



## OFFICE SPACE FOR LEASE



# BALCONES NORTH

8920 BUSINESS PARK DRIVE | AUSTIN, TX 78759

**Jeff Henley** | 512.413.5601 | [jeff@kuceraco.com](mailto:jeff@kuceraco.com)

**Jeffrey Henley, Jr.** | 512.415.4066 | [jhenley@kuceraco.com](mailto:jhenley@kuceraco.com)

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | **See all of our listings at [WWW.KUCERACO.COM](http://WWW.KUCERACO.COM).**

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Located in the heart of the Northwest submarket

Convenient access to Research Blvd. and MoPac

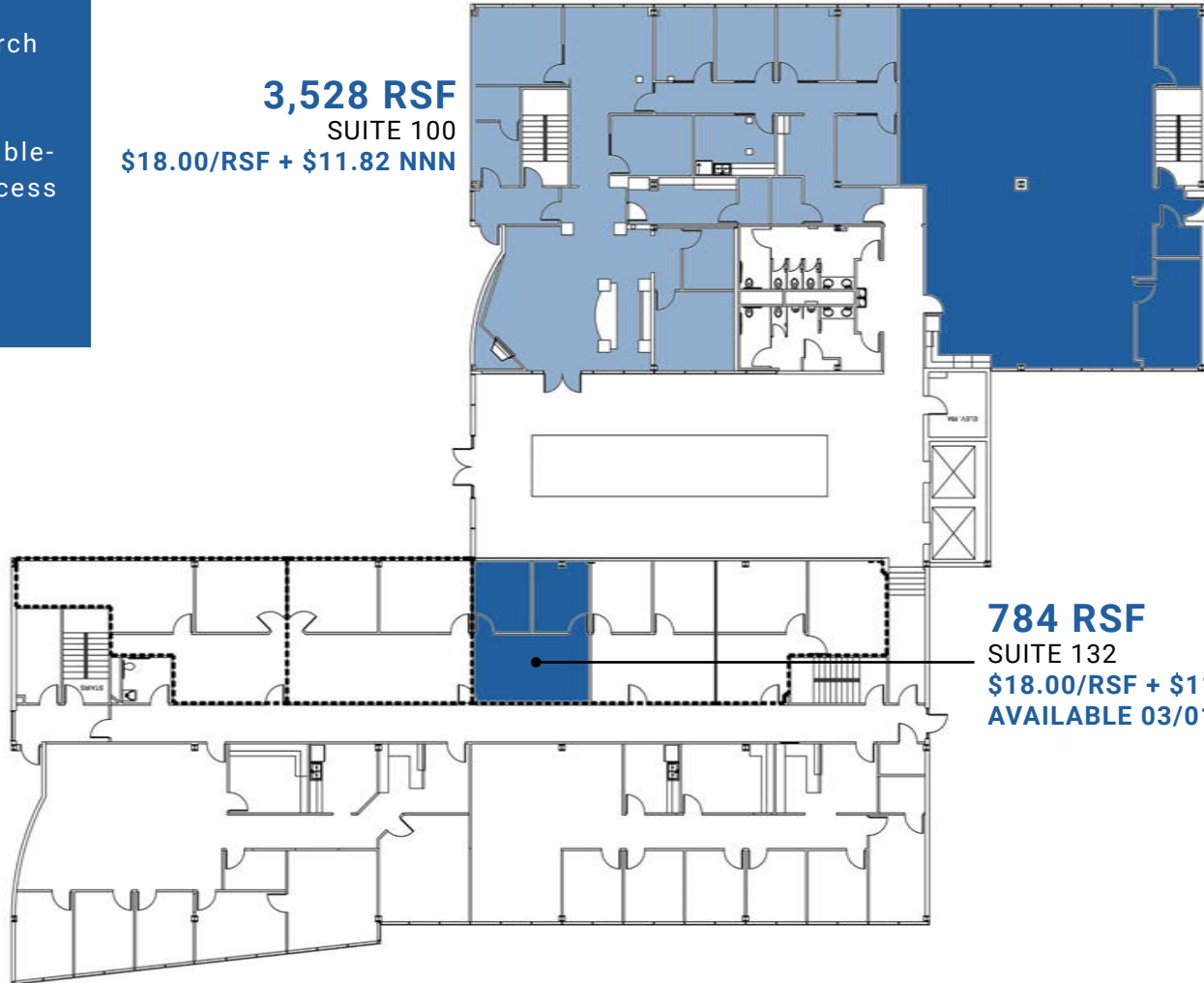
Directly across from the Doubletree Executive Hotel with access to conferencing facilities

3.3:1,000 RSF Parking Ratio

SUITES 100 & 110 MAY BE COMBINED FOR A TOTAL OF 6,756 RSF.

**3,528 RSF**  
SUITE 100  
\$18.00/RSF + \$11.82 NNN

**3,228 RSF**  
SUITE 110  
\$18.00/RSF + \$11.82 NNN



**784 RSF**  
SUITE 132  
\$18.00/RSF + \$11.82 NNN  
AVAILABLE 03/01/2024

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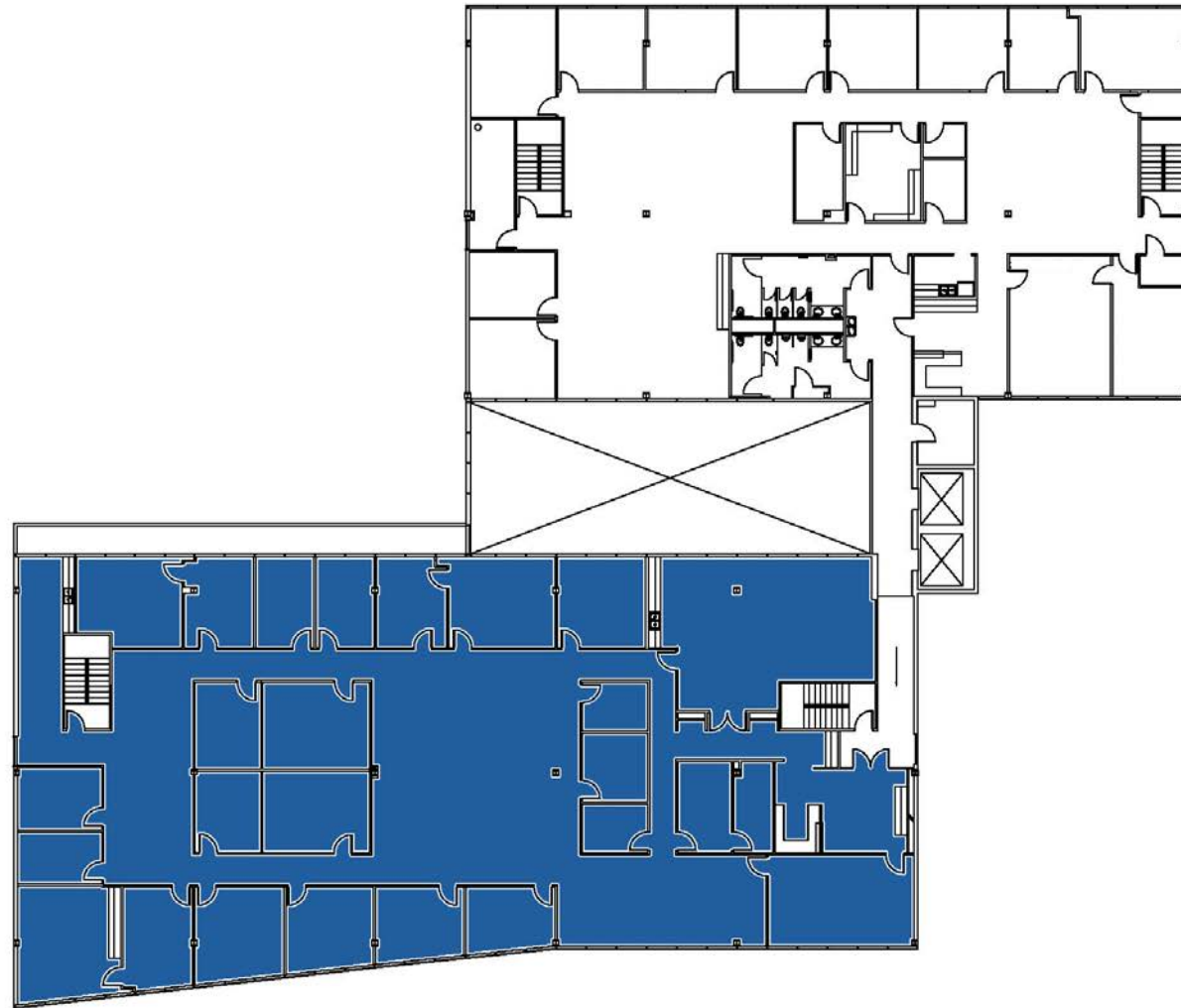
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**11,590 RSF**  
SUITE 250  
**\$18.00/RSF + \$11.82 NNN**

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SUITES 375 & 380 MAY BE COMBINED FOR A TOTAL OF 7,446 RSF.

**3,471 RSF**  
SUITE 325  
\$18.00/RSF + \$11.82 NNN

**3,995 RSF**  
SUITE 300  
\$18.00/RSF + \$11.82 NNN

**1,219 RSF**  
SUITE 363  
\$28.00/RSF GROSS

**527 RSF**  
SUITE 361  
\$28.00/RSF GROSS

**690 RSF**  
SUITE 355  
\$28.00/RSF GROSS

**5,163 RSF**  
SUITE 350  
\$18.00/RSF + \$11.82 NNN

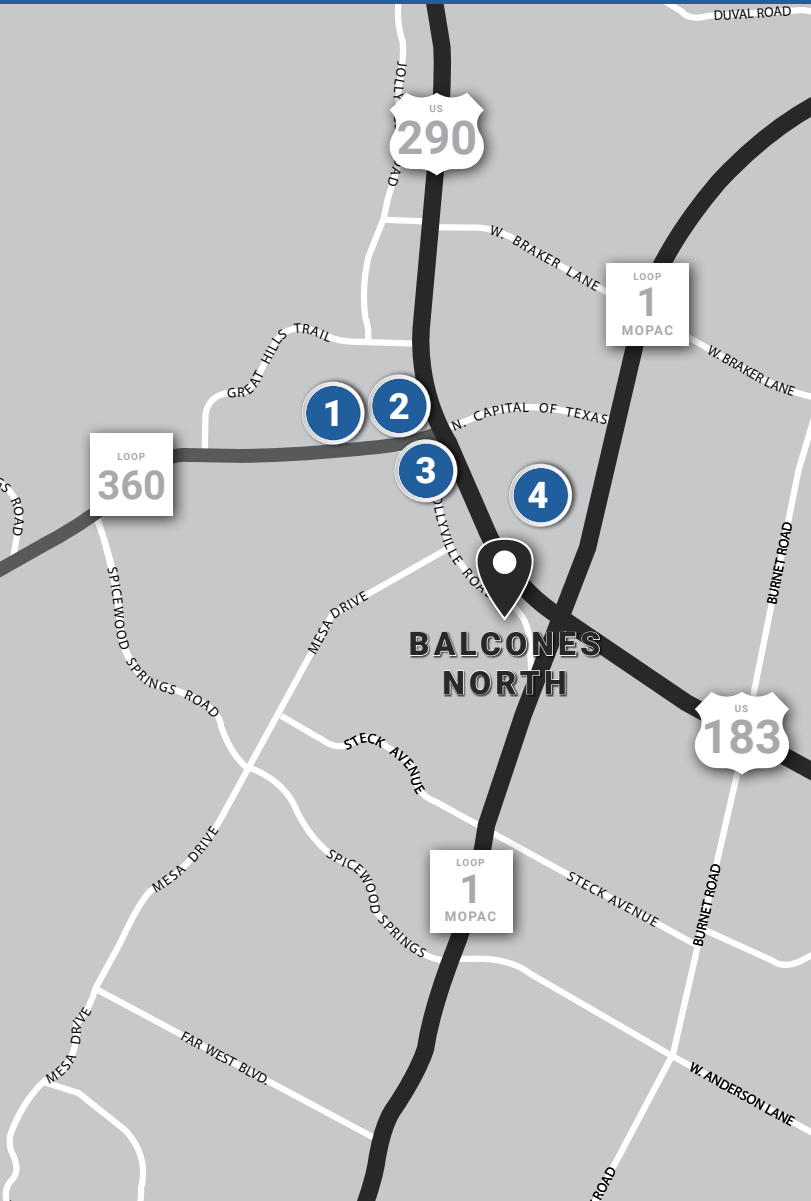
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### 1 ARBORETUM MARKET

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

### 2 GREAT HILLS MARKET

- FireBowl Cafe
- Modern Market
- TJ Maxx
- Supercuts
- Petco
- Regal Cinema 8
- la Madeleine French Cafe

### 3 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

### 4 I-35 & HWY. 183 AMENITIES

- DoubleTree by Hilton
- 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
- Baby Acapulco
- Regal Cinema & IMAX
- Hanabi Sushi
- Whole Foods Market
- REI
- Crate & Barrel

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