

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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512.415.4066

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512.965.7217

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 THREE

\$17.50/RSF | \$14.49 NNN

Suite 325 - 1,409 RSF

LEVEL FOUR

\$17.50/RSF | \$14.49 NNN

Suite 420 - 2,727 RSF

Suite 475 - 1,605 RSF

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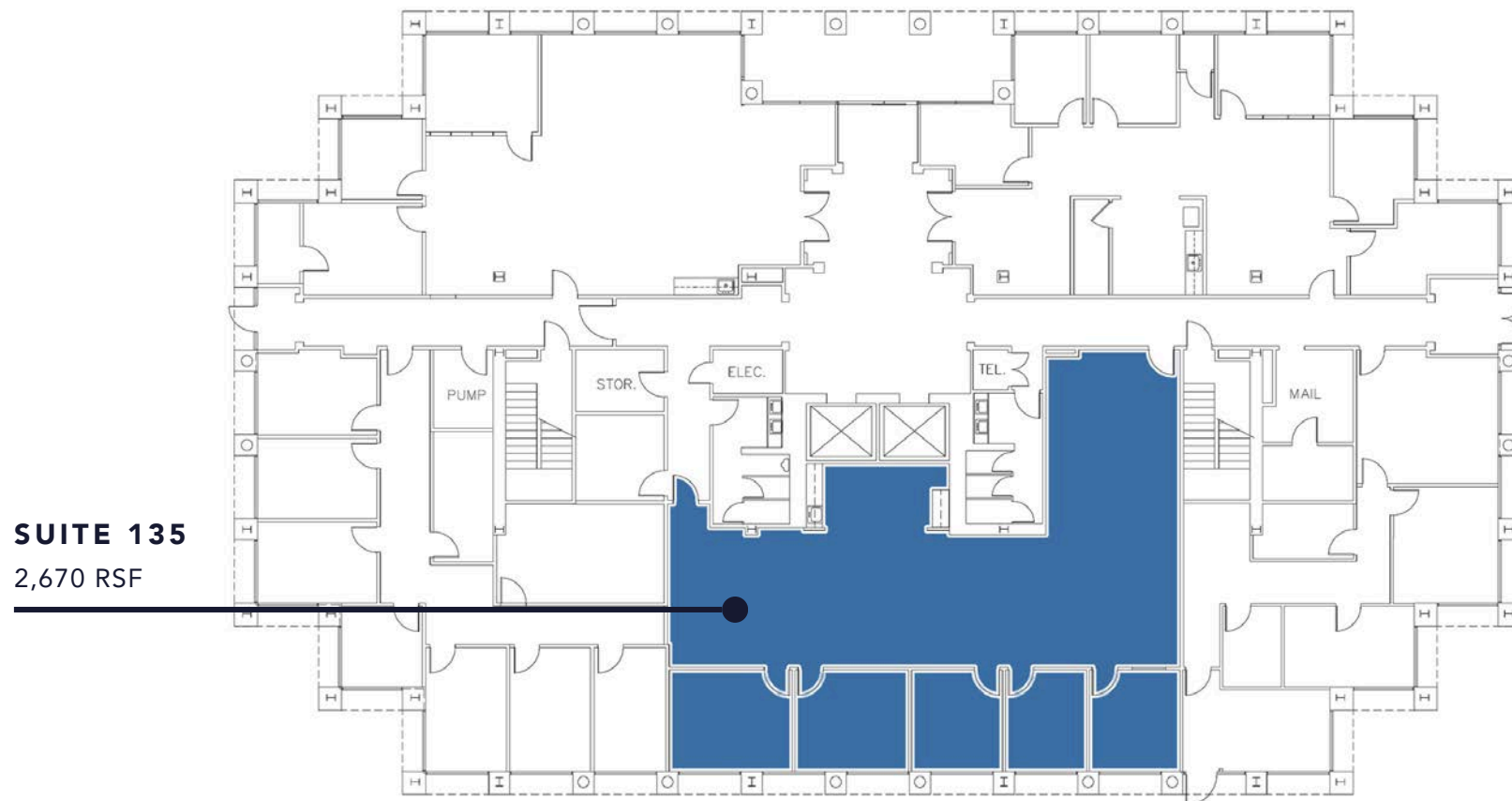
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RIVERSIDE

OFFICE FOR LEASE

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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RIVERSIDE

OFFICE FOR LEASE

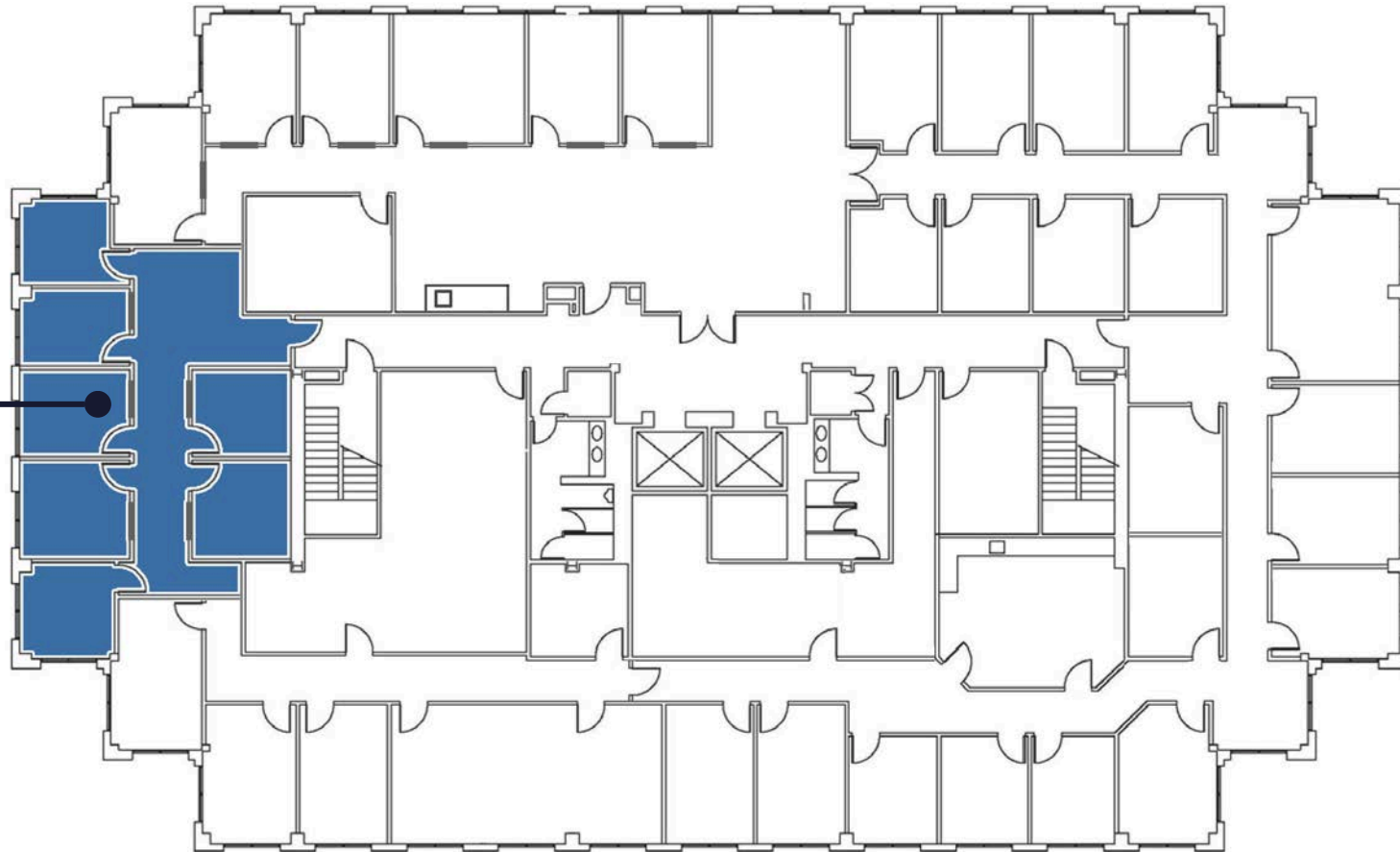
8627 North Mopac Expressway | Austin, Texas 78759

SPEC SUITE WITH BRAND NEW FINISHES

Level 3

SUITE 325

1,409 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 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

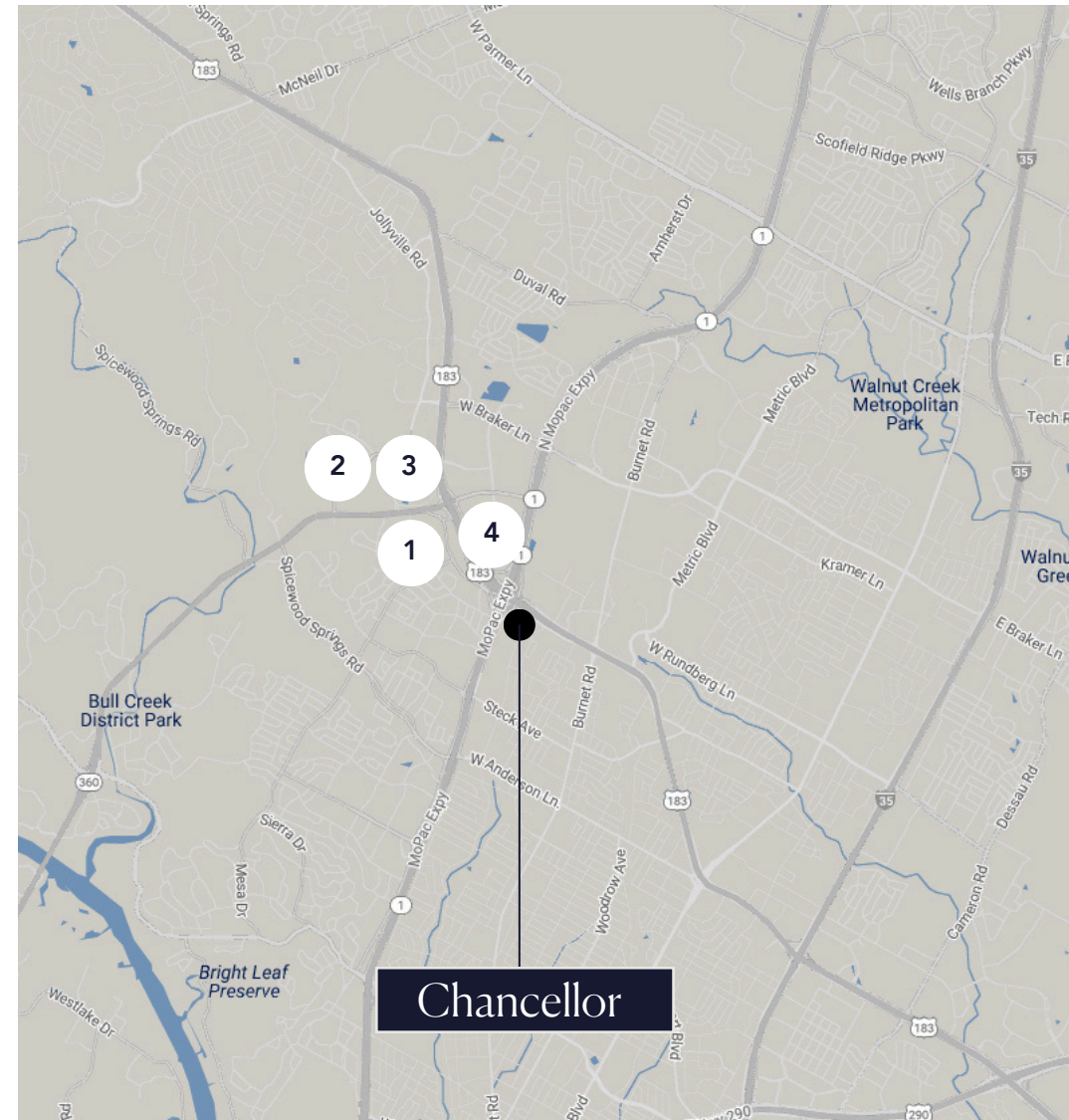
FireBowl Cafe
PetCo
TJ Maxx
Honest Mary's Health Food
La Madeleine French Café
Modern Market
Manuel's Mexican
Ike's Love & Sandwiches

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



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