

OFFICE FOR LEASE

8627 North Mopac Expressway | Austin, Texas 78759

Chancellor



FOR MORE INFORMATION

JEFF HENLEY

jhenley@riverside-re.com
512.413.5601

JEFF HENLEY, JR.

jrhenley@riverside-re.com
512.415.4066

RIVERSIDE

OFFICE FOR LEASE

8627 North Mopac Expressway | Austin, Texas 78759

Newly Renovated Lobby



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Chancellor

LEVEL ONE

\$17.50/RSF | \$14.44 NNN

Suite 135 - 2,670 RSF

LEVEL TWO

\$17.50/RSF | \$14.44 NNN

Suite 220 - 1,835 RSF

LEVEL THREE

\$17.50/RSF | \$14.44 NNN

Suite 350 - 3,709 RSF

LEVEL FOUR

\$17.50/RSF | \$14.44 NNN

Suite 420 - 2,727 RSF

Suite 475 - 1,605 RSF

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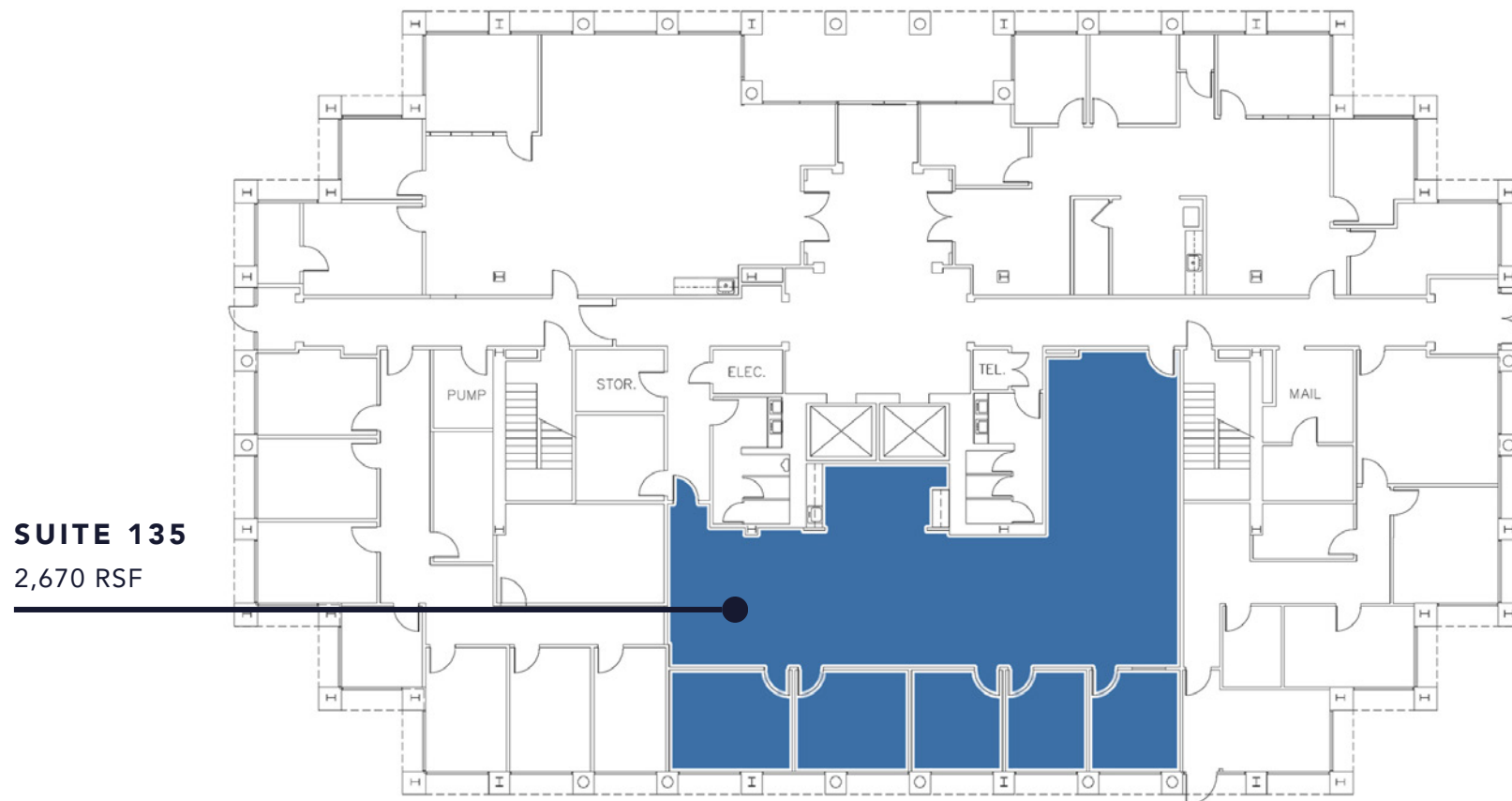
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8627 North Mopac Expressway | Austin, Texas 78759

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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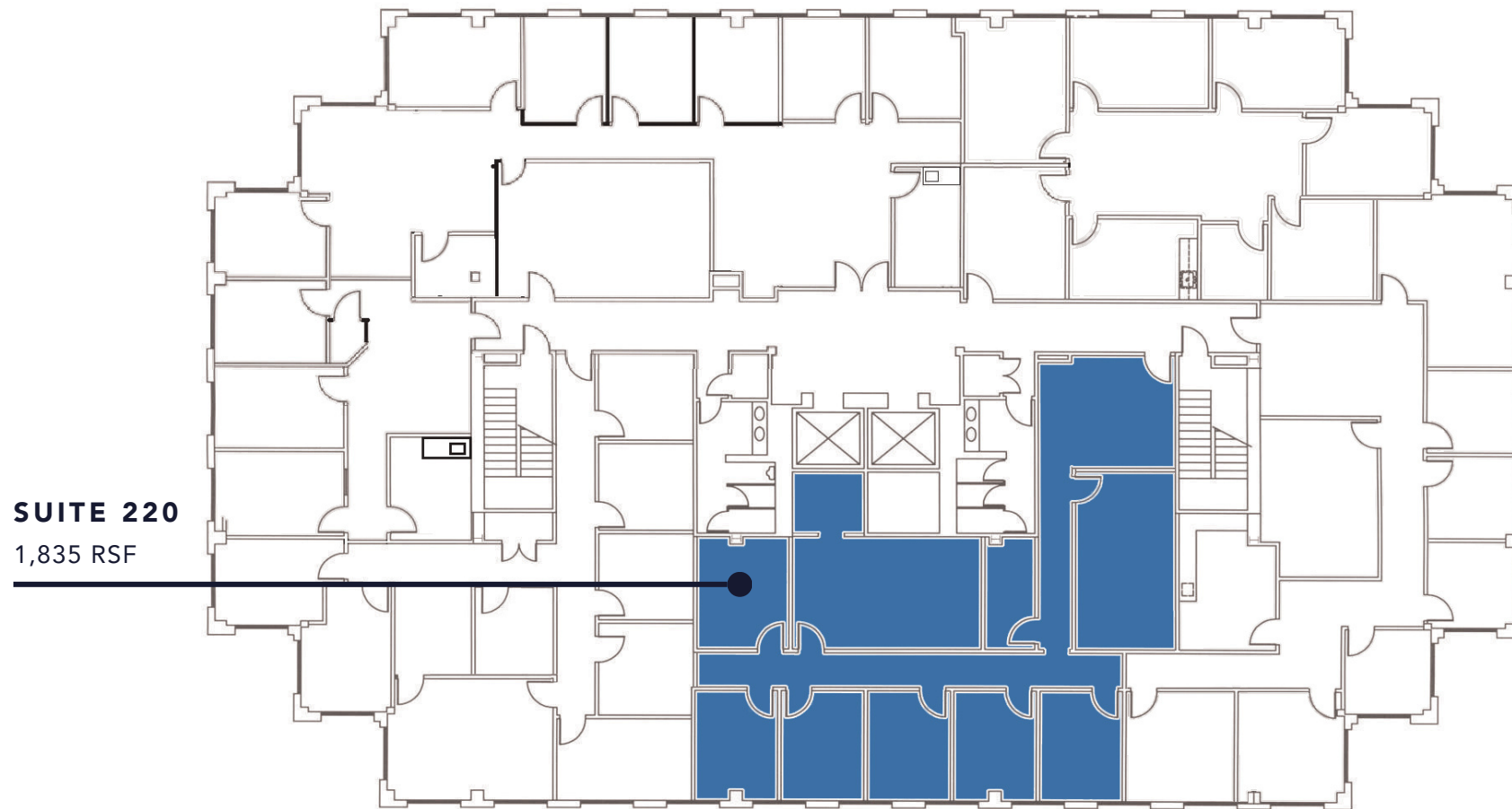
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Level 2



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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OFFICE FOR LEASE

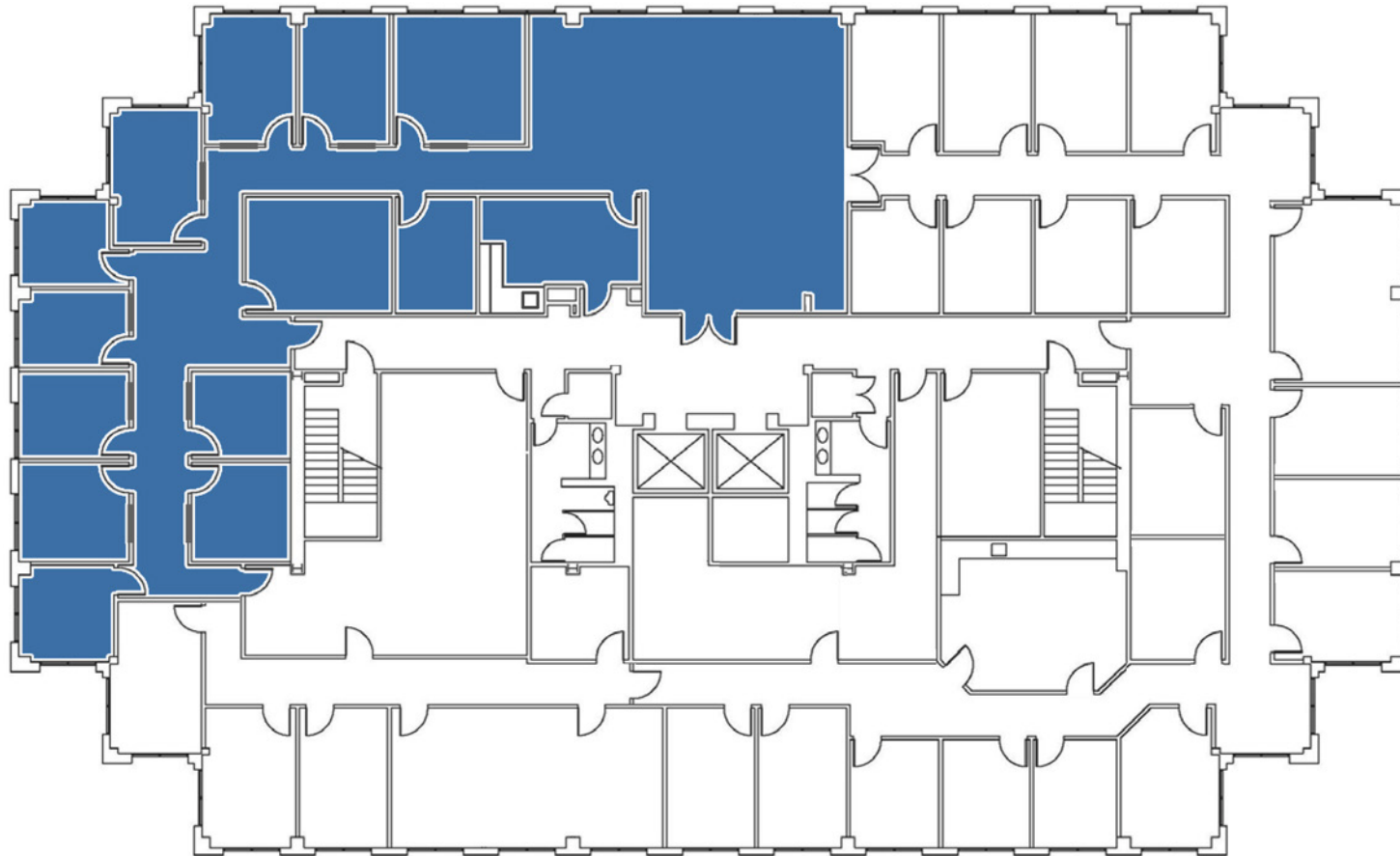
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Level 3

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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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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RIVERSIDE

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

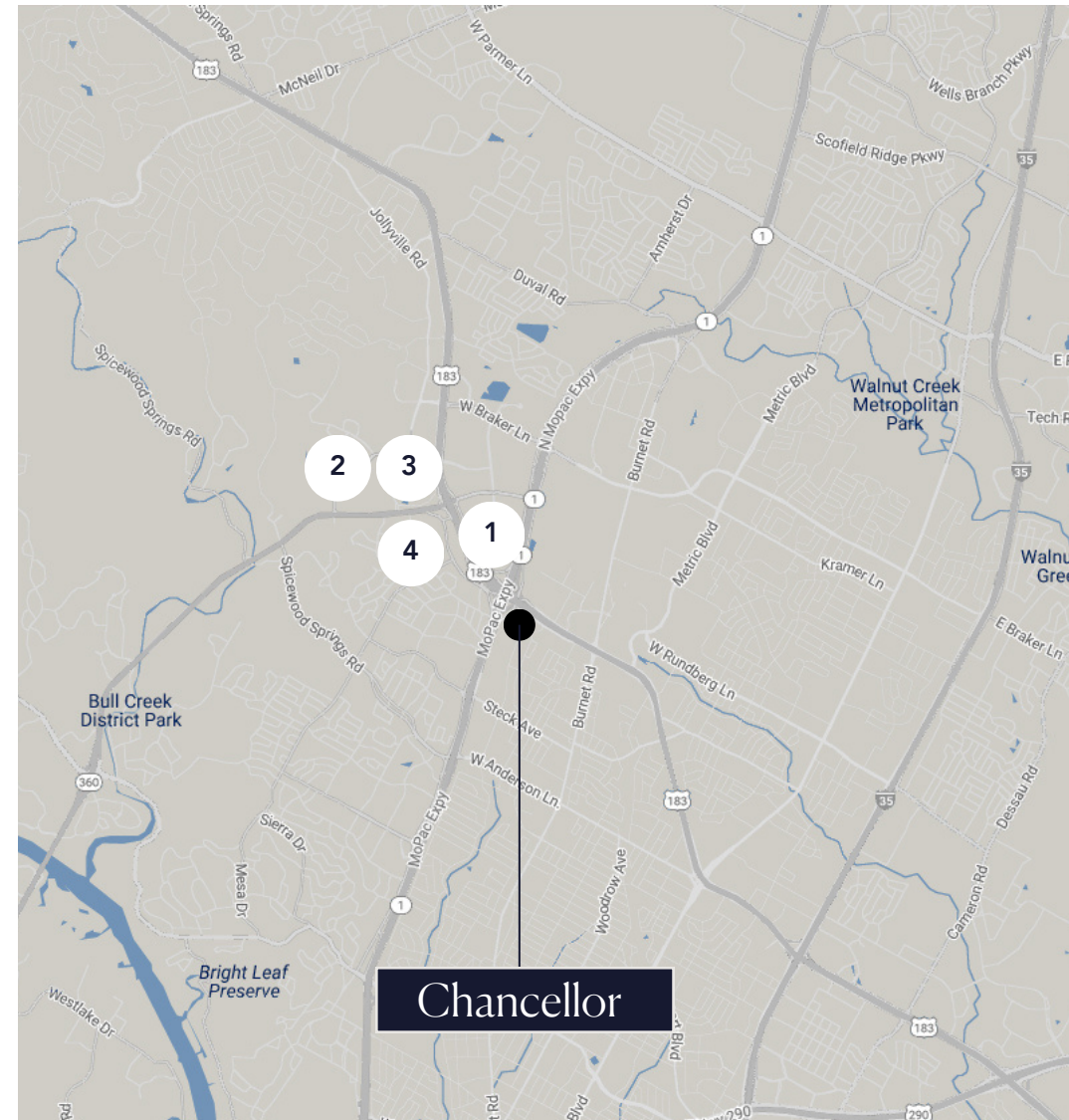
FireBowl Cafe
Modern Market
Texadelphia
TJ Maxx
Supercuts
Pok-E-Jo's Smokehouse
Petco
Regal Cinema 8
La Madeleine French Cafe

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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