FLOOR PLANS

**SUITE 110 • 1,911 RSF**  
\$20.50/RSF • \$13.25 NNN



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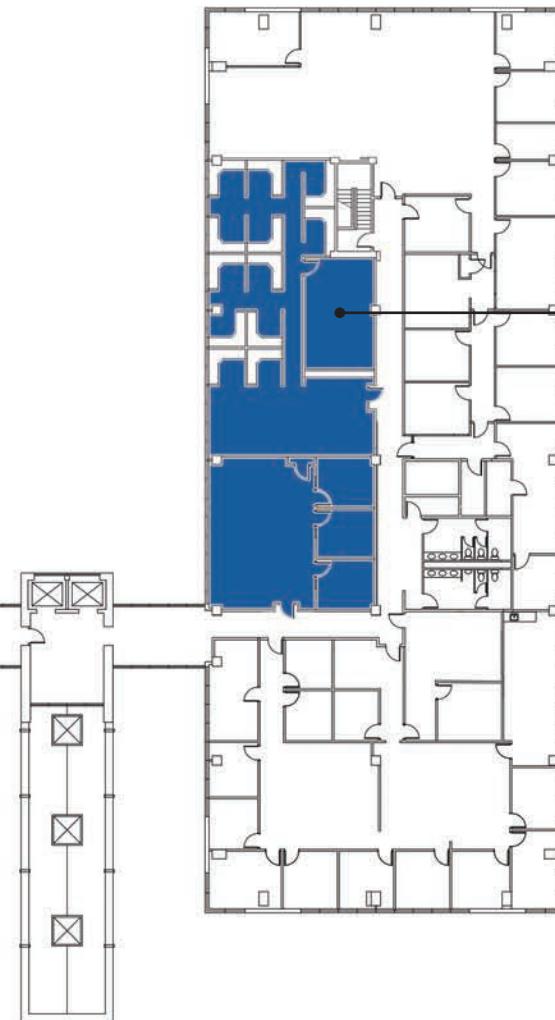
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## AVAILABLE FLOOR PLANS

**SUITE 350 • 10,293 RSF**  
\$20.50/RSF • \$13.25 NNN



**SUITE 300 • 3,898 RSF**  
\$20.50/RSF • \$13.25 NNN



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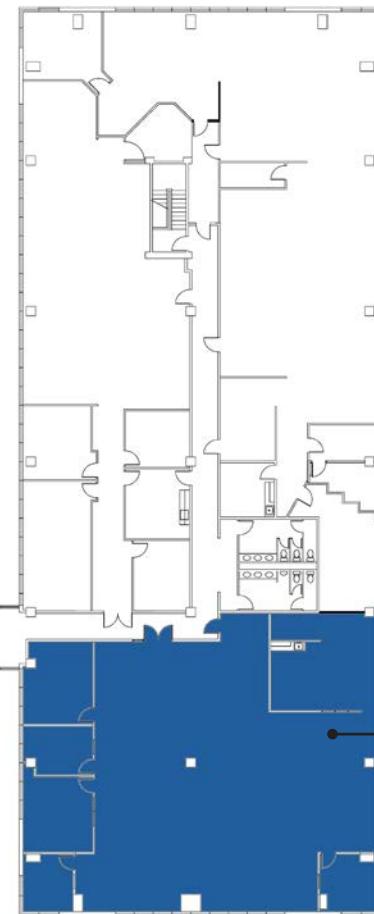
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## AVAILABLE FLOOR PLANS

**SUITE 480 • 1,664 RSF**  
\$20.50/RSF • \$13.25 NNN



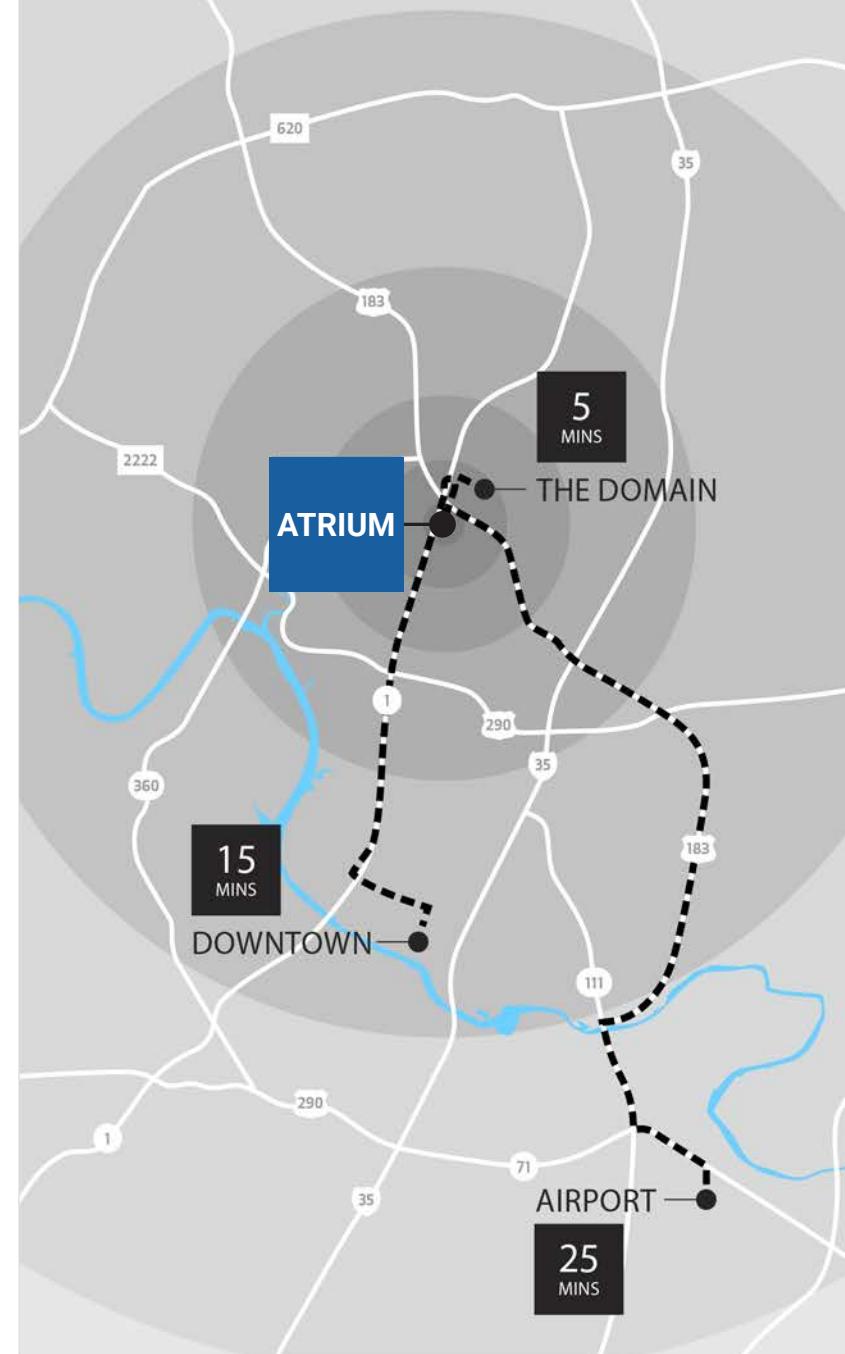
**SUITE 455 • 5,568 RSF**  
\$20.50/RSF • \$13.25 NNN



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## DRIVE TIMES

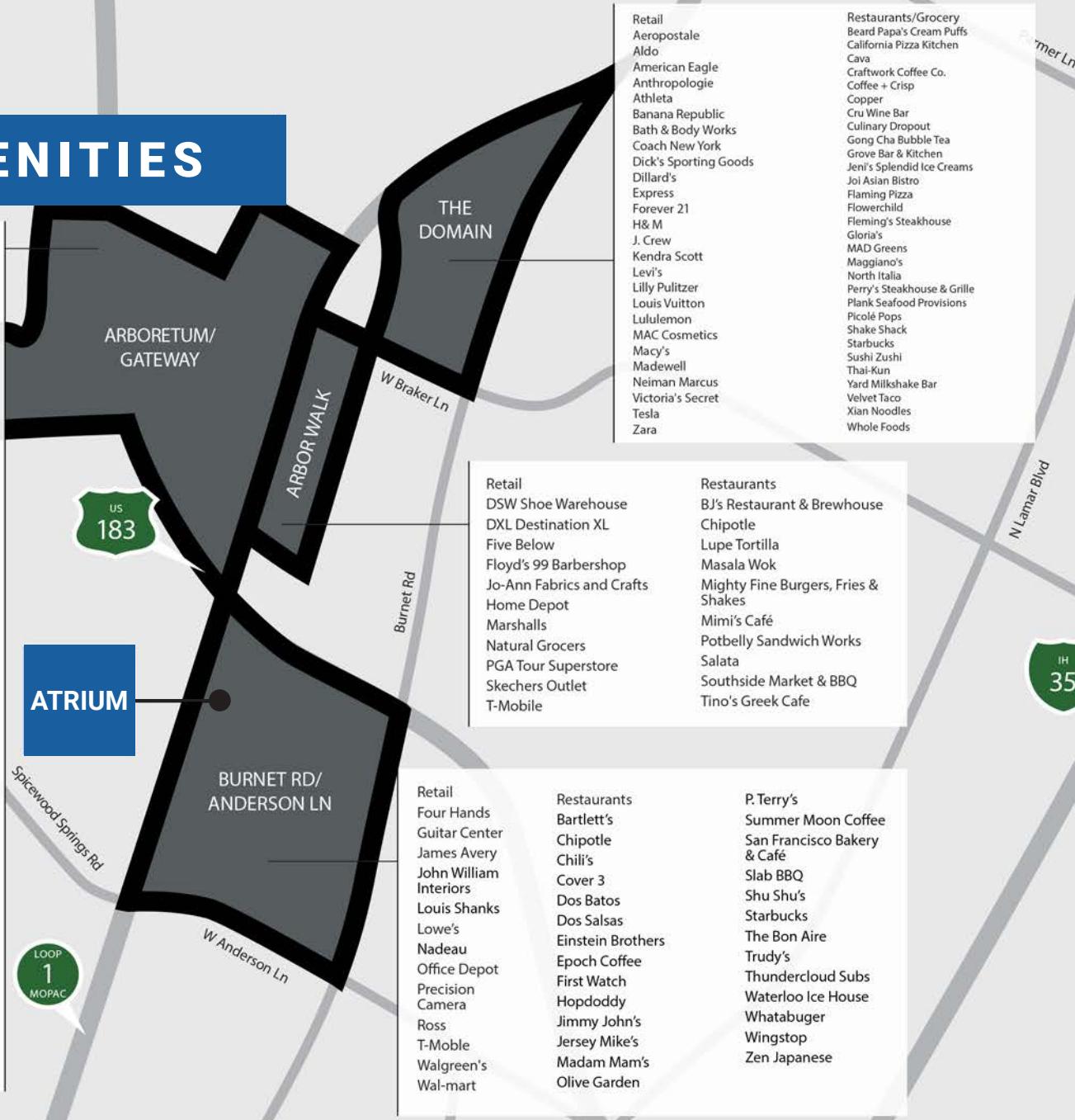


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# NEARBY AMENITIES

Retail	Restaurants/Grocery
24 Hour Fitness	Amy's Ice Cream
Arbor Car Wash & Lube	Baby Acapulco
Ann Taylor	Buca di Beppo
Barnes & Noble	Corner Bakery
Best Buy	Dave & Busters
Crate & Barrel	Eddie V's
David's Bridal	Estancia Brazilian Steakhouse
Five Below	Flavortown Kitchen
Factory Mattress	Fire Bowl Café
Gap & Gap Kids	Five Guys Burgers & Fries
Golf Galaxy	Haru Japanese Cuisine
HomeGoods	HEB
inStep the Birkenstock Store	Iron Cactus
J. Crew	Jason's Deli
Kohler	La Madeline
Lamps Plus	Manuel's
Lenscrafters	Newk's Eatery
Michael's	Panera Bread
Milk + Honey Spa	PF Chang's
Nordstrom Rack	Randall's
Office Depot	Saltgrass Steak House
Old Navy	Snap Kitchen
Orangetheory Fitness	Starbucks
Petco	The Cheesecake Factory
Pottery Barn	Truluck's
REI	Twin Lion
Ross Dress for Less	Whole Foods
Saks Off Fifth	Zoe's Kitchen
Sally Beauty Supply	Z Tejas
Sam's Club	
Sprouts Farmers Market	Lodging
Supercuts	Courtyard by Marriott
Talbots	Doubletree by Hilton
Target	Holiday Inn Express
TJ Maxx	Homewood Suites
The Container Store	Hyatt Place
T-Mobile	Renaissance Hotel
Trader Joe's	Sonesta Suites
Tuesday Morning	TownPlace Suites
Ulta	
World Market	



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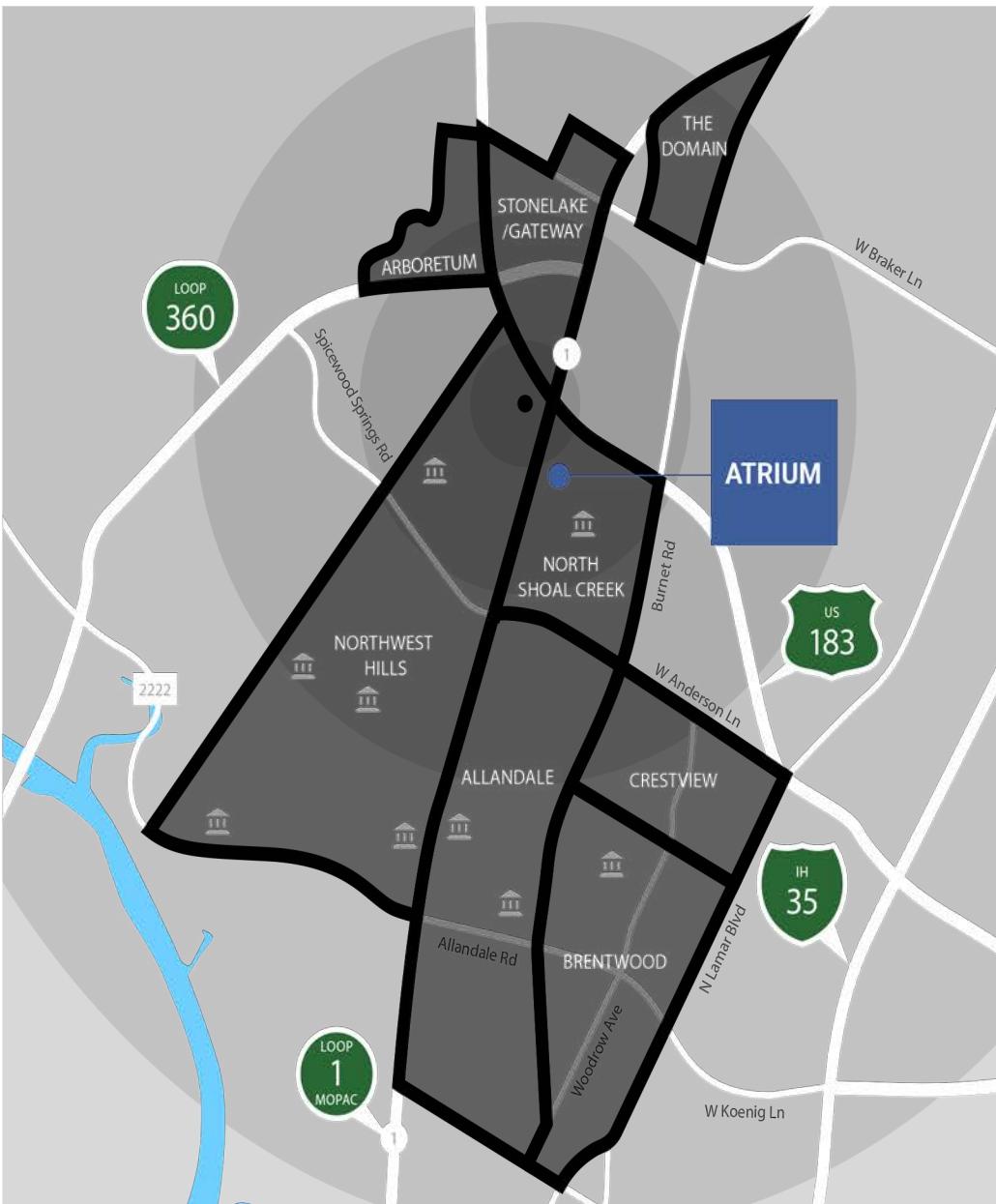
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## MAJOR EMPLOYERS



# NEIGHBORHOODS & SCHOOLS



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## APARTMENTS

Arboretum  
Canyon Resort at Great Hills  
Tramor at the Hills  
Hardrock Canyon  
Tramor at the Arboretum  
Arboretum Oaks  
Domain  
Residences at the Domain  
Villages at the Domain  
The Kenzie at the Domain  
IMT at the Domain  
Gallery at the Domain  
The Standard at the Domain

North Shoal Creek  
Abbey Road  
Woodchase  
Rockwood  
Arabella  
Gateway/Stonelake  
Arboretum at Stonelake  
Marquis at Great Hills  
Broadstone Arboretum  
The Estate on Quarry Lake  
Northwest Hills  
Terracina  
Le Montreux  
Bent Tree  
Cimarron Crossing  
Marquis at Caprock Canyon  
Woodstone  
Marquis at Treetops  
Westdale Creek  
Northwest Hills  
The Ridge  
Falls on Bull Creek

## SCHOOLS

Allandale  
Gullett Elementary School  
Lamar Middle School  
North Shoal Creek  
Pillow Elementary School

Brentwood  
Brentwood Elementary School  
Northwest Hills  
Hill Elementary School  
Doss Elementary School  
Murchison Middle School  
Anderson High School  
St. Theresa's Catholic



For leasing information, please contact:

**CHAD SCHROEDER, Vice President**  
512.279-9203 (Direct)  
281.387-1986 (Cell)  
[cs@kuceraco.com](mailto:cs@kuceraco.com)

8701 N Mopac Expy, Suite 450, Austin, TX 78759

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