

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.



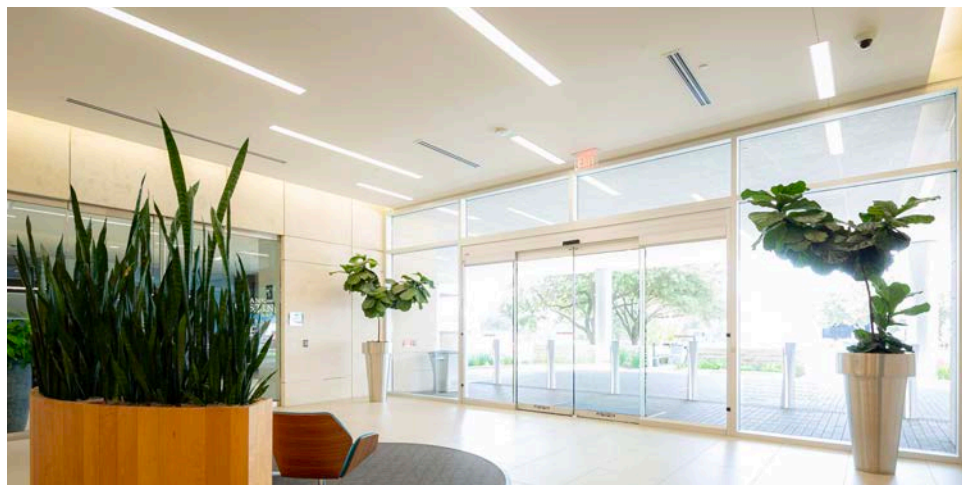
It's all at MoPac Centre – The MoPac address.

EXTERIOR



INTERIOR

Main Building Entrance



Elevator Lobby



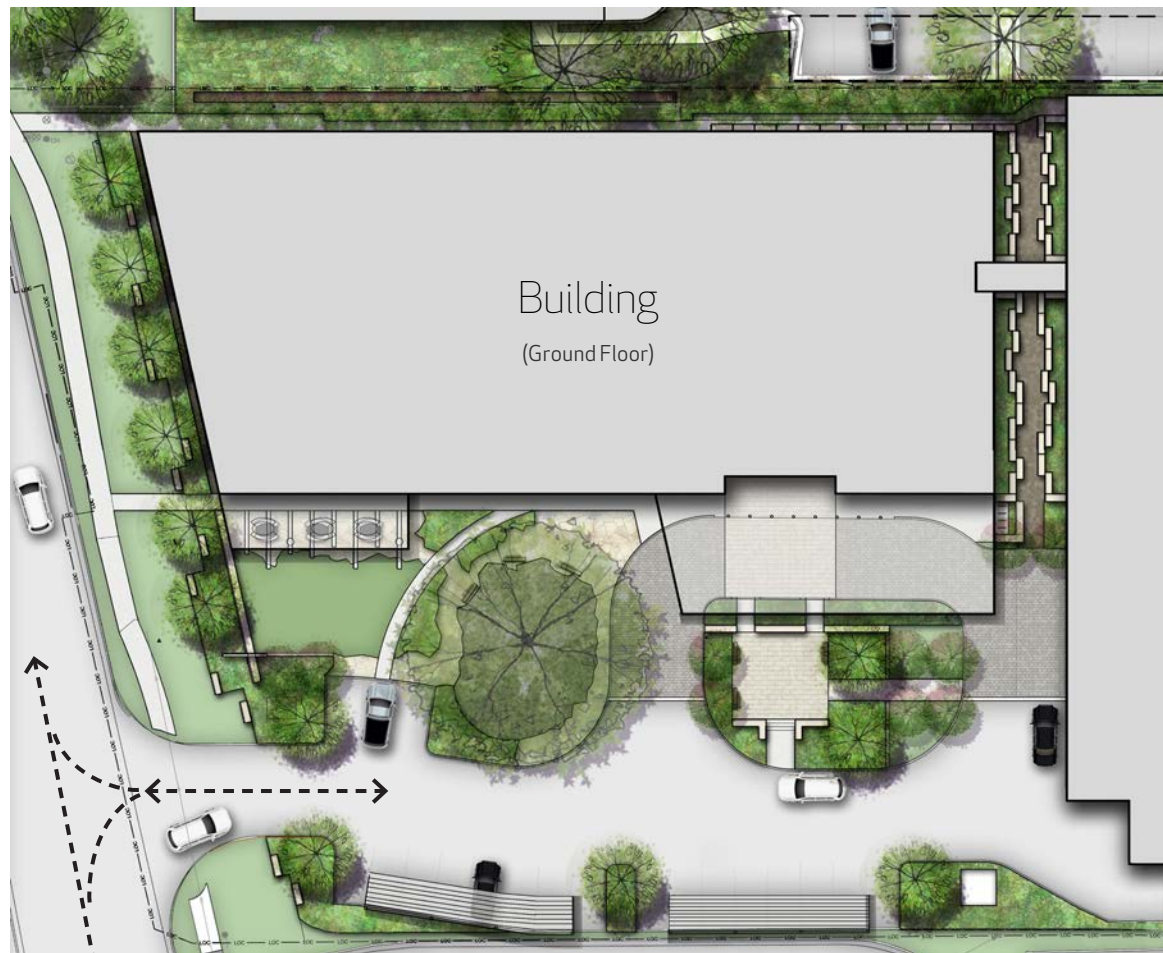
Bathrooms



Main Lobby

Site

Plan



MoPac North-Bound
Frontage Road

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

ARBORETUM

STONELAKE/GATEWAY

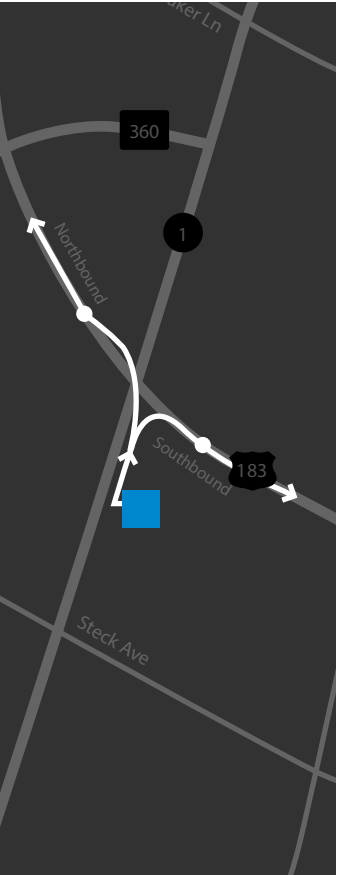
ARBOR WALK

THE DOMAIN

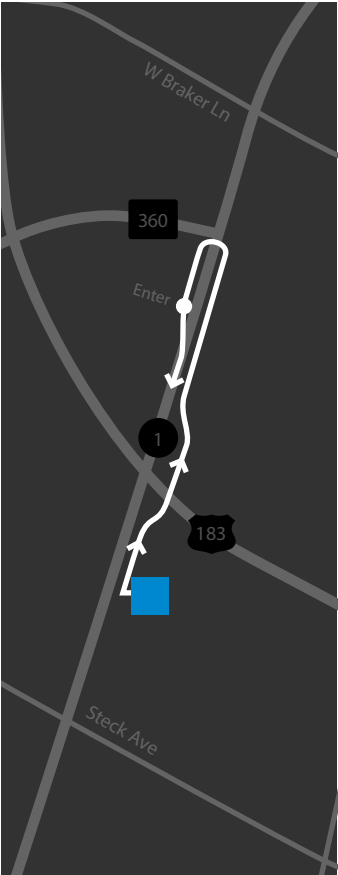


DRIVE TIMES

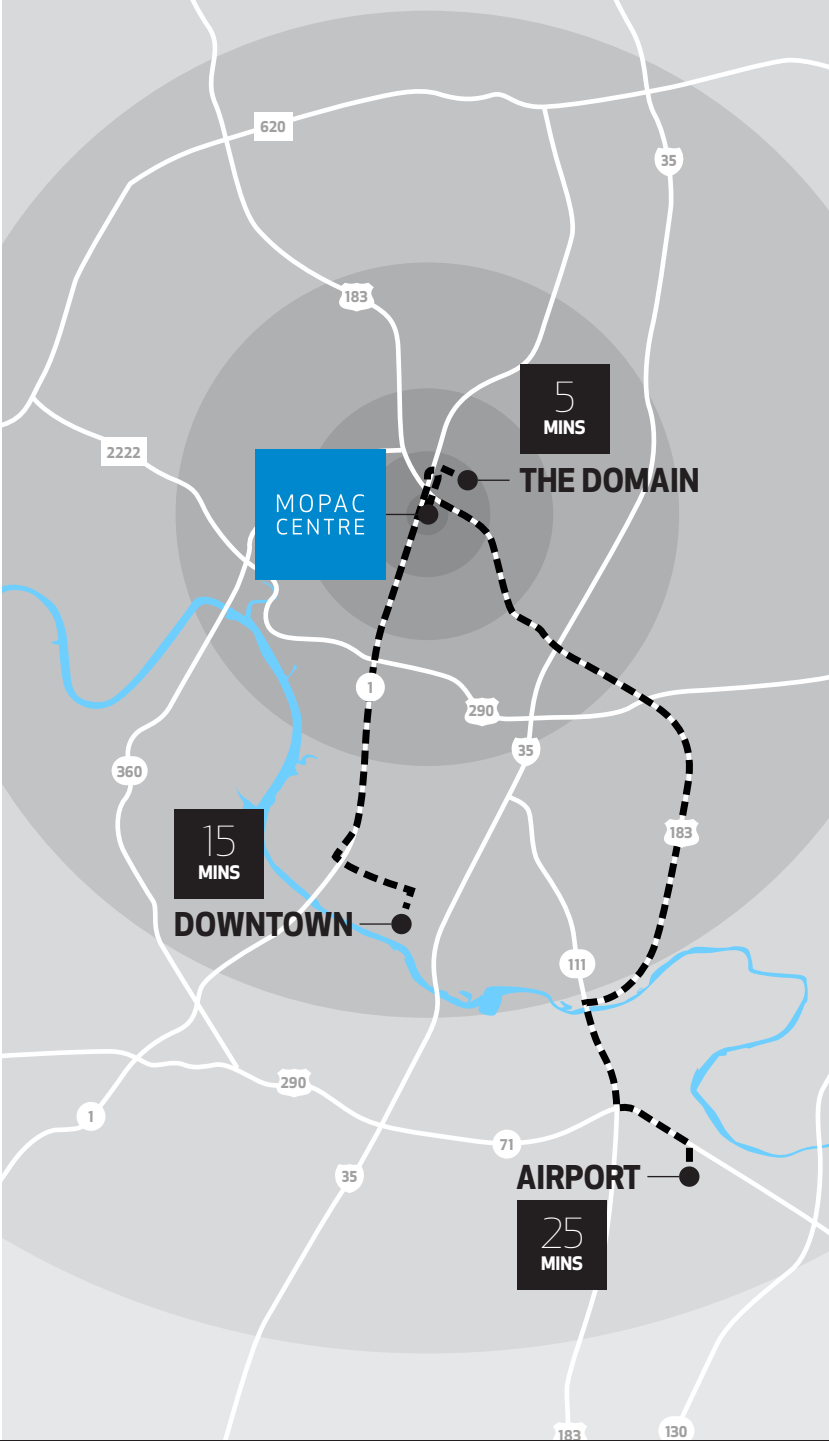
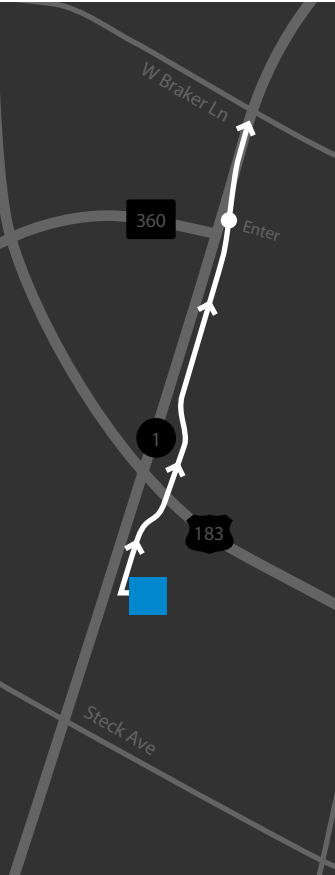
NORTH- AND SOUTHBOUND 183



SOUTHBOUND MOPAC



NORTHBOUND MOPAC



NEARBY : AMENITIES

Retail

Ann Taylor
Williams-Sonoma
Milk + Honey Spa
Santa Fe Optical
Talbots
Five Below
Bed Bath & Beyond
World Market
Sam's Club
Target
Costco
HEB
Office Max
Golfsmith
HomeGoods
Supercuts
Edible Arrangements
Michael's
Sprouts Farmers Market
Trader Joe's
Pier 1
Petco
TJ Maxx
Arbor Car Wash & Lube Center
24 Hour Fitness
Sally Beauty Supply
Orangetheory Fitness
Office Depot
Ross
Lamb's Tire & Automotive

Restaurants

Starbucks
Newk's
Corner Bakery
Dave & Busters
Snap Kitchen
Jason's Deli
Truluck's
Romano's Macaroni Grill
Texadelphia
Fire Bowl Café
PF Chang's
Manuel's
Pok-E-Jo's BBQ
La Madeline
Saltgrass Steak House
Mama Fu's
Brick Oven
Jamba Juice
Bombay Bistro
My Fit Foods
Twin Lion
Firehouse Subs
Buca di Beppo
Baby Acapulco
North By Northwest
Restaurant and Brewery
Iron Cactus
Z Tejas
Eddie V's

Lodging

Holiday Inn Express
Residence Inn by Marriott
Embassy Suites
Hyatt Place
Candlewood Suites
TownPlace Suites
Staybridge Suites
Hyatt House
Extended Stay

ARBORETUM/
GATEWAY

THE
DOMAIN

ARBOR WALK



MOPAC
CENTRE

BURNET RD/
ANDERSON LN



Retail

Alex and Ani
Birds Barbershop
Corepower Yoga
Design Within Reach
Eliza Page
Francesca's
Nordstrom
Orangetheory Fitness
Restoration Hardware
Viva Day Spa
Warby Parker

Lodging

ALoft
Hotel Archer
Lone Star Court
Westin

Restaurants

24 Diner
The Dogwood
Hat Creek Burger Company
Jack & Ginger's Irish Pub
Kung Fu Saloon
Lavaca St. Bar
Salvation Pizza
Second Bar + Kitchen
Sprinkles
Sway
Tarka
Taverna
Turf & Surf Po-Boy
Velvet Taco
Yard House
Whole Foods

Retail

Spec's
Natural Grocers
Jo-Ann Fabrics and Crafts
Skechers Outlet
Dressbarn
DXL Destination XL
DSW
Marshalls
Sam Moon
Home Depot
Floyd's 99 Barbershop

Restaurants

Mimi's Café
Lupe Tortilla
Chipotle
Salata
Masala Wok
Mighty Fine Burgers, Fries & Shakes
Potbelly Sandwich Works
BJ's Restaurant & Brewhouse

Retail

Skandinavia Contemporary Interiors
Four Hands
Nadeau
Louis Shanks
John William Interiors
Steinmart
Wal-mart
Guitar Center
Precision Camera
Lowe's
James Avery
Ross
Office Depot

Restaurants

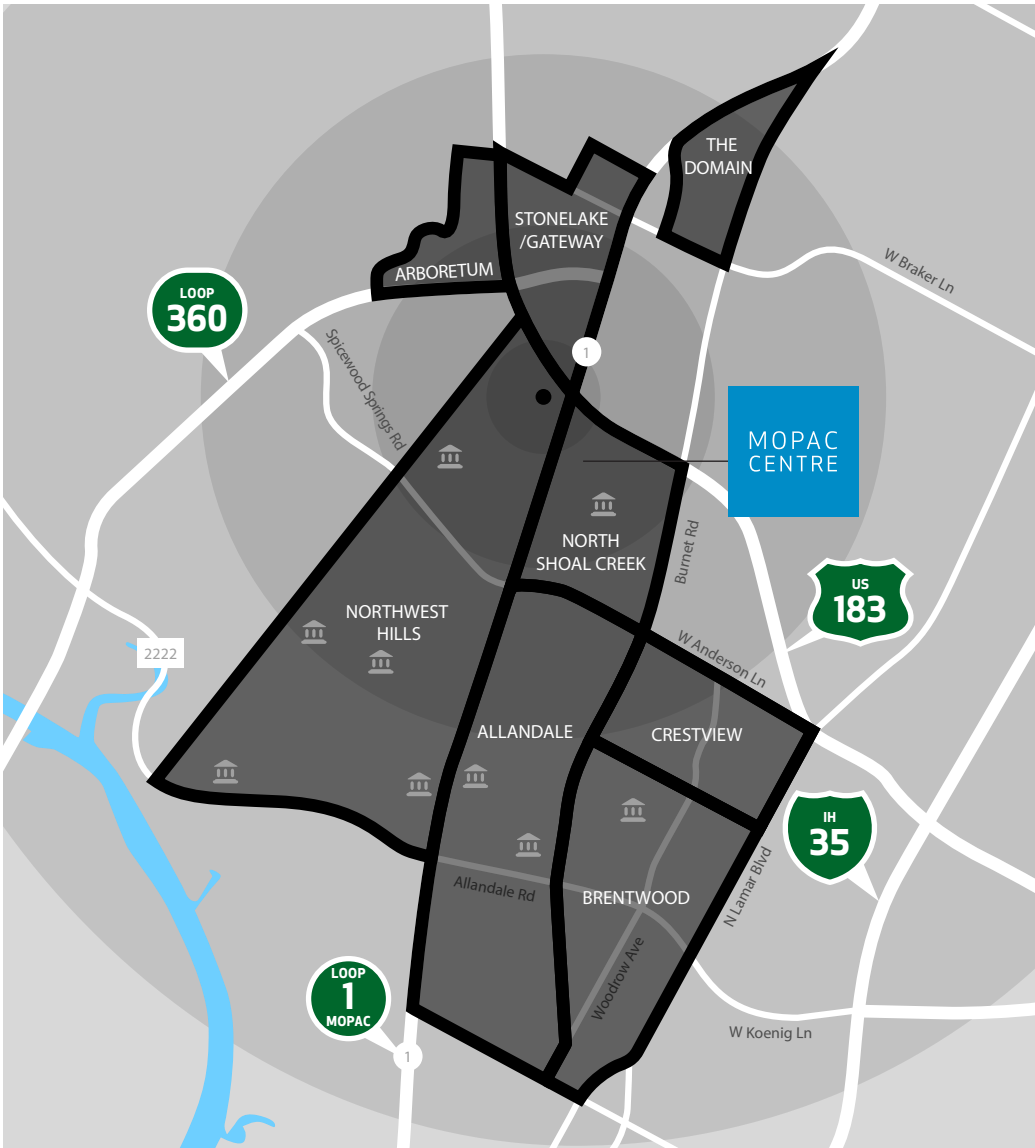
Bartlett's
Cover 3
Hopdoddy
The Goodnight
Rebel's Pizza
Einstein Brothers
Starbucks
Chipotle
Jersey Mike's
San Francisco Bakery & Café
Mighty Bird
The Egg and I
Thundercloud Subs
Vets
McAlister's Deli

Dos Batos
Alamo Drafthouse
Madam Mam's
Jimmy John's
Pluckers
Chili's
Sherlock's Baker St. Pub & Grill
Slab BBQ
Olive Garden
DANG Banh Mi
Trudy's
P. Terry's
Waterloo Ice House
Shu Shu's

MAJOR EMPLOYERS



NEARBY : NEIGHBORHOODS & SCHOOLS



APARTMENTS

- Arboretum**

 - Canyon Resort at Great Hills
 - Tramor at the Hills
 - Hardrock Canyon
 - Tramor at the Arboretum
 - Arboretum Oaks
- North Shoal Creek**

 - Abbey Road
 - Woodchase
 - Rockwood
 - Arabella
- Northwest Hills**

 - Terracina
 - Le Montreaux
 - Bent Tree
 - Cimarron Crossing
 - Marquis at Caprock Canyon
 - Woodstone
 - Marquis at Treetops
 - Westdale Creek
 - Northwest Hills
 - The Ridge
 - Falls on Bull Creek
- Gateway/Stonelake**

 - Arboretum at Stonelake
 - Marquis at Great Hills
 - Broadstone Arboretum
 - The Estate on Quarry Lake
- 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

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.