

**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](mailto: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



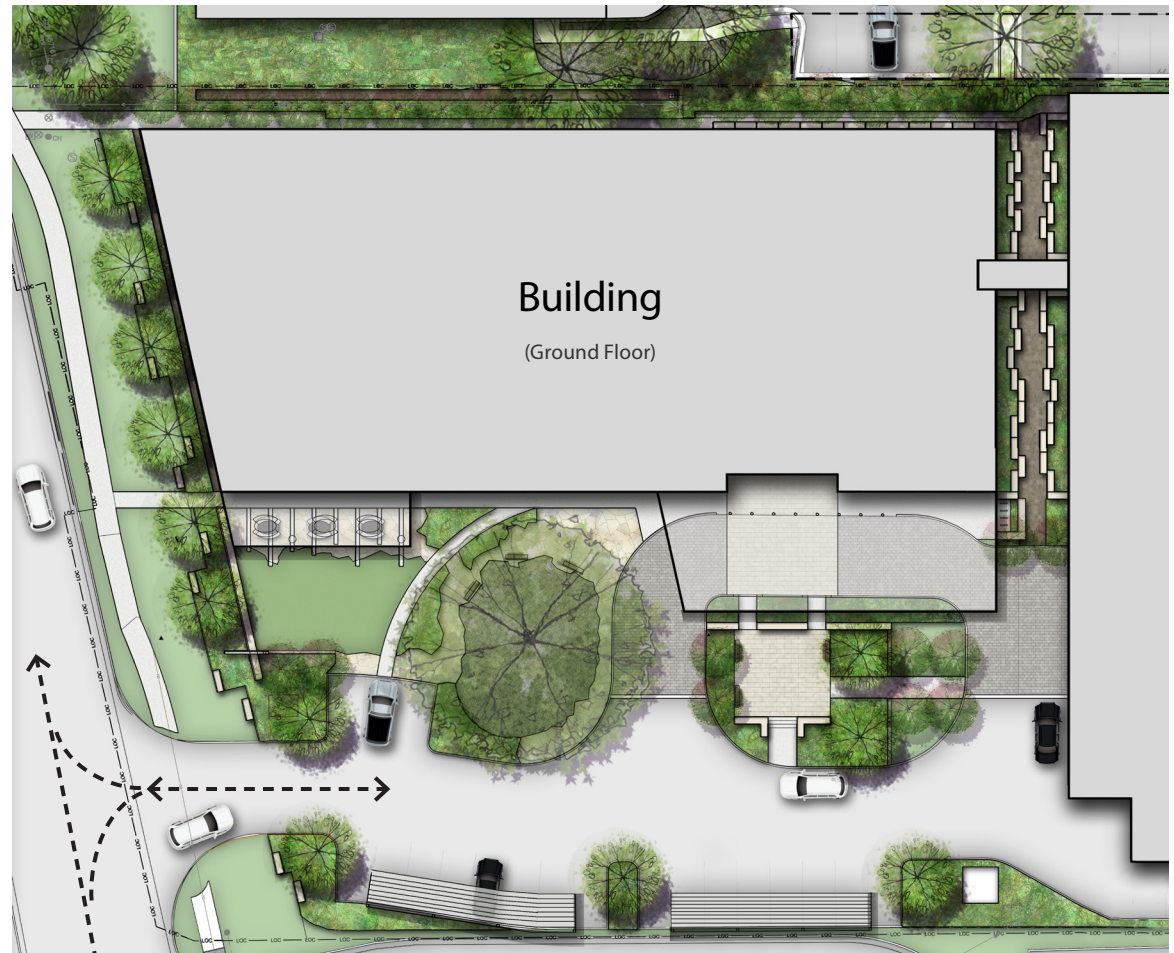
Elevator Lobby



Main Lobby



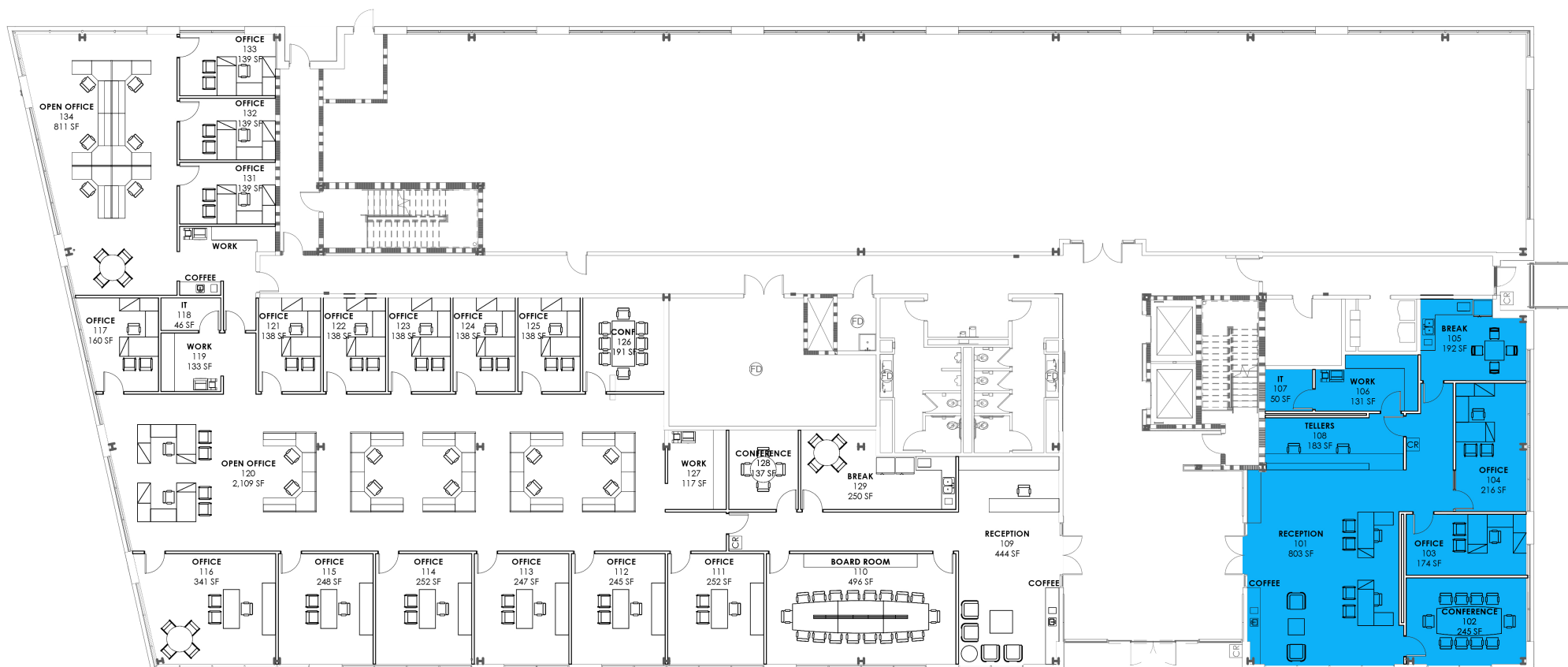
# Site Plan



MoPac North-Bound  
Frontage Road



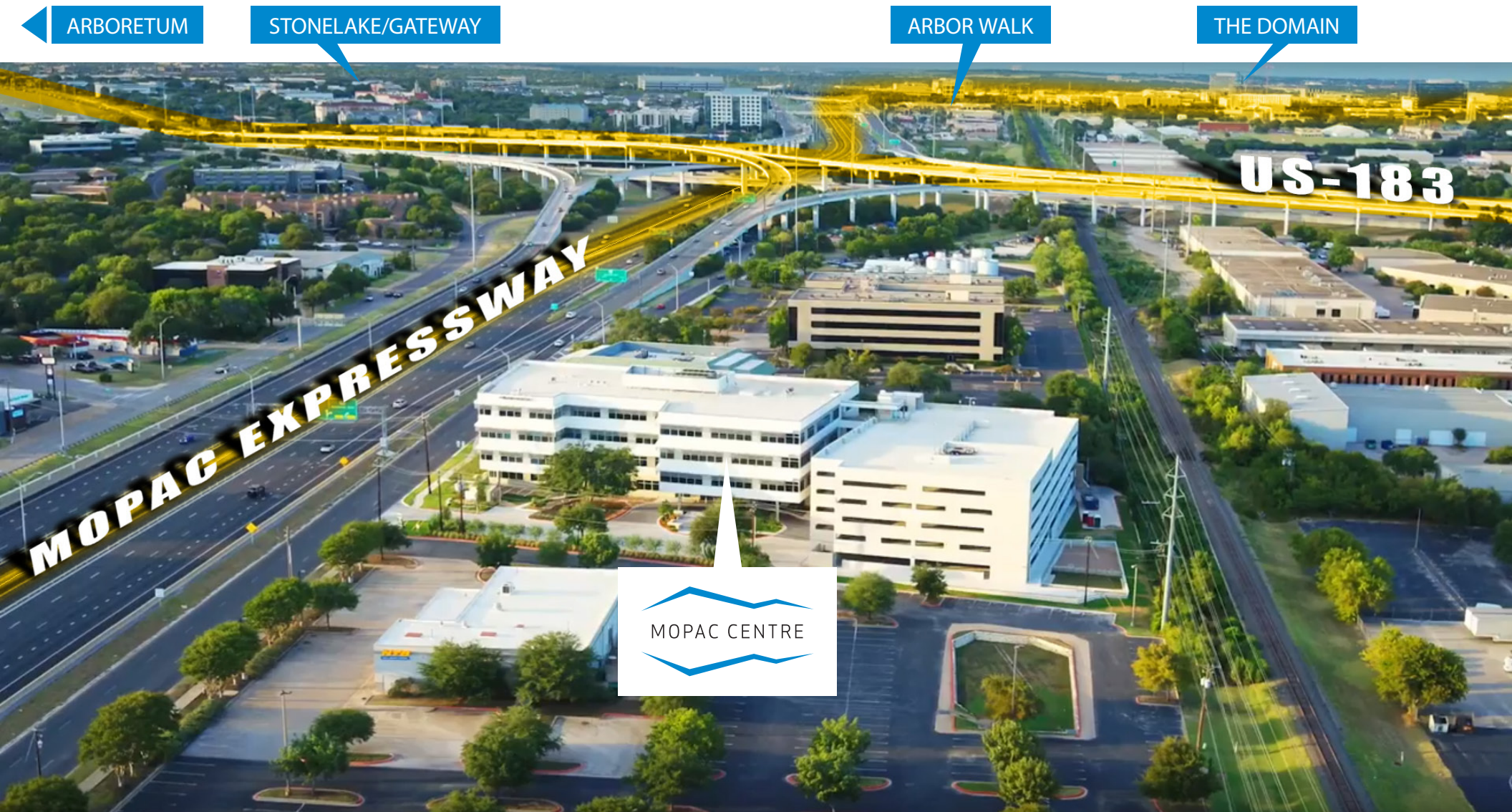
# FLOOR PLANS : Sublease Space



2,513 RSF  
SUITE 101



## THE SITE : Aerial View

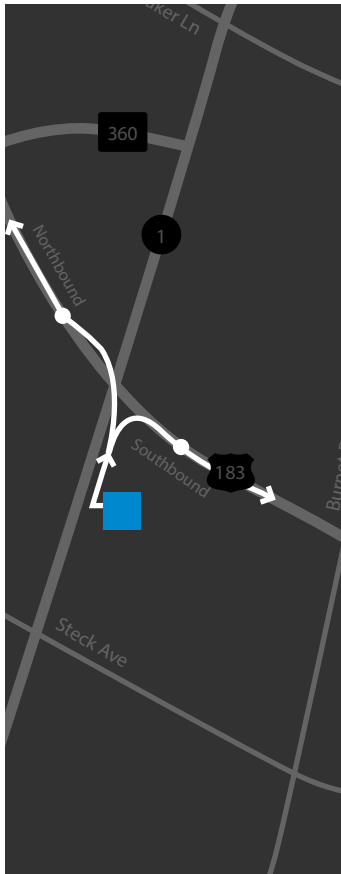


MOPAC CENTRE

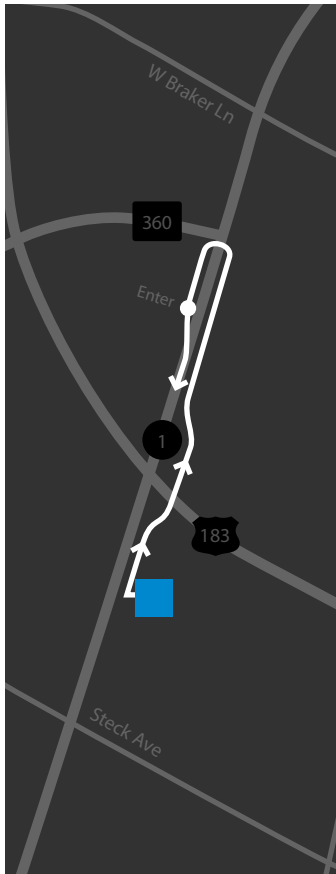


## Drive Times

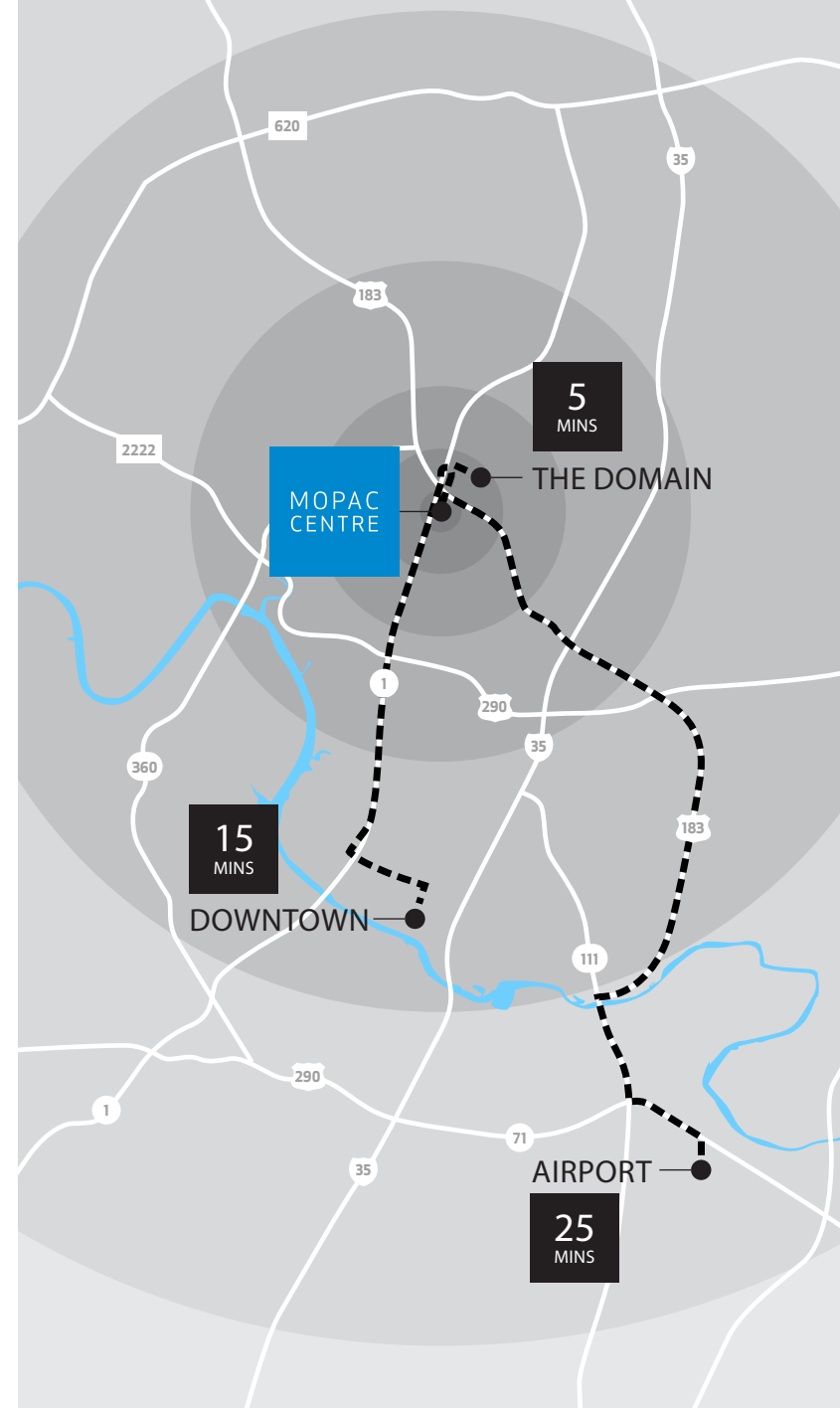
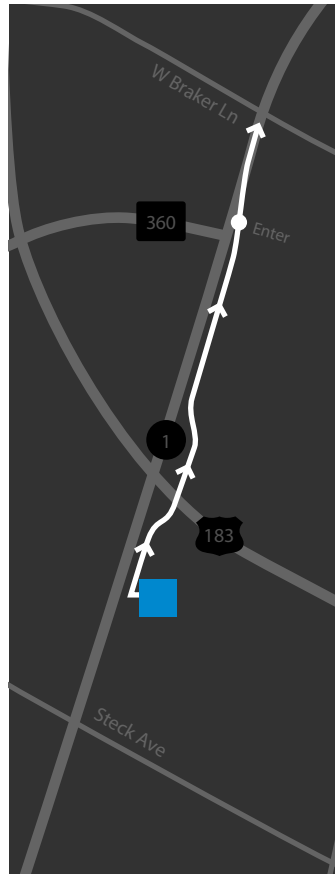
NORTH- AND  
SOUTHBOUND 183



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



MOPAC  
CENTRE

BURNET RD/  
ANDERSON LN



THE  
DOMAIN

W Braker Ln

ARBOR WALK

Burnet Rd

Spicewood Springs Rd

W 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

Parmer Ln

N Lamar Blvd

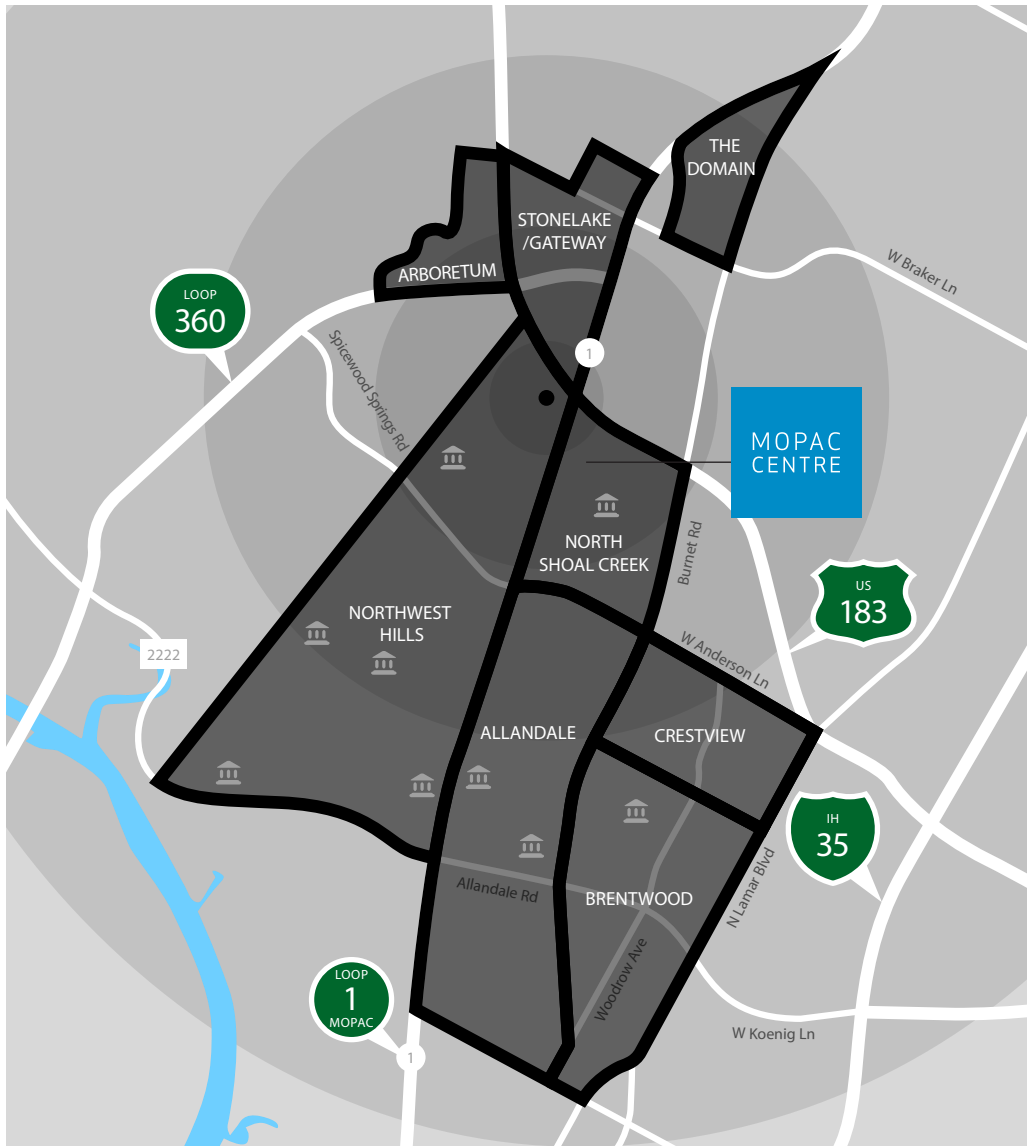


## Major Employers





## 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

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

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

### 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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