

2,184 & 2,513 RSF
SUBLEASE SPACE AVAILABLE
WITH DIRECT LEASE OPTIONS

Rates and Term Negotiable
Sublease Thru 12/31/2026



8611

Mopac Expressway
Austin, Texas 78759

MOPAC CENTRE

For leasing information, please contact:
CHAD SCHROEDER, Vice President
512.279-9203 (Direct) | 281.387-1986 (Cell)
cs@kuceraco.com



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

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



Main Building Entrance



Elevator Lobby



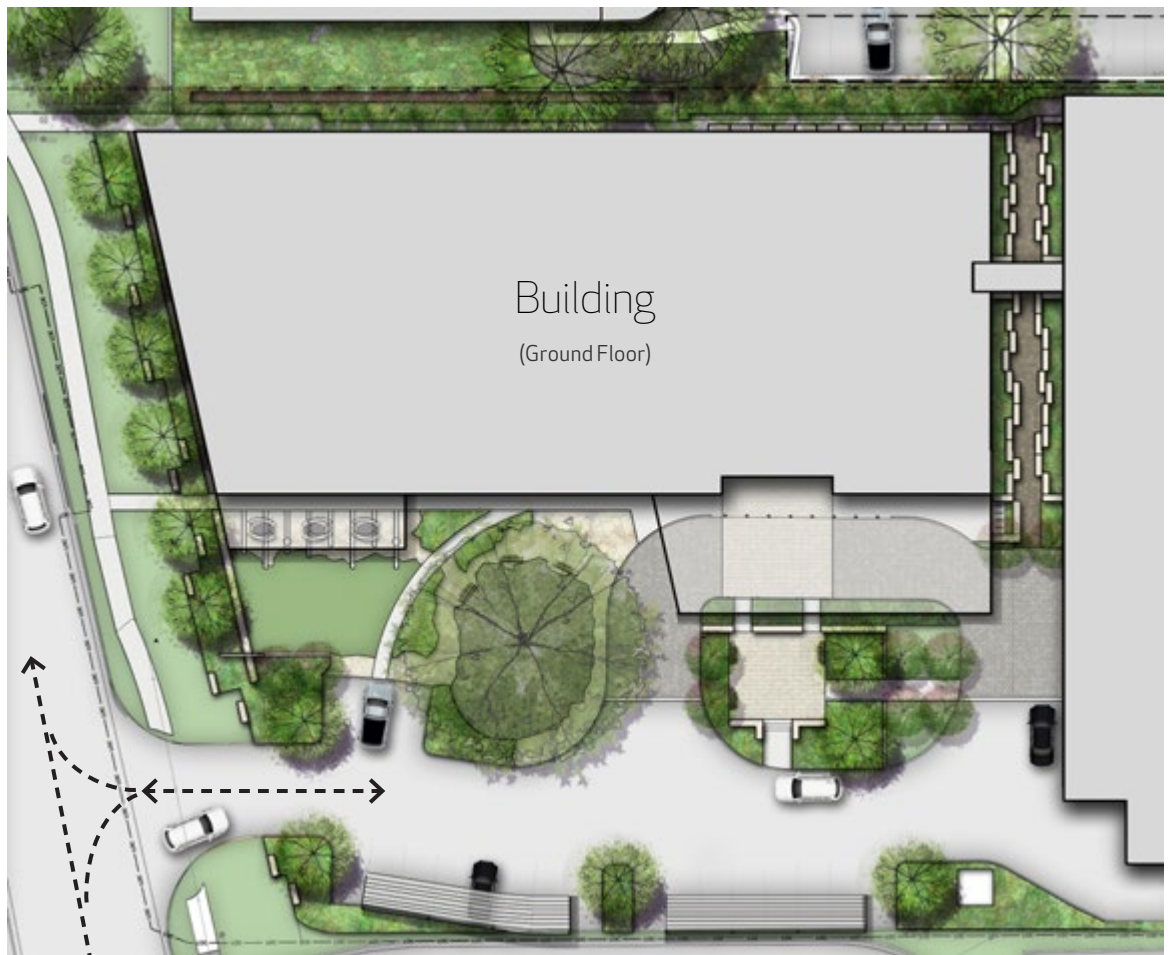
Bathrooms



Main Lobby

Site

Plan



MoPac North-Bound Frontage Road

Available: Now

Asking Base Rent: \$32.00

Pass Thru Est: \$17.40

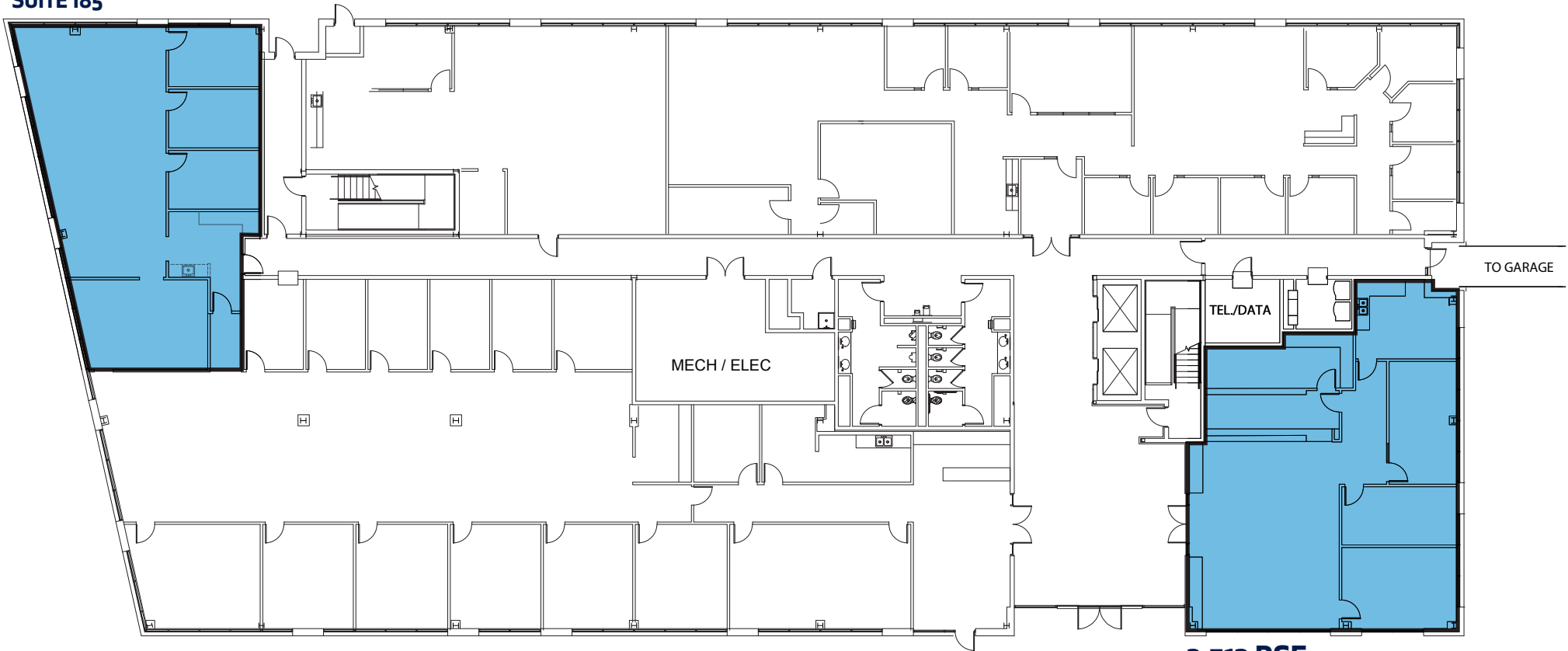
First Generation Space

First Floor of Building

Covered Parking for All Employees

FLOOR PLANS : SUBLEASE SPACE

2,184 RSF
SUITE 185



2,513 RSF
SUITE 101

THE SITE : AERIAL VIEW

ARBORETUM

STONELAKE/GATEWAY

ARBOR WALK

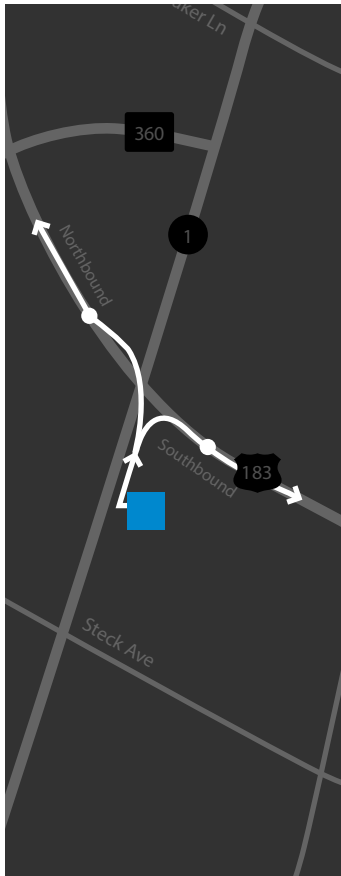
THE DOMAIN



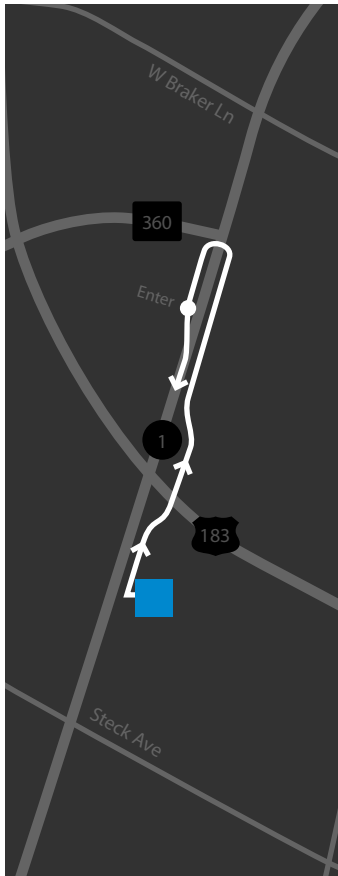
MOPAC CENTRE

DRIVE TIMES

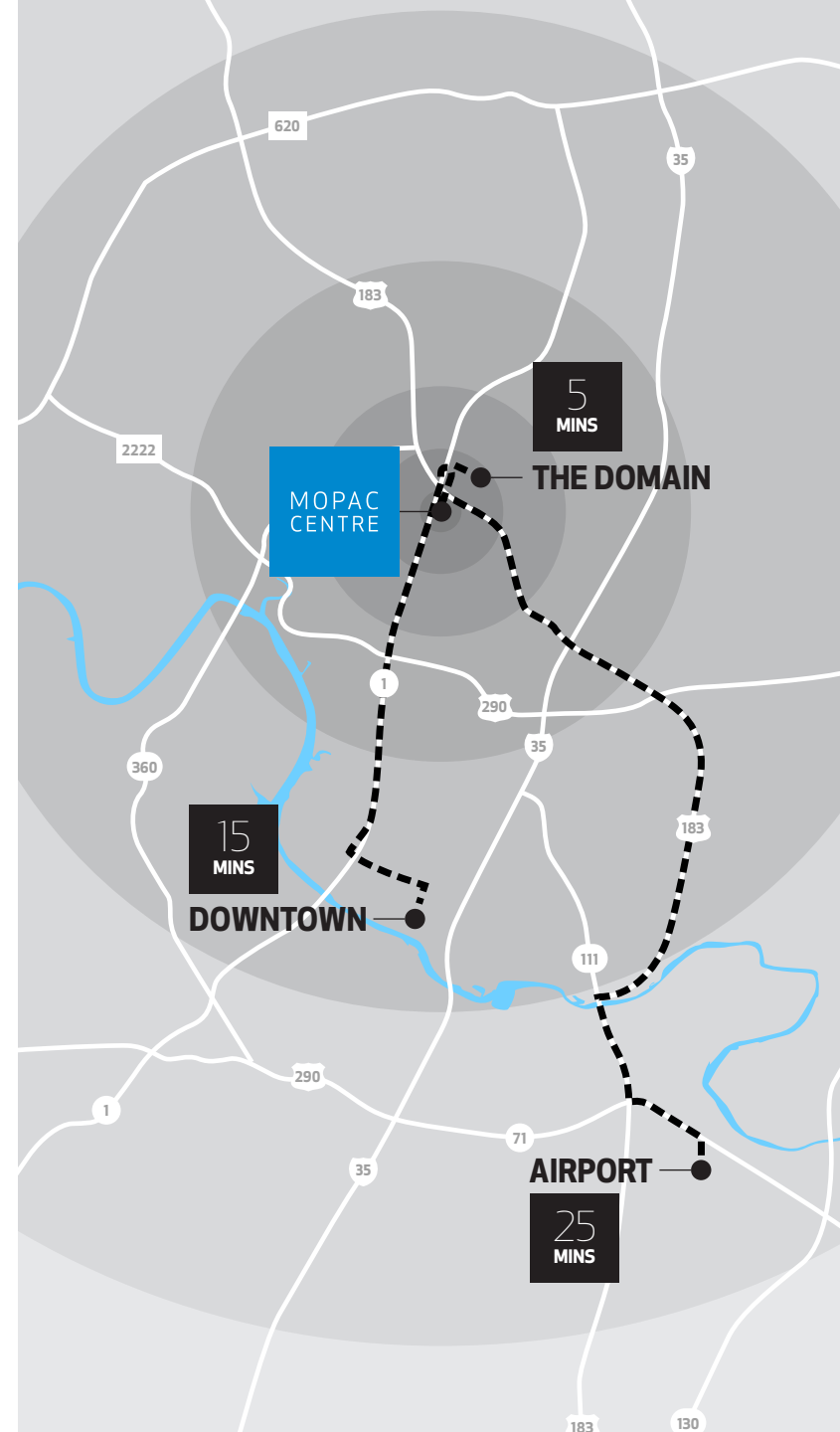
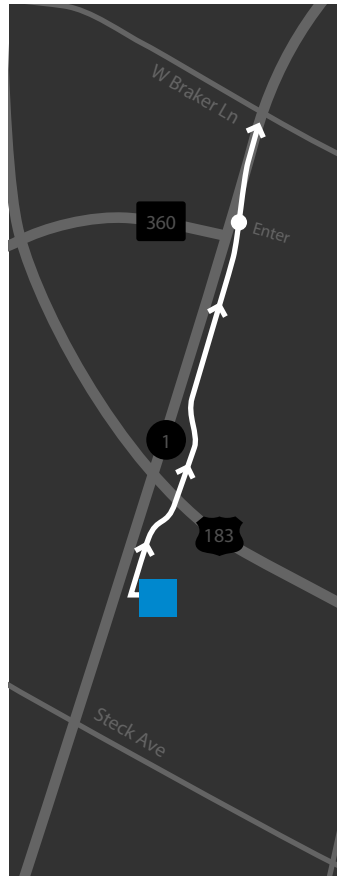
NORTH- AND SOUTHBOUND 183



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



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

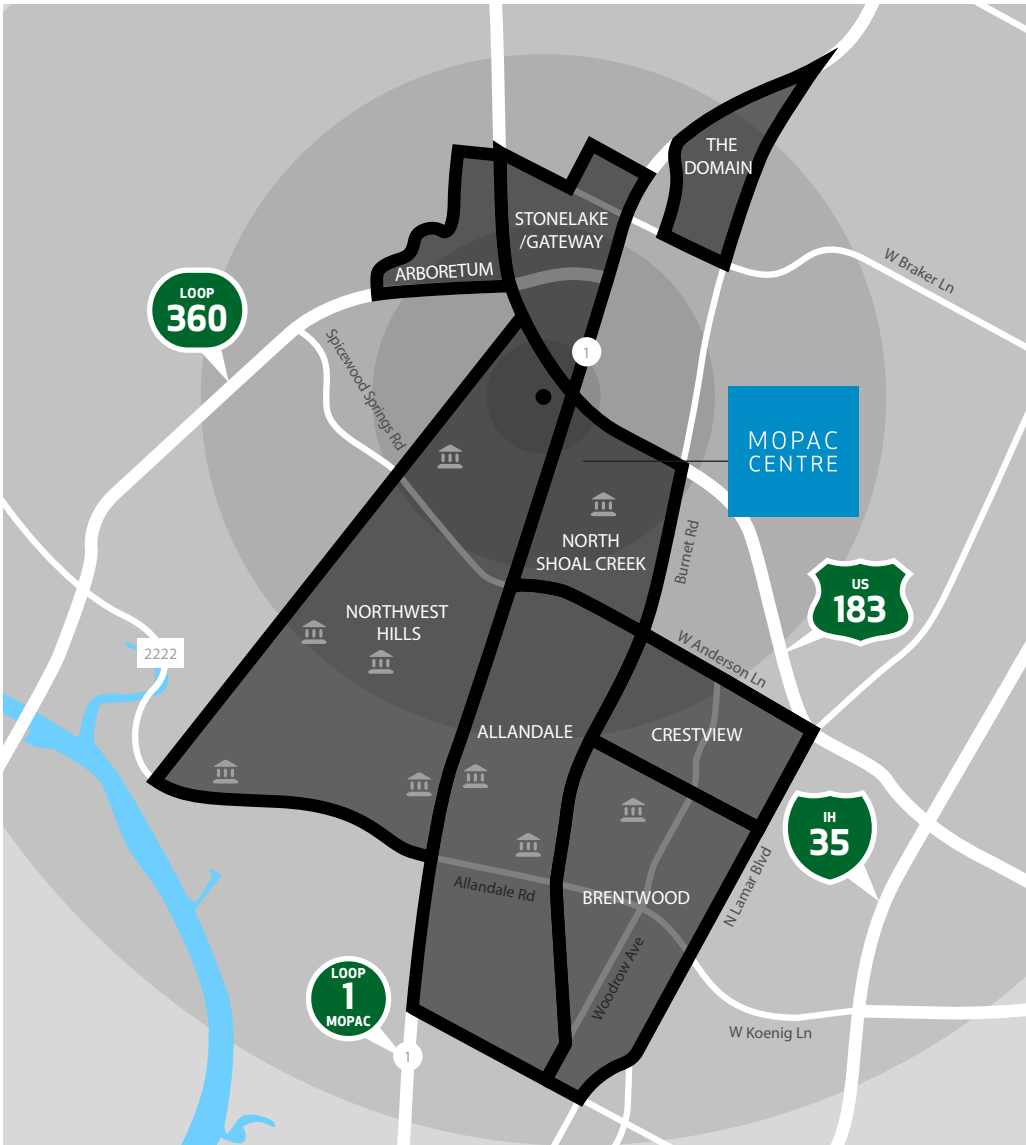
- Bartlett's
- Cover 3
- Hopdoddy
- The Goodnight
- Rebel's Pizza
- Einstein Brothers
- Starbucks
- Chipotle
- Jersey Mike's
- San Francisco Bakery & Café
- Mighty Bird
- The Egg and I
- Thundercloud Subs
- Verts
- McAlister's Deli

- 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

Canyon Resort at Great Hills
Tramor at the Hills
Hardrock Canyon
Tramor at the Arboretum
Arboretum Oaks

Domain

Residences at the Domain
Villages at the Domain
The Kenzie at the Domain
IMT at the Domain
Gallery at the Domain
The Standard at the Domain

North Shoal Creek

Abbey Road
Woodchase
Rockwood
Arabella

Gateway/Stonelake

Arboretum at Stonelake
Marquis at Great Hills
Broadstone Arboretum
The Estate on Quarry Lake

Northwest Hills

Terracina
Le Montreaux
Bent Tree
Cimarron Crossing
Marquis at Caprock Canyon
Woodstone
Marquis at Treetops
Westdale Creek
Northwest Hills
The Ridge
Falls on Bull Creek

SCHOOLS

Allandale

Gullett Elementary School
Lamar Middle School

Brentwood

Brentwood Elementary School

North Shoal Creek

Pillow Elementary School

Northwest Hills

Hill Elementary School
Doss Elementary School
Murchison Middle School
Anderson High School
St. Theresa's Catholic



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