

OFFICE FOR LEASE

8627 North Mopac Expressway | Austin, Texas 78759

Chancellor



FOR MORE INFORMATION

JEFF HENLEY

JEFF HENLEY, JR.

JACK PUTMAN

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 RIVERSIDE

OFFICE FOR LEASE

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 TWO

\$17.50/RSF | \$14.49 NNN

Suite 220 - 1,835 RSF

LEVEL THREE

\$17.50/RSF | \$14.49 NNN

Suite 350 - 3,709 RSF

LEVEL FOUR

\$17.50/RSF | \$14.49 NNN

Suite 420 - 2,727 RSF

Suite 475 - 1,605 RSF

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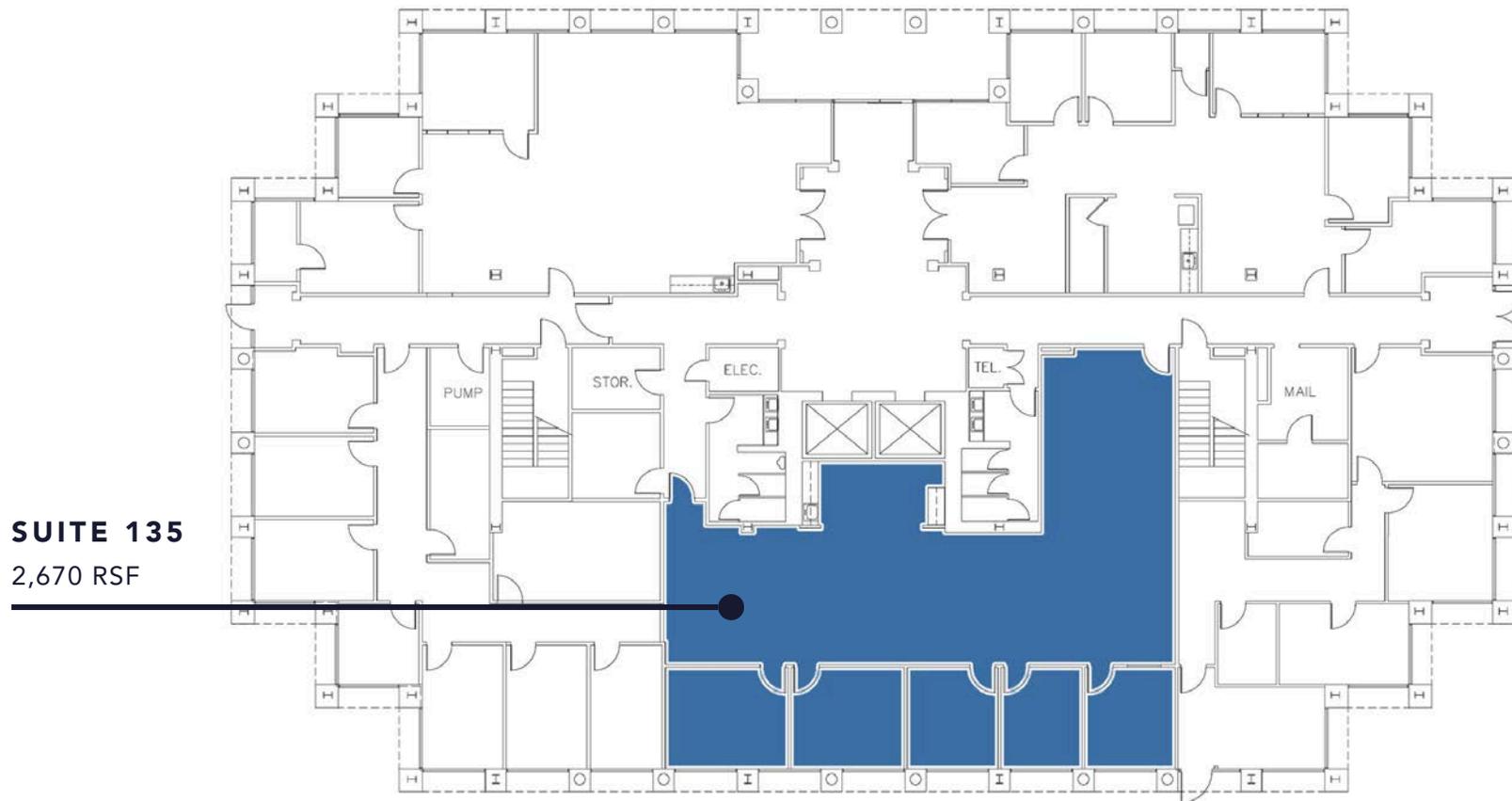
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 RIVERSIDE

Level 1



- **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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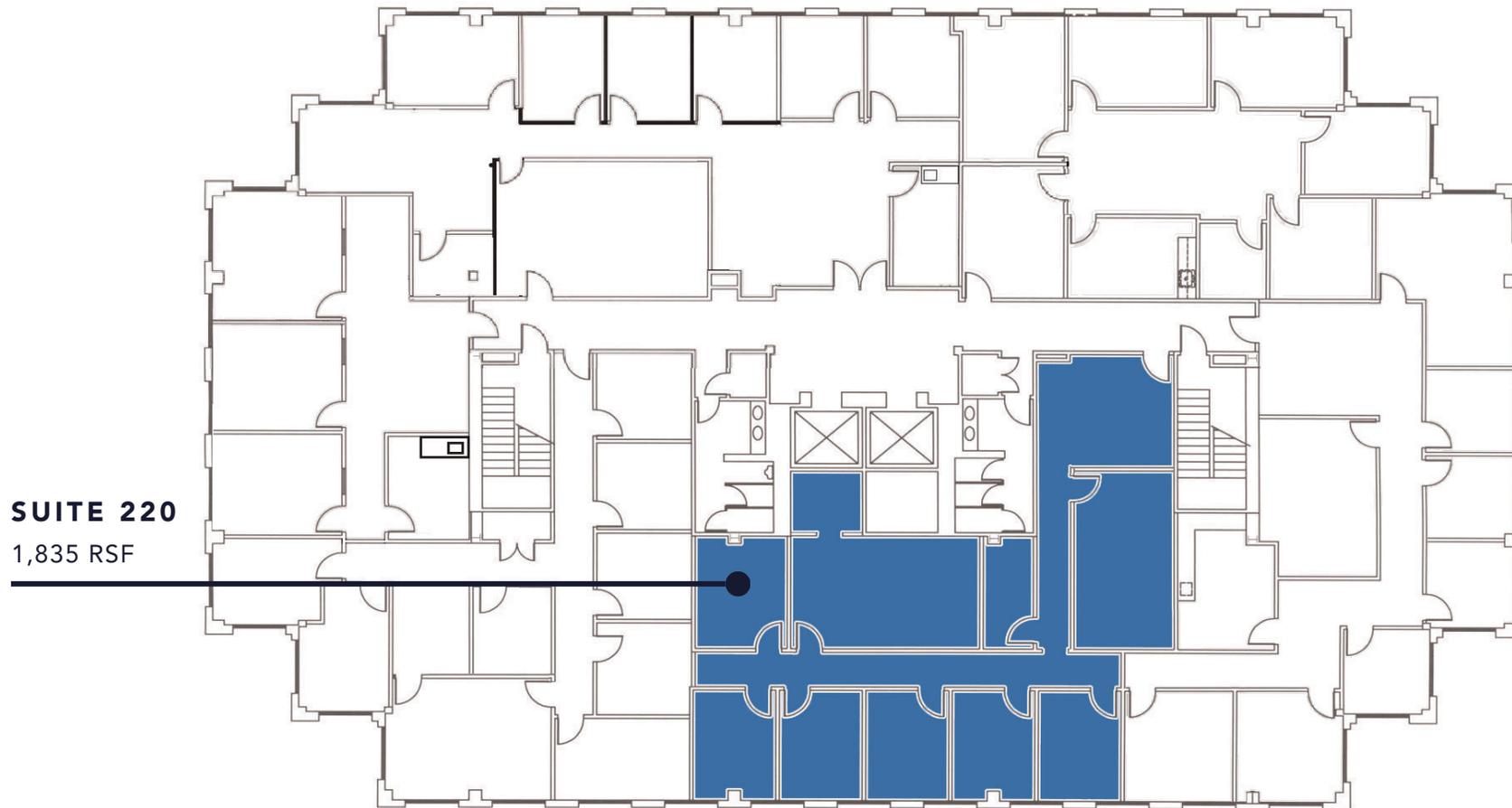
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Level 2



SUITE 220
1,835 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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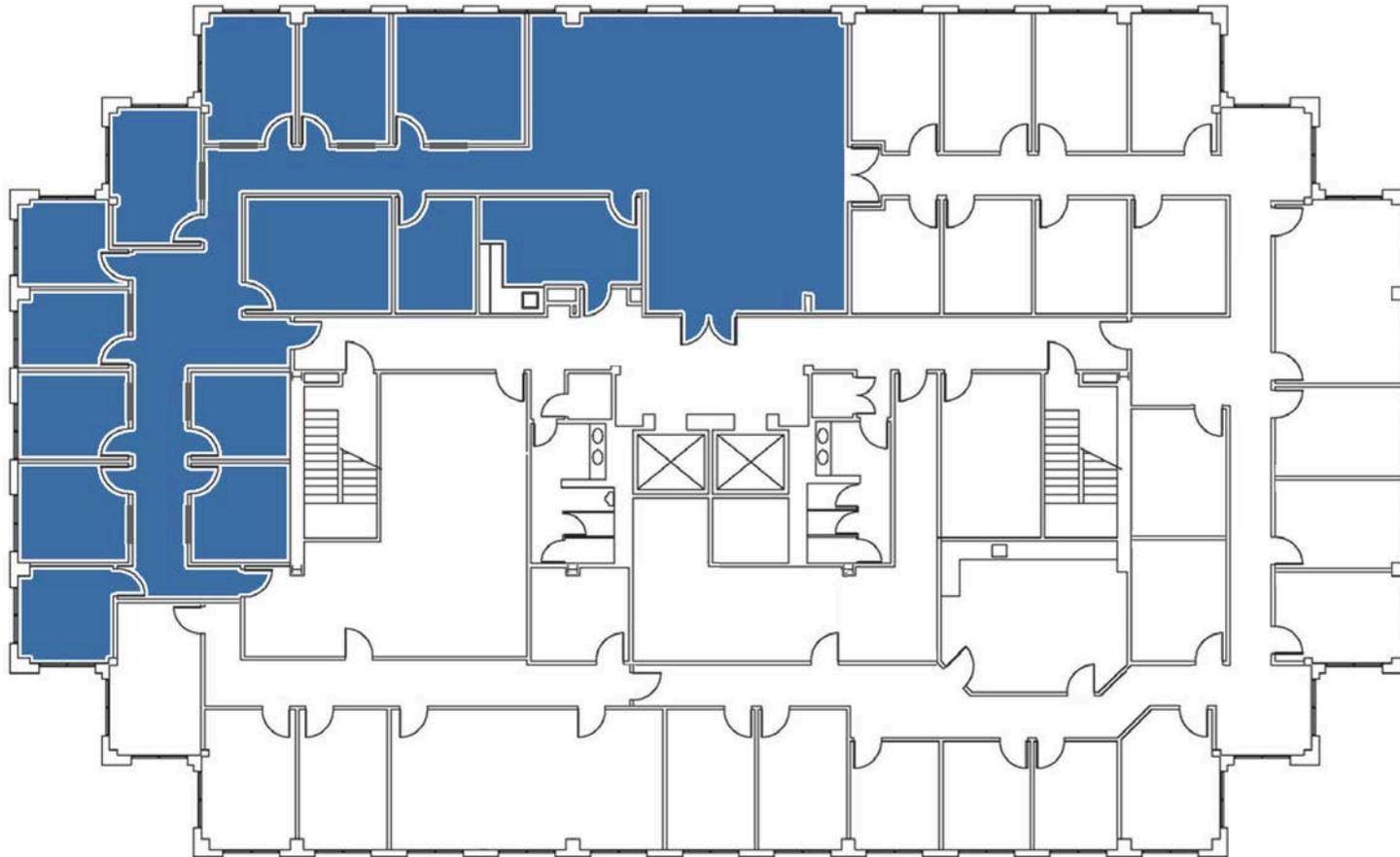


Level 3

SPEC SUITE WITH BRAND NEW FINISHES

SUITE 350

3,709 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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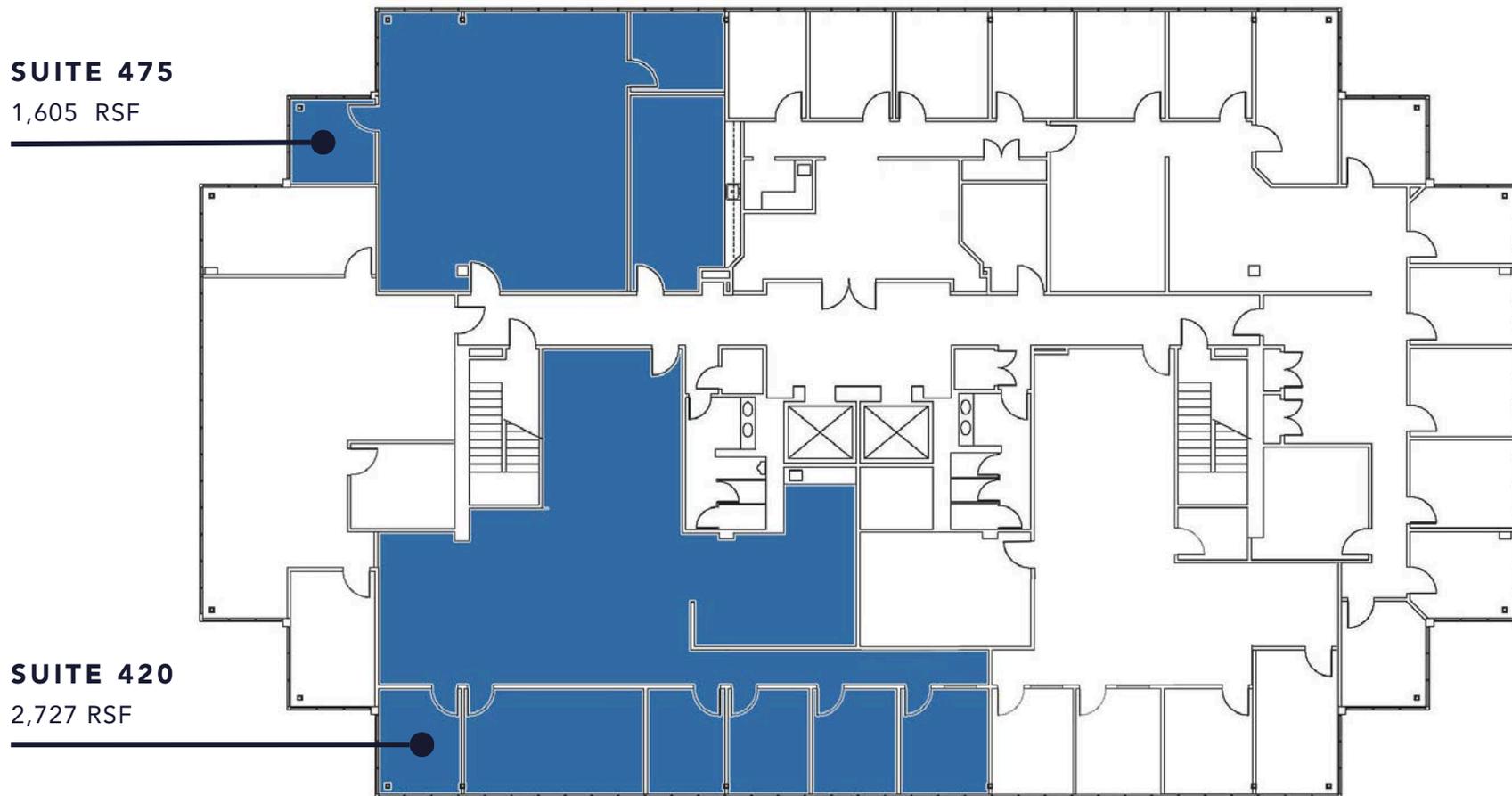
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Level 4



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 I-35 & HWY 183

- DoubleTree by Hilton
- Hello! Macaron
- National Tire and Battery
- Austin's Own
- Lowe's Home Improvement
- Bank of America
- Taco Shack
- BBVA Compass Bank
- Water 2 Wine
- Luby's
- Embassy Suites
- Hyatt Place
- Buca di Beppo
- Mimi's Cafe
- Dave & Buster's
- Baby Acapulco
- Regal Cinema & IMAX
- Hanabi Sushi
- Taco Cabana
- Whole Foods Market
- REI
- Crate & Barrel
- The Container Store
- Bed, Bath & Beyond

3 Great Hills Market

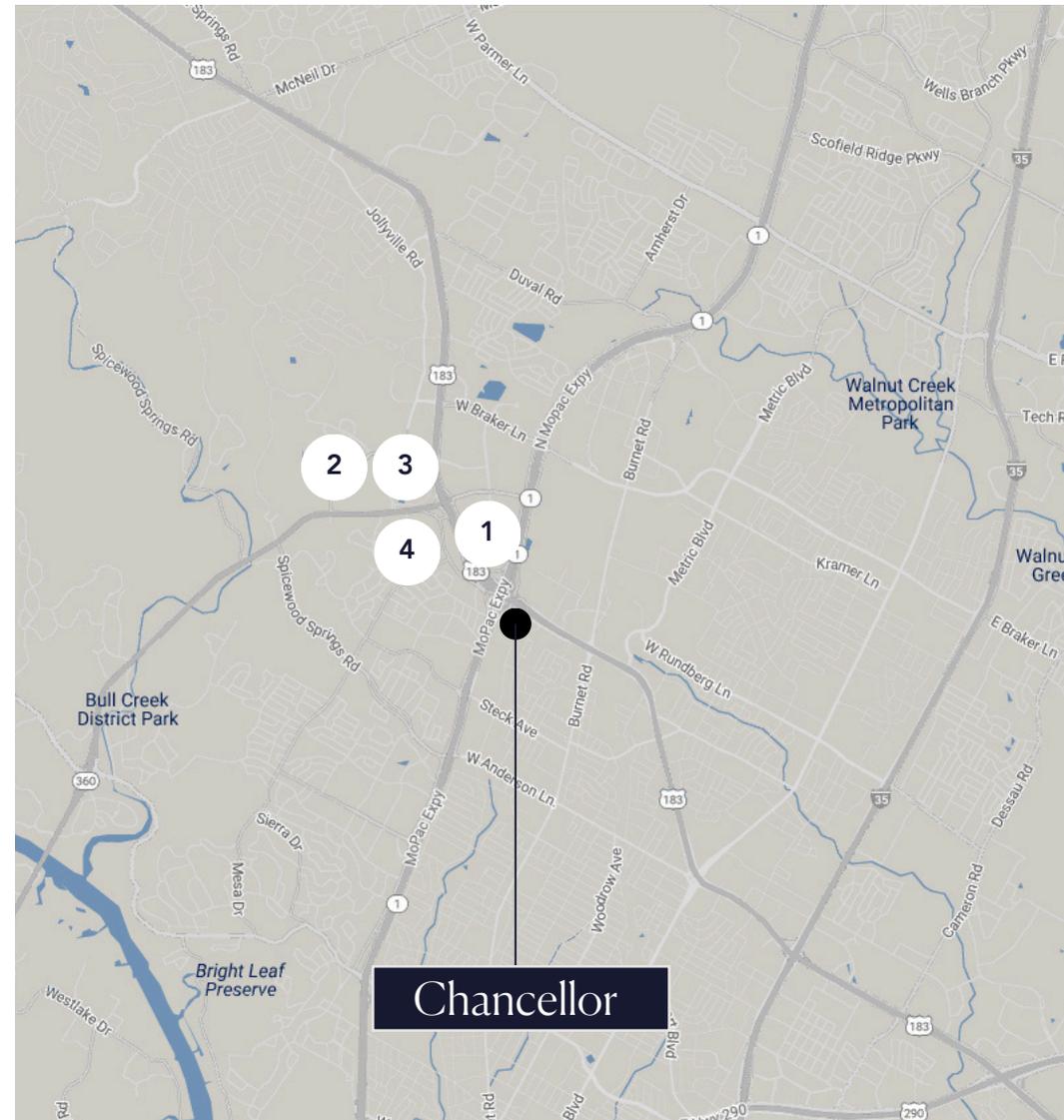
- FireBowl Cafe
- Modern Market
- Texadelphia
- TJ Maxx
- Supercuts
- Pok-E-Jo's Smokehouse
- Petco
- Regal Cinema 8
- La Madeleine French Cafe

2 Arboretum Market

- Starbucks
- Trader Joe's
- Williams-Sonoma
- Newk's Eatery
- Talbots
- Romano's Macaroni Grill
- Pier 1 Imports
- PF Chang's
- Sephora
- Modern Market
- Milk + Honey

4 The Arboretum

- Zoe's Kitchen
- Pottery Barn
- Gap | Gap Kids
- Z Gallerie
- Francesca's
- Everything But Water
- Jos. A Bank
- Sunglass Hut
- Amy's Ice Creams
- Five Guys Hamburgers
- Barnes & Noble
- The Cheesecake Factory
- Renaissance Austin
- Knotty Deck & Bar
- Chico's
- BRIO Tuscan Grille
- Blue Baker
- Estancia Churrascaria
- BB&T
- Corner Bakery Cafe
- Chase Bank



Contact

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