

2,513 RSF
SUBLEASE SPACE AVAILABLE

Rates and Term Negotiable
Sublease Thru 12/31/2027



8611

Mopac Expressway
Austin, Texas 78759



For leasing information, please contact:
CHAD SCHROEDER, Vice President
512.279-9203 (Direct) | 281.387-1986 (Cell)
cs@kuceraco.com



The MoPac Address

Office Building Levels : 4

Typical Floor Area (Levels 2-4) : +/- 25,500 SF

Total Building Area : 95,863 SF

Parking Ratio : 5.0/1,000 SF

LEED Silver Certified

The first new construction, multi-tenant office building built on

North MoPac in 10 years, MoPac Centre contains over 95,000 SF of Class 'A' office space. The building's proximity to Downtown and the Domain makes it an attractive option for companies looking to provide a centrally-located, amenity-rich environment for their employees and customers. MoPac Centre's 6-story parking garage provides an above-market, 5.0/1000 parking ratio, with direct, covered access to the building and has achieved LEED Silver Certification.



It's all at MoPac Centre – The MoPac address.

EXTERIOR



INTERIOR

Main Building Entrance



Elevator Lobby

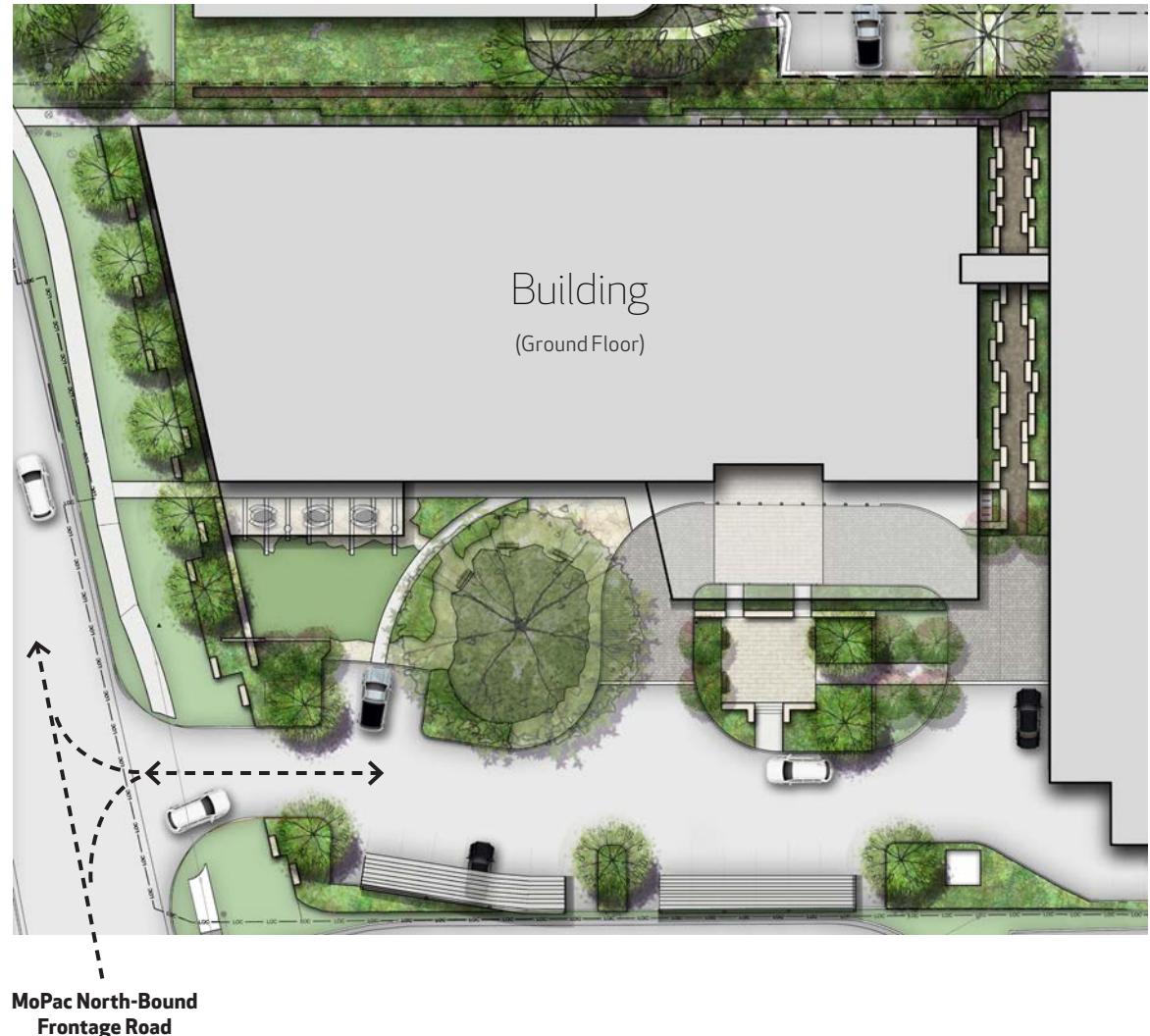


Bathrooms



Main Lobby

Site Plan



FLOOR PLANS : SUBLEASE SPACE

Newly Finished First Generation Space

First Floor of Building

Covered Parking for All Employees

Limited Reserved Parking Available at Building Entry

Showers in Building



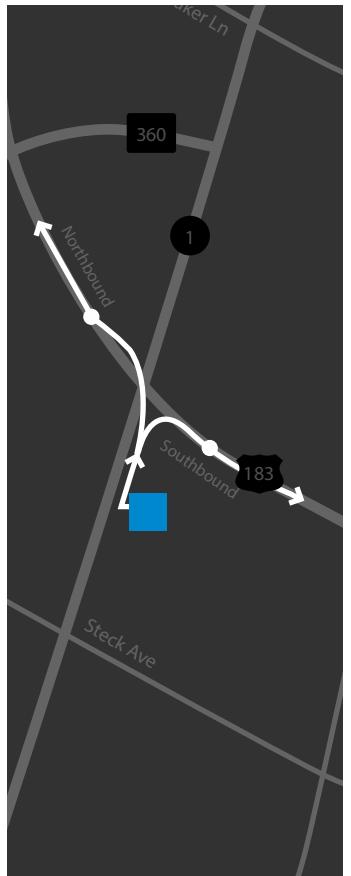
**2,513 RSF
SUITE 101**

THE SITE : AERIAL VIEW

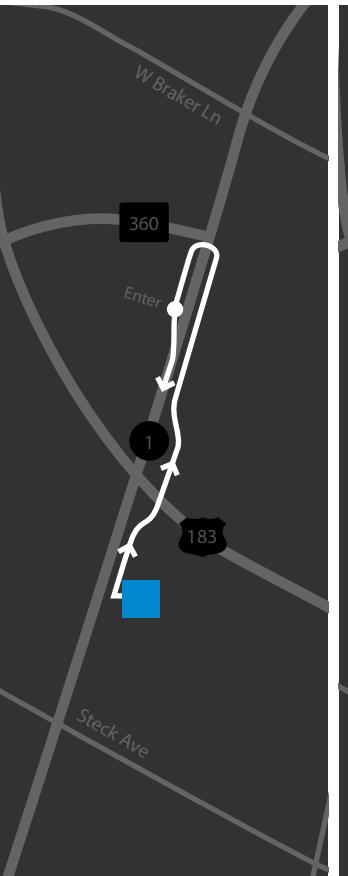


DRIVE TIMES

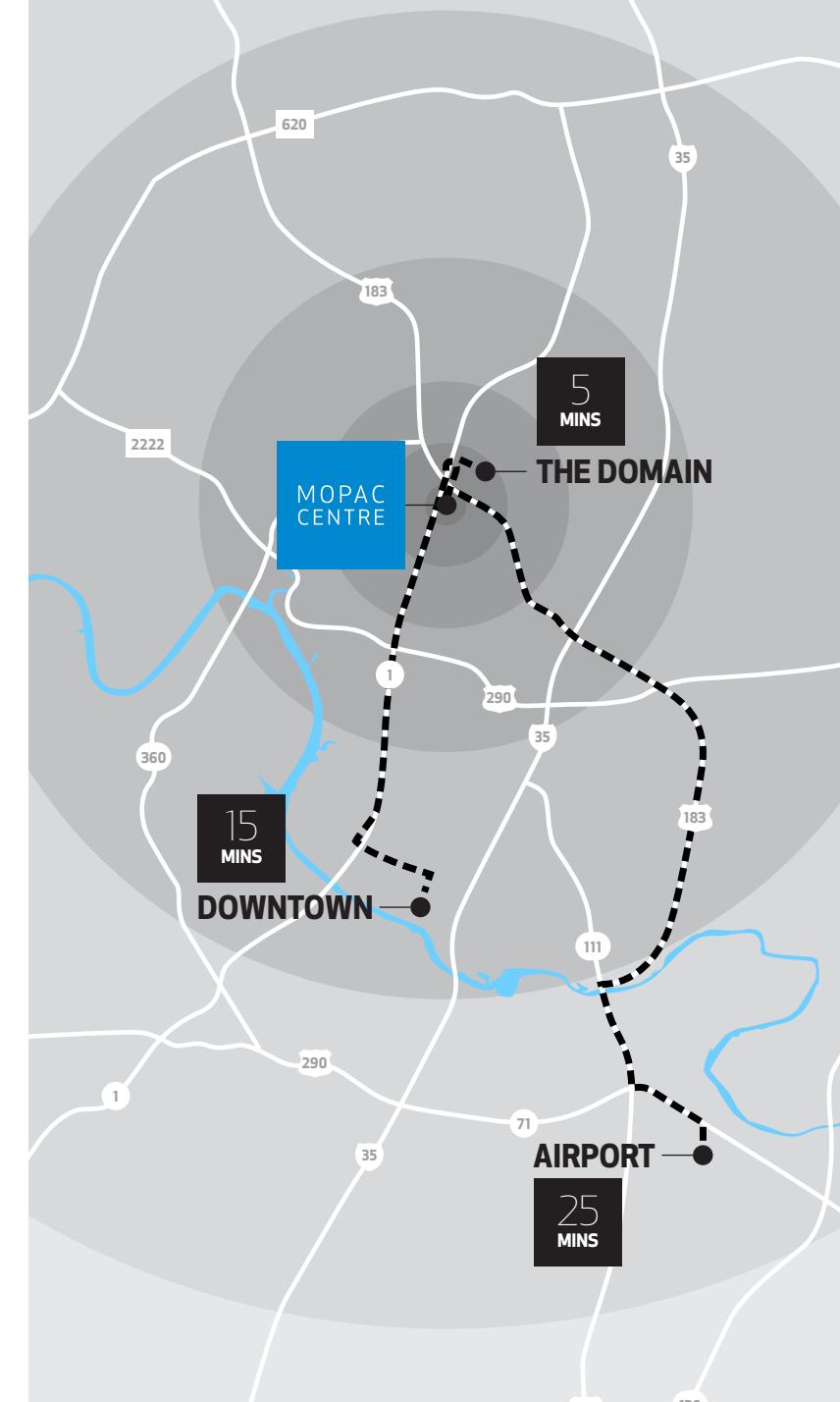
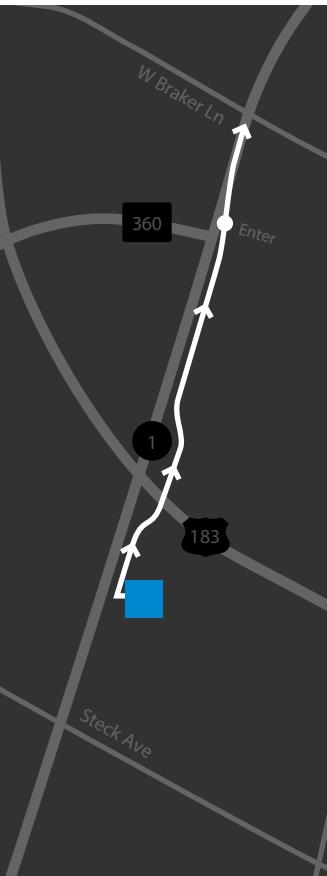
**NORTH- AND
SOUTHBOUND 183**



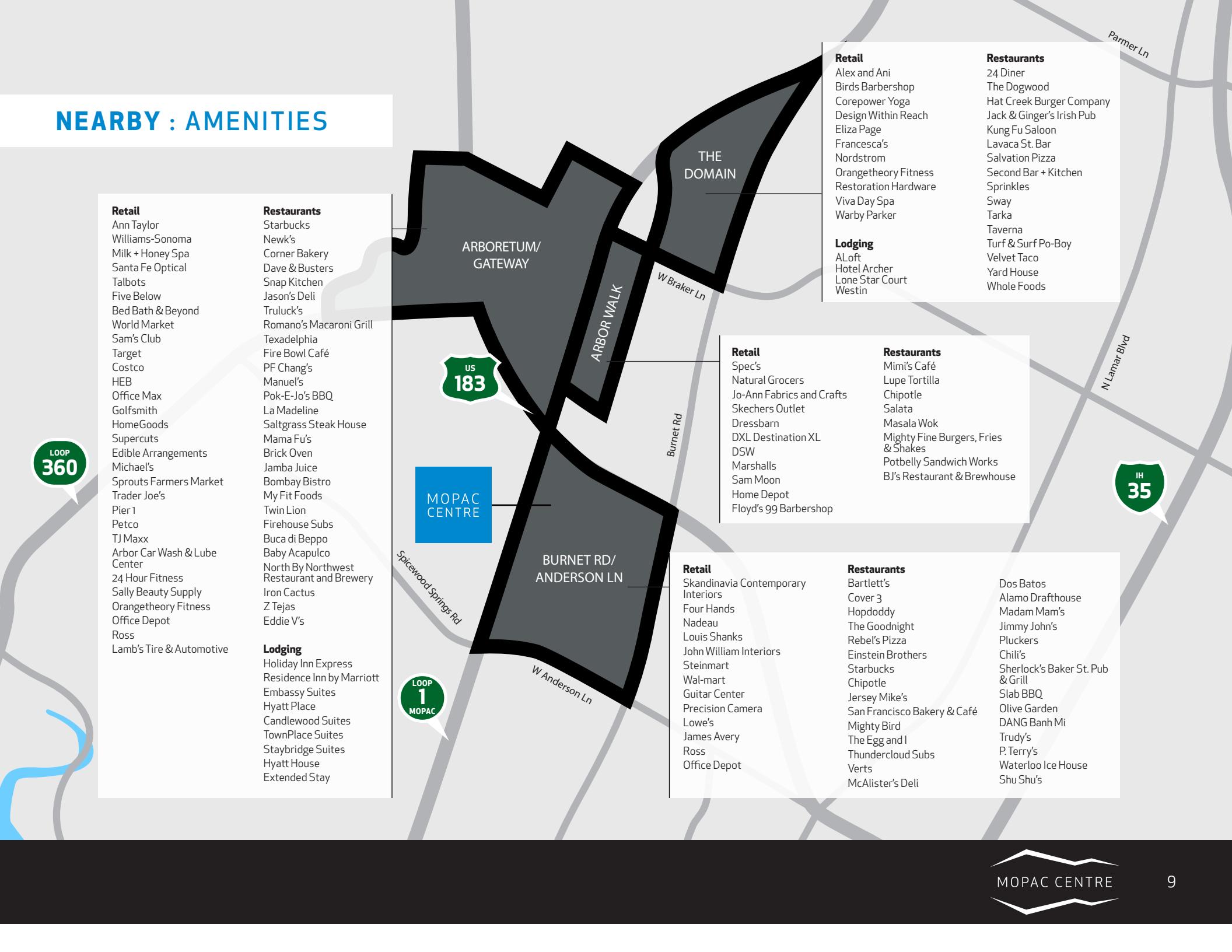
**SOUTHBOUND
MOPAC**



**NORTHBOUND
MOPAC**



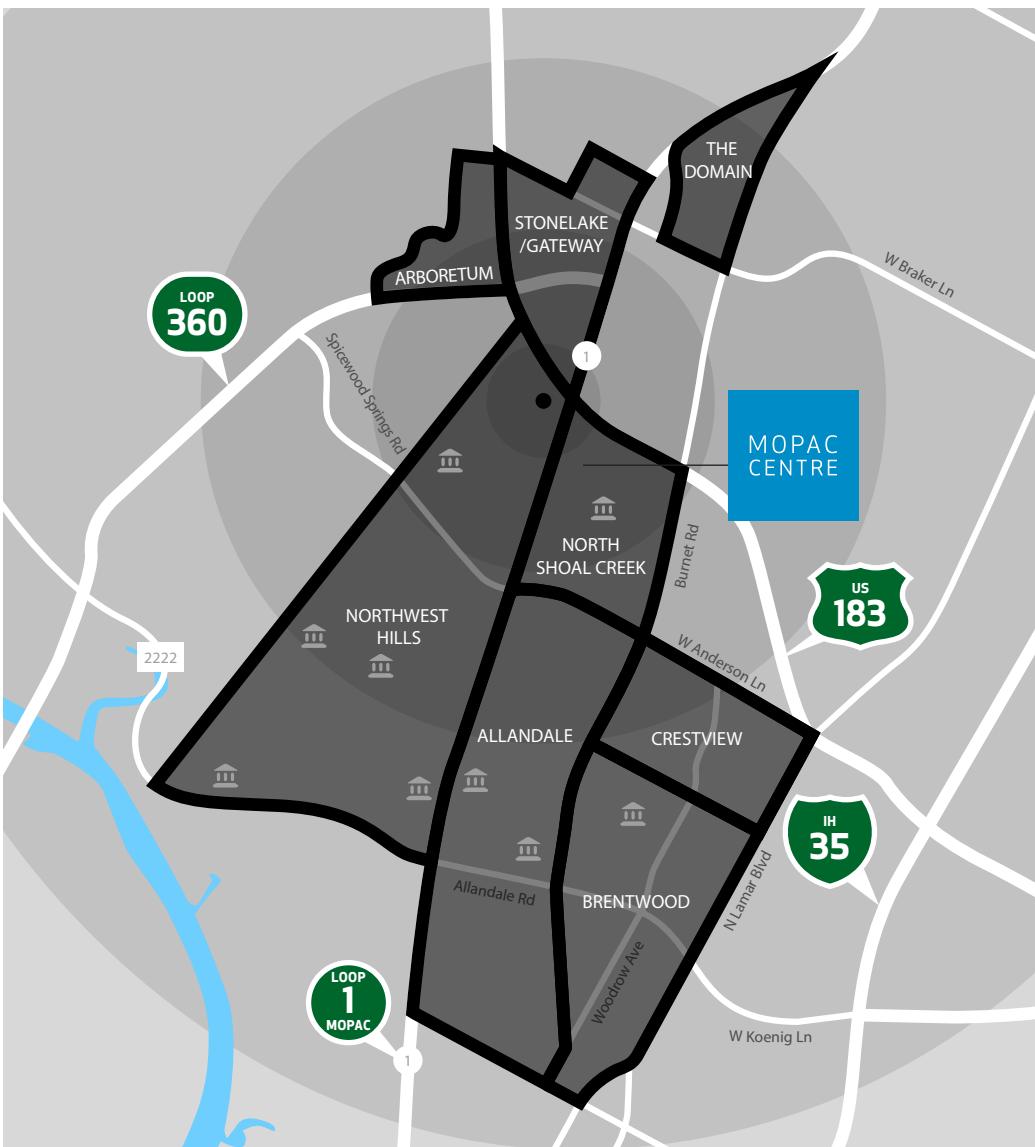
NEARBY : AMENITIES



MAJOR EMPLOYERS



NEARBY : NEIGHBORHOODS & SCHOOLS



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

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

Brentwood

Brentwood Elementary School

North Shoal Creek

Pillow Elementary School

Northwest Hills

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



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See all of our listings at www.kuceraco.com.