



2,513 RSF & 1,228 RSF
SUBLEASE SPACES AVAILABLE

\$31.75 NNN
\$17.85 NNN Operating Expenses
Term Negotiable
Sublease Thru 12/31/2028

8611

Mopac Expressway
Austin, Texas 78759



For leasing information, please contact:

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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.

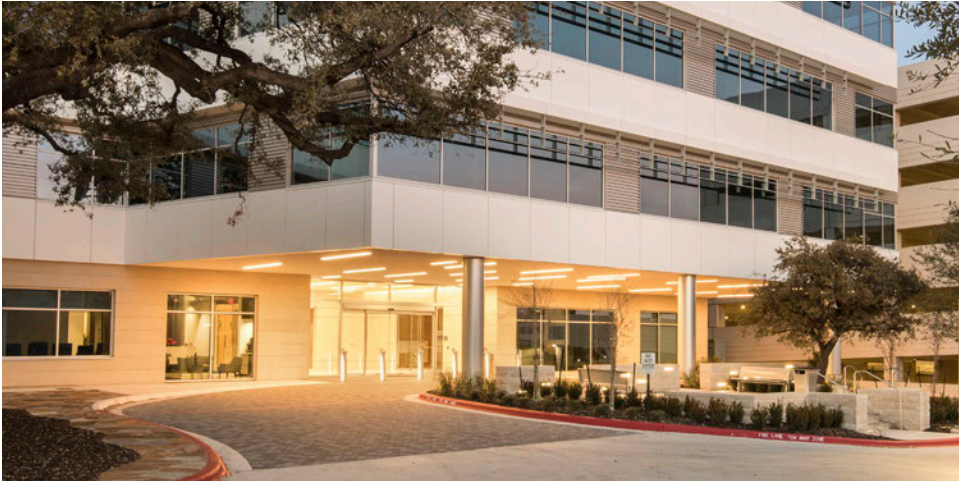


It's all at MoPac Centre – The MoPac address.

Exterior



Interior



Main Building Entrance

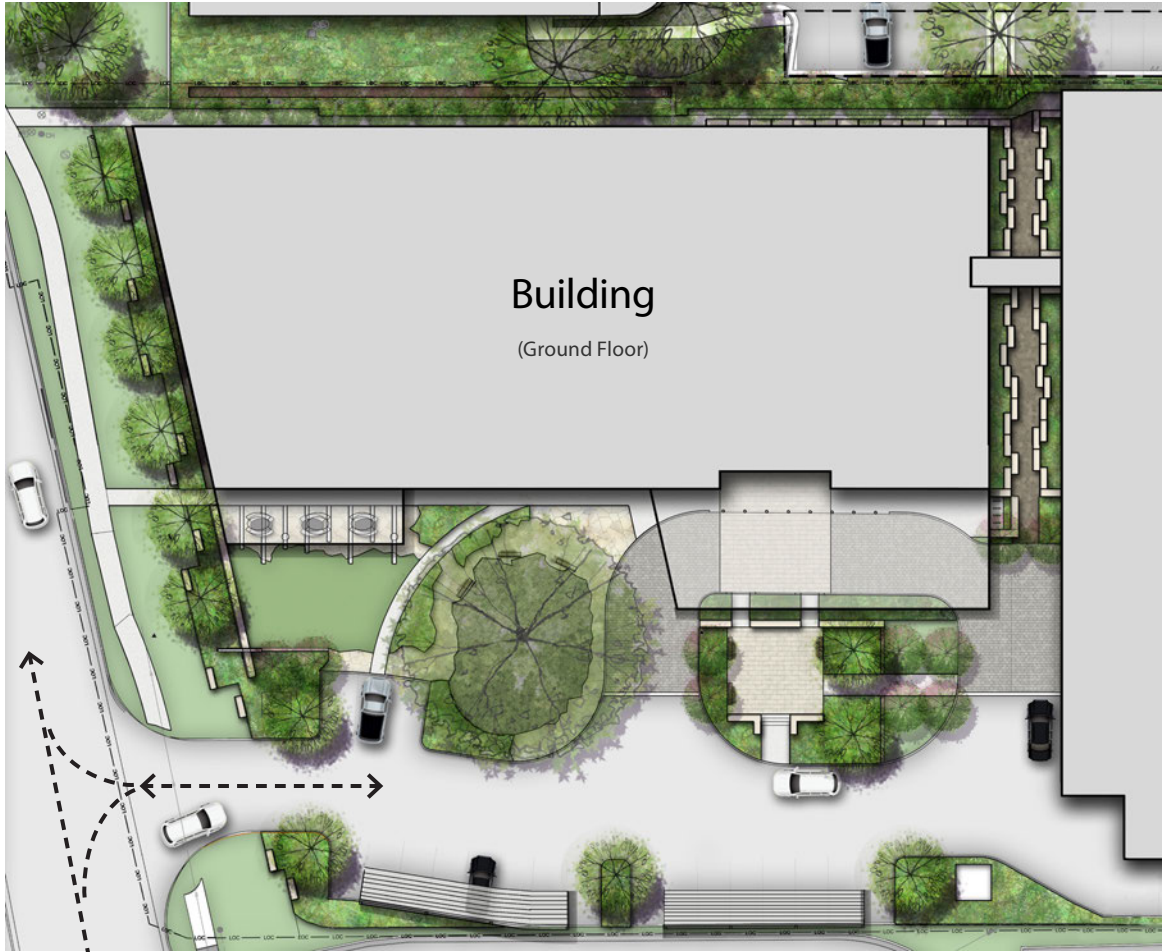


Elevator Lobby



Main Lobby

Site Plan



MoPac North-Bound Frontage Road

FLOOR PLANS : Sublease Space

1,228 RSF
SUITE 125



2,513 RSF
SUITE 101

THE SITE : Aerial View

ARBORETUM

STONELAKE/GATEWAY

ARBOR WALK

THE DOMAIN

US-183

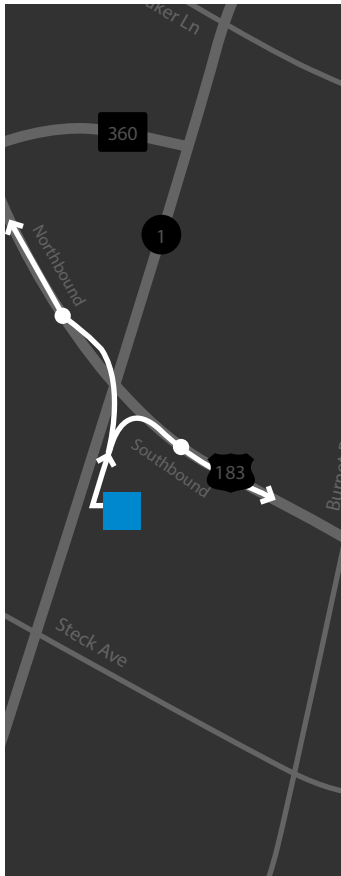
MOPAC EXPRESSWAY

MOPAC CENTRE

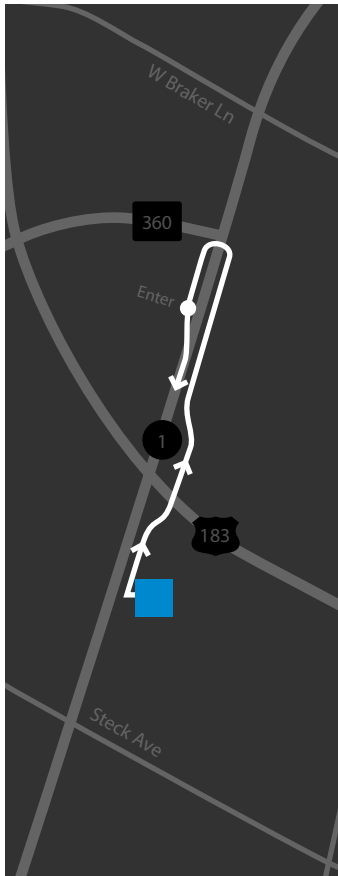


Drive Times

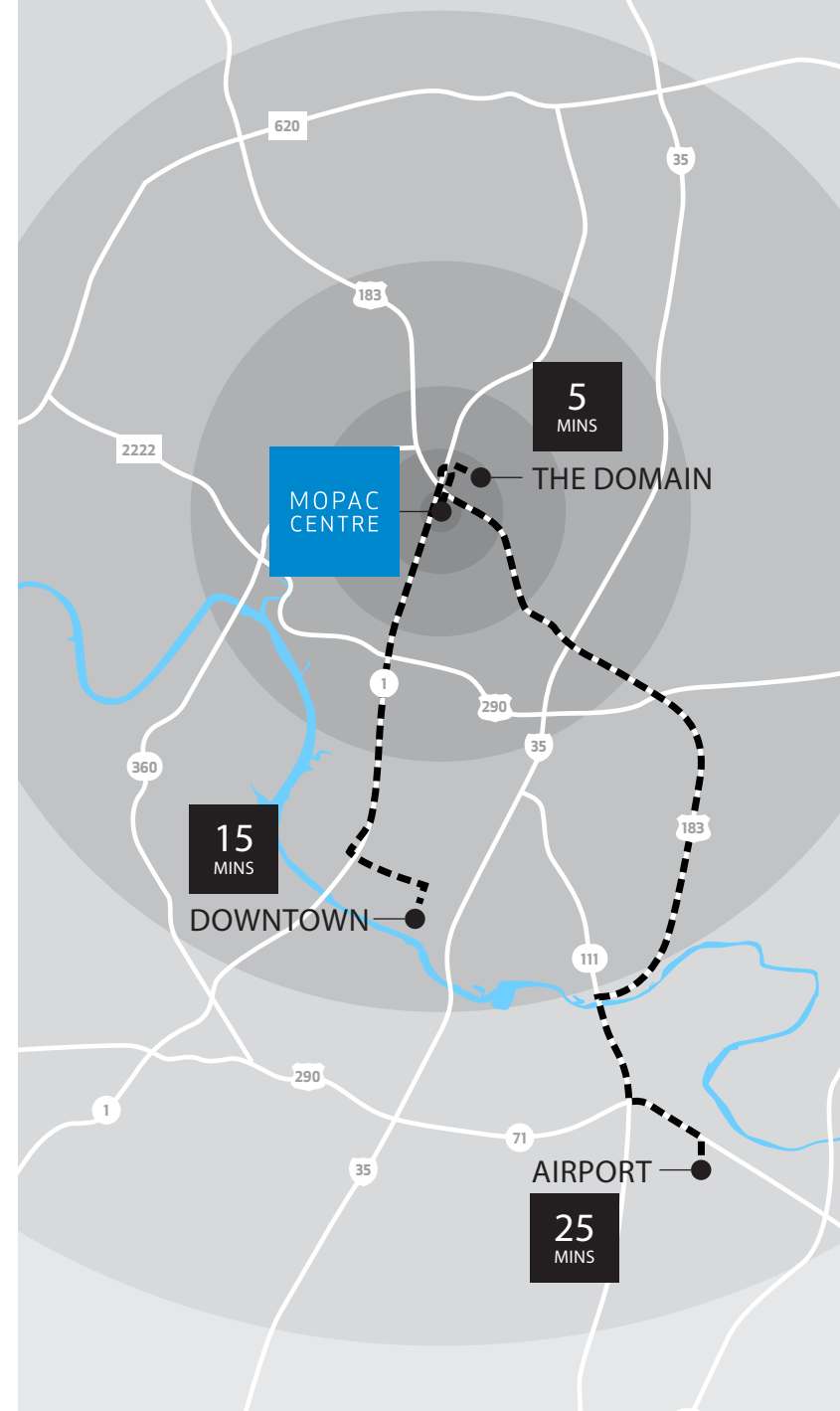
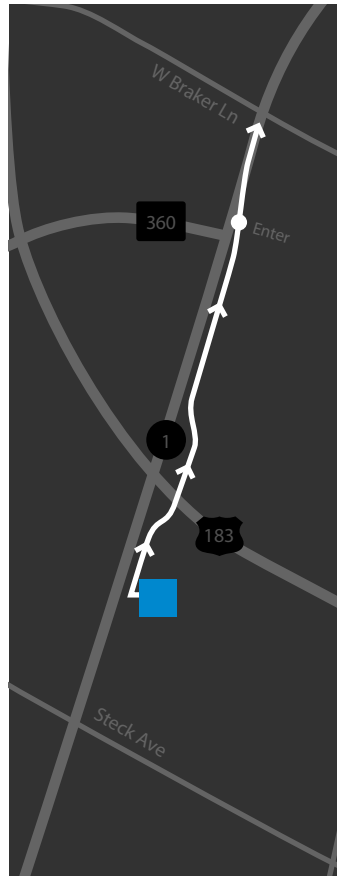
NORTH- AND SOUTHBOUND 183



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

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
 Verts
 McAlister's Deli

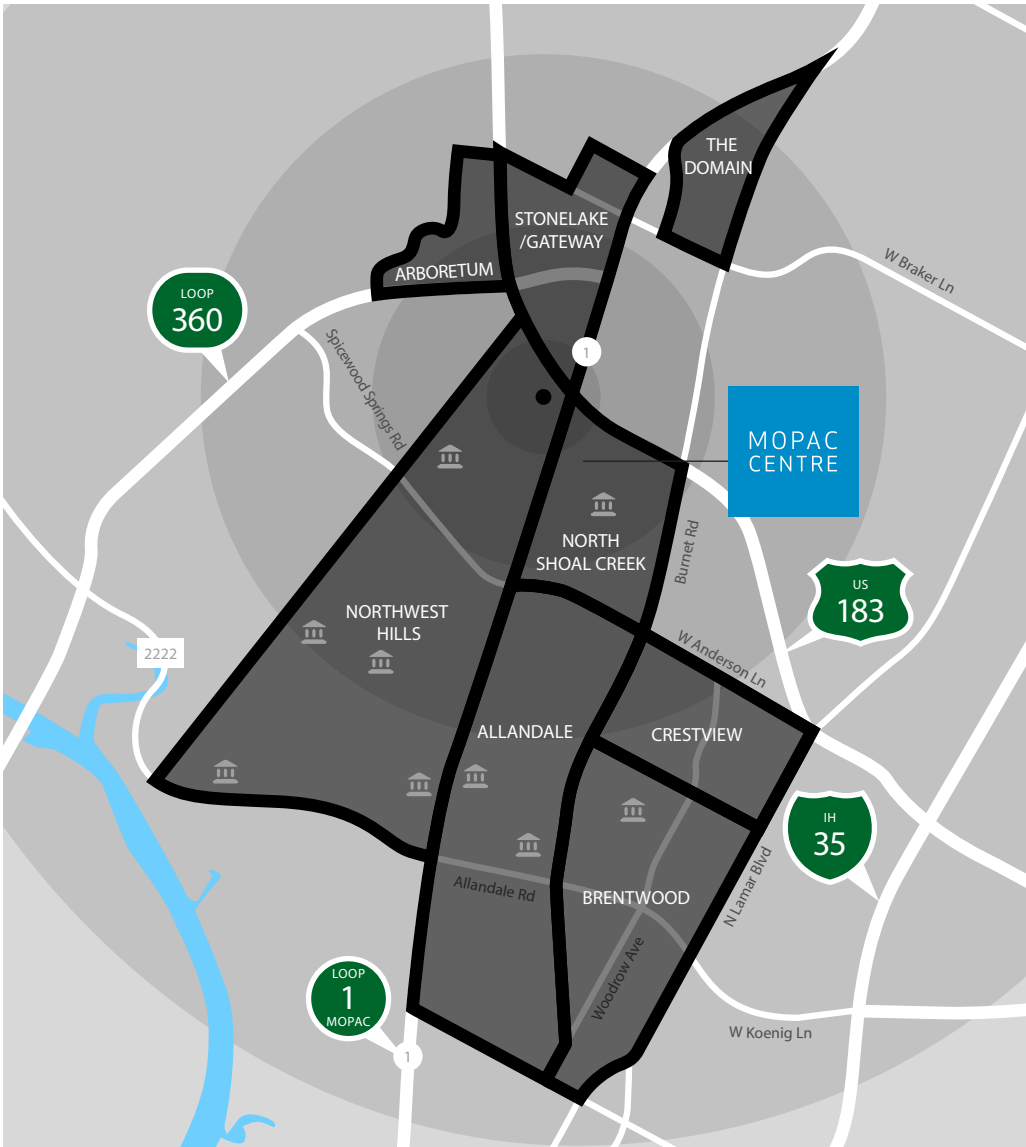
- Restaurants**
 Dos Batos
 Alamo Drafthouse
 Madam Mam's
 Jimmy John's
 Pluckers
 Chili's
 Sherlock's Baker St. Pub & Grill
 Slab BBQ
 Olive Garden
 DANG Banh Mi
 Trudy's
 P. Terry's
 Waterloo Ice House
 Shu Shu's



Major Employers



NEARBY : Neighborhoods & Schools



APARTMENTS

- | | | |
|------------------------------|---------------------------|---------------------------|
| Arboretum | North Shoal Creek | Northwest Hills |
| Canyon Resort at Great Hills | Abbey Road | Terracina |
| Tramor at the Hills | Woodchase | Le Montreaux |
| Hardrock Canyon | Rockwood | Bent Tree |
| Tramor at the Arboretum | Arabella | Cimarron Crossing |
| Arboretum Oaks | | Marquis at Caprock Canyon |
| | Gateway/Stonelake | Woodstone |
| Domain | Arboretum at Stonelake | Marquis at Treetops |
| Residences at the Domain | Marquis at Great Hills | Westdale Creek |
| Villages at the Domain | Broadstone Arboretum | Northwest Hills |
| The Kenzie at the Domain | The Estate on Quarry Lake | The Ridge |
| IMT at the Domain | | Falls on Bull Creek |
| Gallery at the Domain | | |
| The Standard at the Domain | | |

SCHOOLS

- | | | |
|---------------------------|-----------------------------|-------------------------|
| Allandale | Brentwood | Northwest Hills |
| Gullett Elementary School | Brentwood Elementary School | Hill Elementary School |
| Lamar Middle School | | Doss Elementary School |
| | | Murchison Middle School |
| | North Shoal Creek | Anderson High School |
| | Pillow Elementary School | St. Theresa's Catholic |



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