

OFFICE FOR LEASE

8627 North Mopac Expressway | Austin, Texas 78759

Chancellor



FOR MORE INFORMATION

JEFF HENLEY

JEFF HENLEY, JR.

JACK PUTMAN

 RIVERSIDE

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512.415.4066

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512.965.7217

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8627 North Mopac Expressway | Austin, Texas 78759

Newly Renovated Lobby



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Chancellor

LEVEL ONE

\$17.50/RSF | \$14.49 NNN

Suite 135 - 2,670 RSF

LEVEL THREE

\$17.50/RSF | \$14.49 NNN

Suite 350. - 1,179 - 4,231 RSF

Suite 350A - 1,179 RSF

Suite 350B - 3,052 RSF

LEVEL FOUR

\$17.50/RSF | \$14.49 NNN

Suite 420 - 2,727 RSF

Suite 475 - 1,605 RSF

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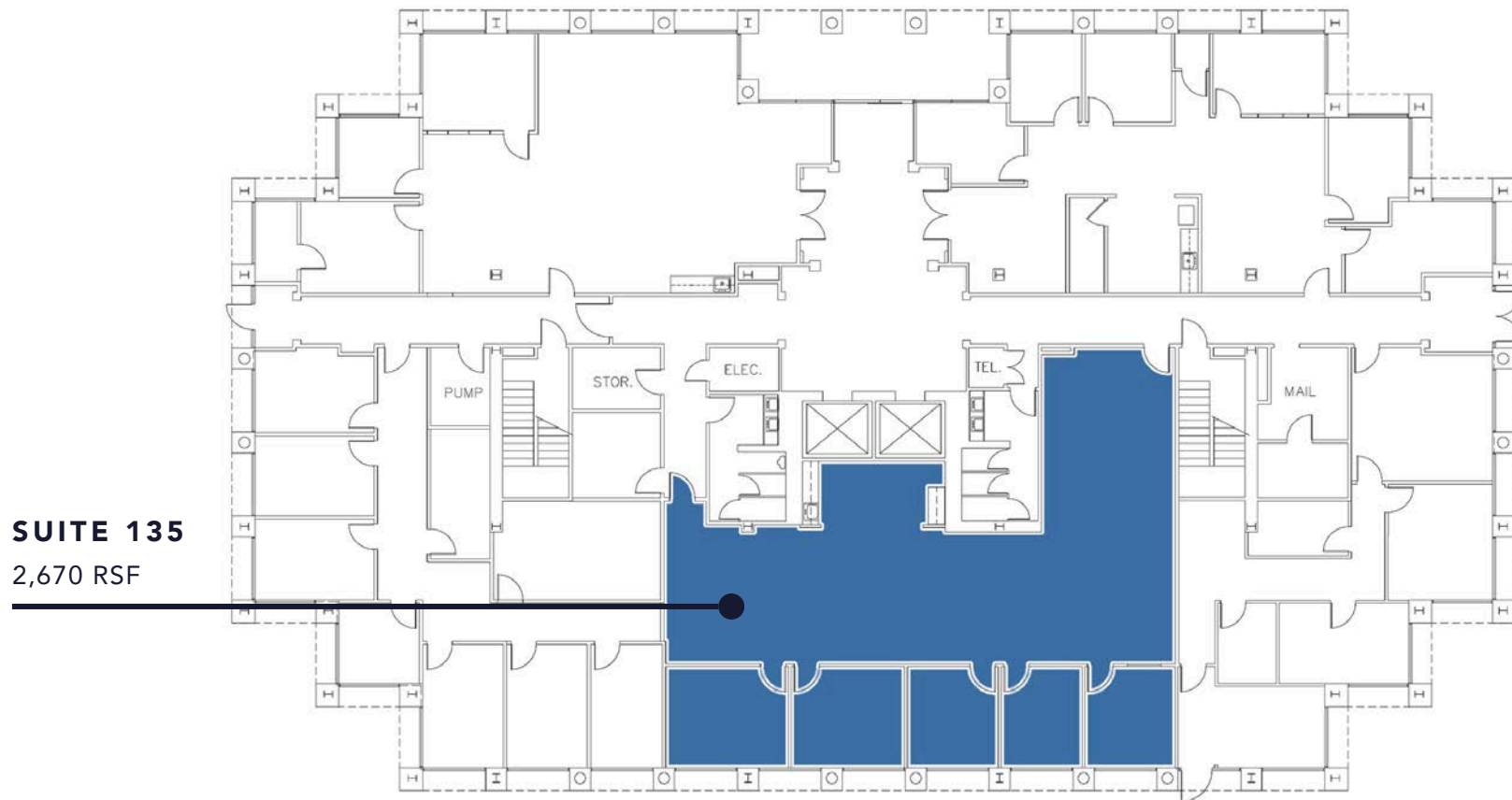
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 RIVERSIDE

Level 1



SUITE 135
2,670 RSF

- **Covered Parking Available**
3.36/1,000 RSF parking ratio
- **Scenic Views**
- **Convenient**
to restaurants & Retails
- **Onsite**
Parcel & Postal Service
- **AT&T**
Fiber

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SPEC SUITE WITH BRAND NEW FINISHES

SUITE 350 | 1,179 - 4,231 RSF | *May be demised as shown below*

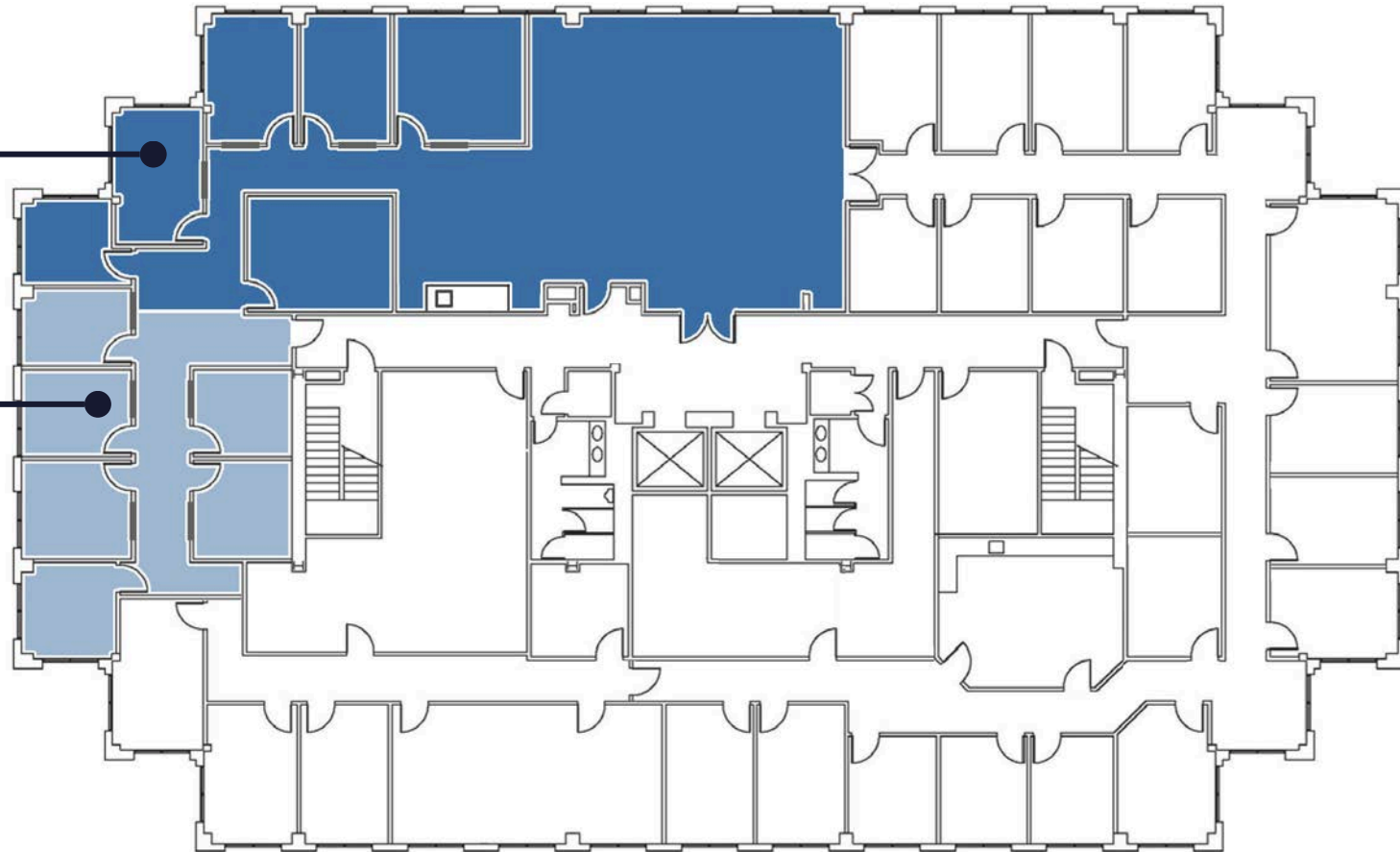
Level 3

SUITE 350B

3,052 RSF

SUITE 350A

1,179 RSF



• **Covered Parking Available**
3.36/1,000 RSF parking ratio

• **Scenic Views**

• **Convenient**
to restaurants & Retails

• **Onsite**
Parcel & Postal Service

• **AT&T**
Fiber

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RIVERSIDE

Level 4

SUITE 475

1,605 RSF

SUITE 420

2,727 RSF



- Covered Parking Available
3.36/1,000 RSF parking ratio
- Scenic Views
- Convenient to restaurants & Retails
- Onsite Parcel & Postal Service
- AT&T Fiber

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Nearby Amenities

1 Arboretum Market

- Starbucks
- Trader Joe's
- Newk's Eatery
- Talbots
- Ann Taylor
- PF Chang's
- Sephora
- Milk + Honey
- Pronto Pilates
- AllModern Furniture

3 The Arboretum Cont'd.

- Barnes & Noble
- The Cheesecake Factory
- Renaissance Austin
- Knotty Deck & Bar
- Chico's
- Estancia Brazilian Steakhouse
- BB&T
- Chase Bank
- Hanara Sushi & Grill
- GameStop

2 Great Hills Market

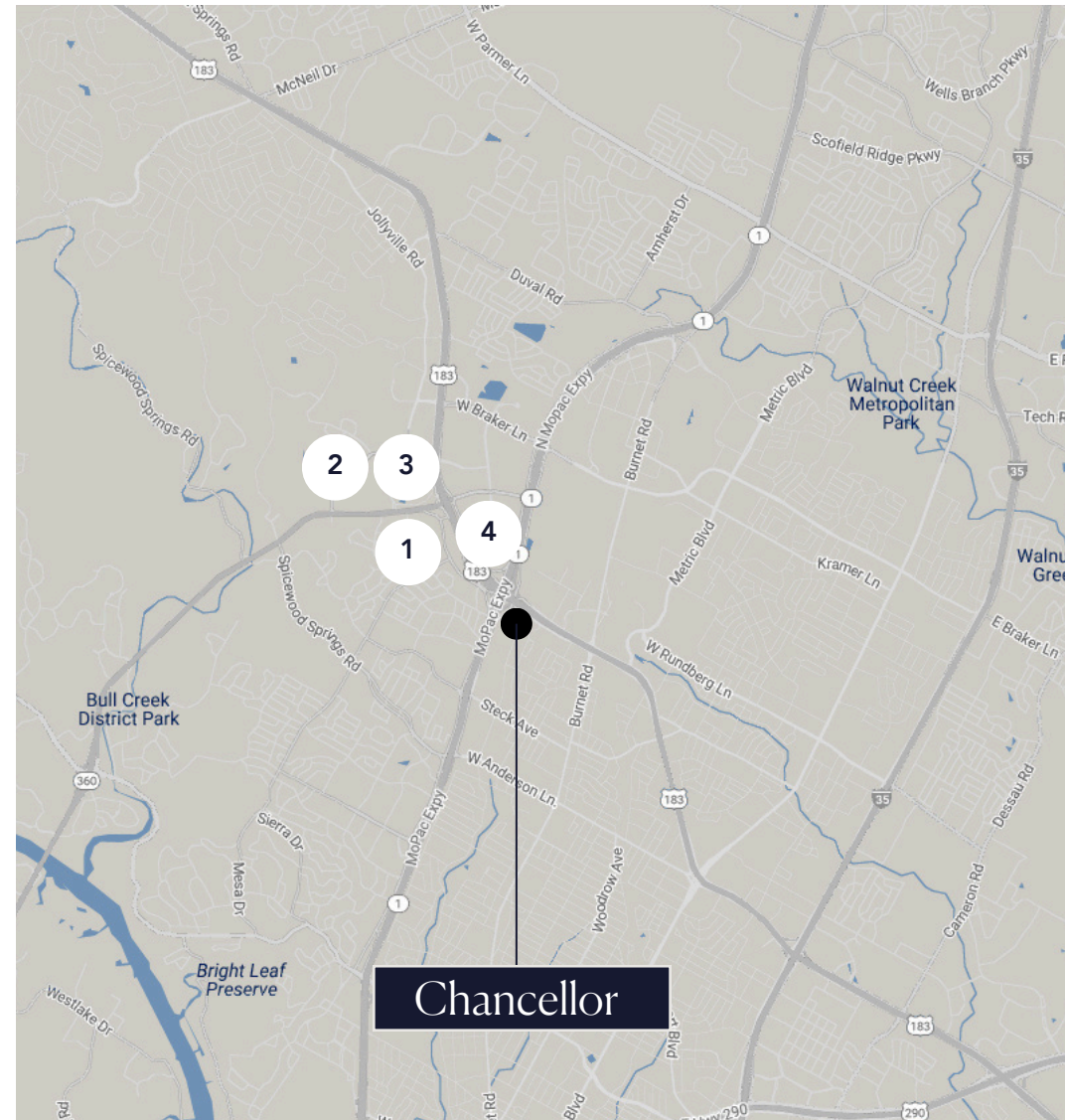
- FireBowl Cafe
- PetCo
- TJ Maxx
- Honest Mary's Health Food
- La Madeleine French Café
- Modern Market
- Manuel's Mexican
- Ike's Love & Sandwiches

4 Hwy 183 & MoPac

- CostCo
- Sam's Club
- Sprout's Farmers Market
- Target
- Lowe's Home Improvement
- Bank of America
- Dave & Buster's
- Baby Acapulco
- Regal Cinema & IMAX
- UchiUmi Sushi
- Taco Cabana
- Whole Foods Market
- REI
- Crate & Barrel
- Nordstrom Rack
- The Container Store
- World Market
- Golf Galaxy
- Best Buy
- Ulta Beauty
- Lexus of Austin
- Sonesta Suites
- Extended Stay America
- DoubleTree by Hilton
- Embassy Suites
- Hyatt Place
- Courtyard by Marriott

3 The Arboretum

- Pottery Barn
- Jos. A Bank
- Amy's Ice Creams
- The Kebab Shop
- Juliet Italian Kitchen
- CAVA Mediterranean
- Ballard Designs
- James Avery
- Ugly Dumpling Chinese
- Café du Bliss
- Bulevar Mexican Kitchen
- Eddie V's Prime Seafood
- Five Guys Hamburgers



Contact

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