

 **ASTERRA**

 **THE KUCERA COMPANIES**
REAL ESTATE SERVICES

UP TO 10,293 RSF
CONTIGUOUS SPACE AVAILABLE

8701

ATRIUM

8701 MOPAC EXPRESSWAY NORTH

Austin, Texas 78759



Office Building Levels : 4

Typical Floor Area : +/- 30,796 SF

Total Building Area : 121,901 SF

Parking Ratio : 3.6/1,000 SF

ATRIUM OFFICE CENTRE

Atrium Office Centre, a multi-tenant office building in the North MoPac corridor of Austin, Texas, encompasses 121,901 rentable square feet. Additional amenities include a beautifully landscaped courtyard, convenient fitness center equipped with showers, a 24-seat state-of-the-art conference room, highly visible building and monument signage located in the City's premier, in-fill suburban market. Located at the intersection of US Hwy 183 and MoPac Expressway, Atrium Office Centre is the demographic center of Northwest submarket that brings you closer to the Arbor Walk, The Domain, The Arboretum, and the three million square foot campus at Apple.

8701 MOPAC EXPRESSWAY NORTH

Austin, Texas 78759

COURTYARD



FITNESS CENTER



CONFERENCE ROOM



INTERIOR



AVAILABLE FLOOR PLANS

SUITE 130 • 3,702 RSF
\$19.00/RSF • \$13.80 NNN



8701 MOPAC EXPRESSWAY NORTH

Austin, Texas 78759

AVAILABLE FLOOR PLANS

SUITE 350 • 10,293 RSF
\$19.00/RSF • \$13.80 NNN



SUITE 300 • 3,898 RSF
\$19.00/RSF • \$13.80 NNN
Divisible to 1,367 and 2,531 RSF



Possible Demising Line

8701 MOPAC EXPRESSWAY NORTH

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AVAILABLE FLOOR PLANS

SUITE 480 • 1,664 RSF
\$19.00/RSF • \$13.80 NNN

SUITE 475 • 6,167 RSF
\$19.00/RSF • \$13.80 NNN

SUITE 455 • 5,568 RSF
\$19.00/RSF • \$13.80 NNN



8701 MOPAC EXPRESSWAY NORTH

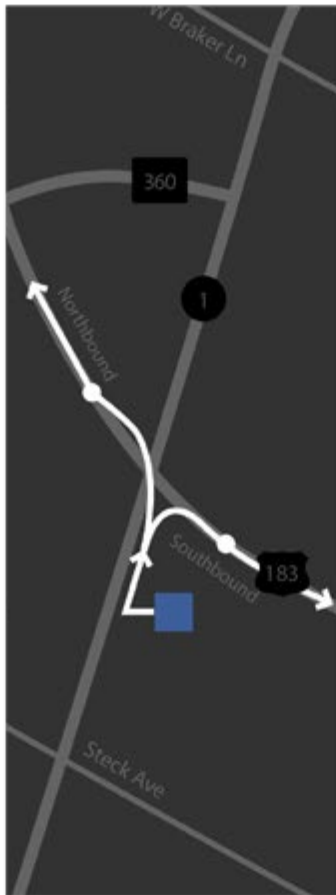
Austin, Texas 78759

DRIVE TIMES

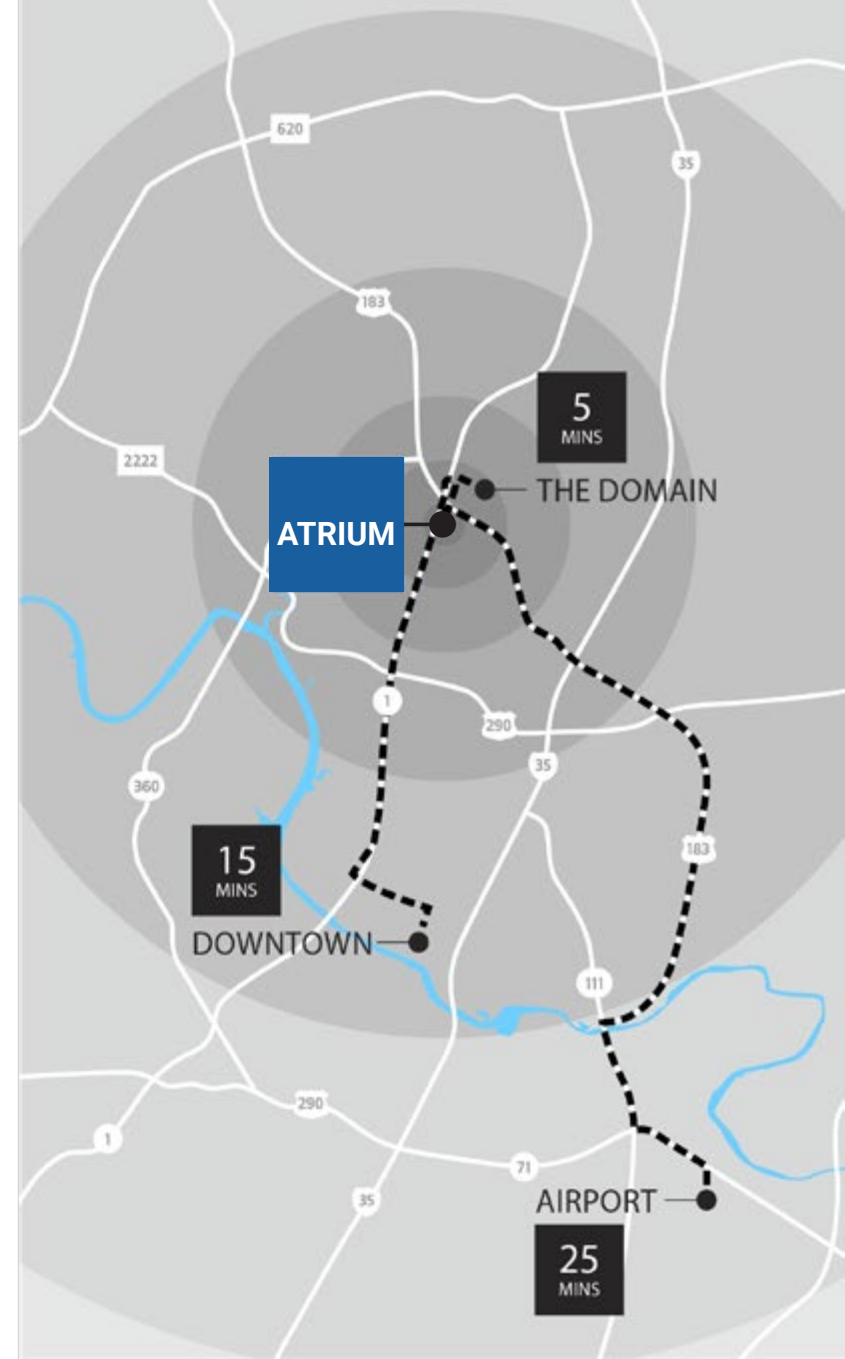
SOUTHBOUND MOPAC



NORTH- AND SOUTHBOUND 183



NORTHBOUND MOPAC



8701 MOPAC EXPRESSWAY NORTH

Austin, Texas 78759

NEARBY AMENITIES

LOOP 360

US 183

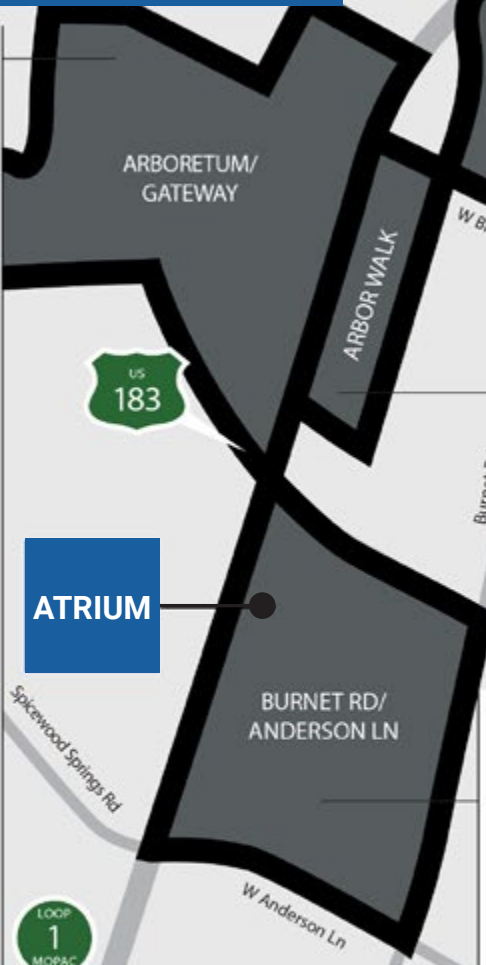
ATRIUM

LOOP 1 MOPAC

IH 35

- Retail**
 24 Hour Fitness
 Arbor Car Wash & Lube
 Ann Taylor
 Barnes & Noble
 Best Buy
 Crate & Barrel
 David's Bridal
 Five Below
 Factory Mattress
 Gap & Gap Kids
 Golf Galaxy
 HomeGoods
 inStep the Birkenstock Store
 J. Crew
 Kohler
 Lamps Plus
 Lenscrafters
 Michael's
 Milk + Honey Spa
 Nordstrom Rack
 Office Depot
 Old Navy
 Orangetheory Fitness
 Petco
 Pottery Barn
 REI
 Ross Dress for Less
 Saks Off Fifth
 Sally Beauty Supply
 Sam's Club
 Sprouts Farmers Market
 Supercuts
 Talbots
 Target
 TJ Maxx
 The Container Store
 T-Mobile
 Trader Joe's
 Tuesday Morning
 Ulta
 World Market

- Restaurants/Grocery**
 Amy's Ice Cream
 Baby Acapulco
 Buca di Beppo
 Corner Bakery
 Dave & Busters
 Eddie V's
 Estancia Brazilian Steakhouse
 Flavortown Kitchen
 Fire Bowl Café
 Five Guys Burgers & Fries
 Haru Japanese Cuisine
 HEB
 Iron Cactus
 Jason's Deli
 La Madeline
 Manuel's
 Newk's Eatery
 Panera Bread
 PF Chang's
 Randall's
 Saltgrass Steak House
 Snap Kitchen
 Starbucks
 The Cheesecake Factory
 Truluck's
 Twin Lion
 Whole Foods
 Zoe's Kitchen
 Z Tejas
- Lodging**
 Courtyard by Marriott
 Doubletree by Hilton
 Holiday Inn Express
 Homewood Suites
 Hyatt Place
 Renaissance Hotel
 Sonesta Suites
 TownPlace Suites



- Retail**
 Aeropostale
 Aldo
 American Eagle
 Anthropologie
 Athleta
 Banana Republic
 Bath & Body Works
 Coach New York
 Dick's Sporting Goods
 Dillard's
 Express
 Forever 21
 H&M
 J. Crew
 Kendra Scott
 Levi's
 Lilly Pulitzer
 Louis Vuitton
 Lululemon
 MAC Cosmetics
 Macy's
 Madewell
 Neiman Marcus
 Victoria's Secret
 Tesla
 Zara
- Restaurants/Grocery**
 Beard Papa's Cream Puffs
 California Pizza Kitchen
 Cava
 Craftwork Coffee Co.
 Coffee + Crisp
 Copper
 Cru Wine Bar
 Culinary Dropout
 Gong Cha Bubble Tea
 Grove Bar & Kitchen
 Jeni's Splendid Ice Creams
 Joi Asian Bistro
 Flaming Pizze
 Flowerchild
 Fleming's Steakhouse
 Gloria's
 MAD Greens
 Maggiano's
 North Italia
 Perry's Steakhouse & Grille
 Plank Seafood Provisions
 Picolé Pops
 Shake Shack
 Starbucks
 Sushi Zushi
 Thai-Kun
 Yard Milkshake Bar
 Velvet Taco
 Xian Noodles
 Whole Foods

- Retail**
 DSW Shoe Warehouse
 DXL Destination XL
 Five Below
 Floyd's 99 Barbershop
 Jo-Ann Fabrics and Crafts
 Home Depot
 Marshalls
 Natural Grocers
 PGA Tour Superstore
 Skechers Outlet
 T-Mobile
- Restaurants**
 BJ's Restaurant & Brewhouse
 Chipotle
 Lupe Tortilla
 Masala Wok
 Mighty Fine Burgers, Fries & Shakes
 Mimi's Café
 Potbelly Sandwich Works
 Salata
 Southside Market & BBQ
 Tino's Greek Cafe

- Retail**
 Four Hands
 Guitar Center
 James Avery
 John William Interiors
 Louis Shanks
 Lowe's
 Nadeau
 Office Depot
 Precision Camera
 Ross
 T-Mobile
 Walgreen's
 Wal-mart
- Restaurants**
 Bartlett's
 Chipotle
 Chili's
 Cover 3
 Dos Batos
 Dos Salsas
 Einstein Brothers
 Epoch Coffee
 First Watch
 Hopdoddy
 Jimmy John's
 Jersey Mike's
 Madam Mam's
 Olive Garden
- P. Terry's**
 Summer Moon Coffee
 San Francisco Bakery & Café
 Slab BBQ
 Shu Shu's
 Starbucks
 The Bon Aire
 Trudy's
 Thundercloud Subs
 Waterloo Ice House
 Whataburger
 Wingstop
 Zen Japanese

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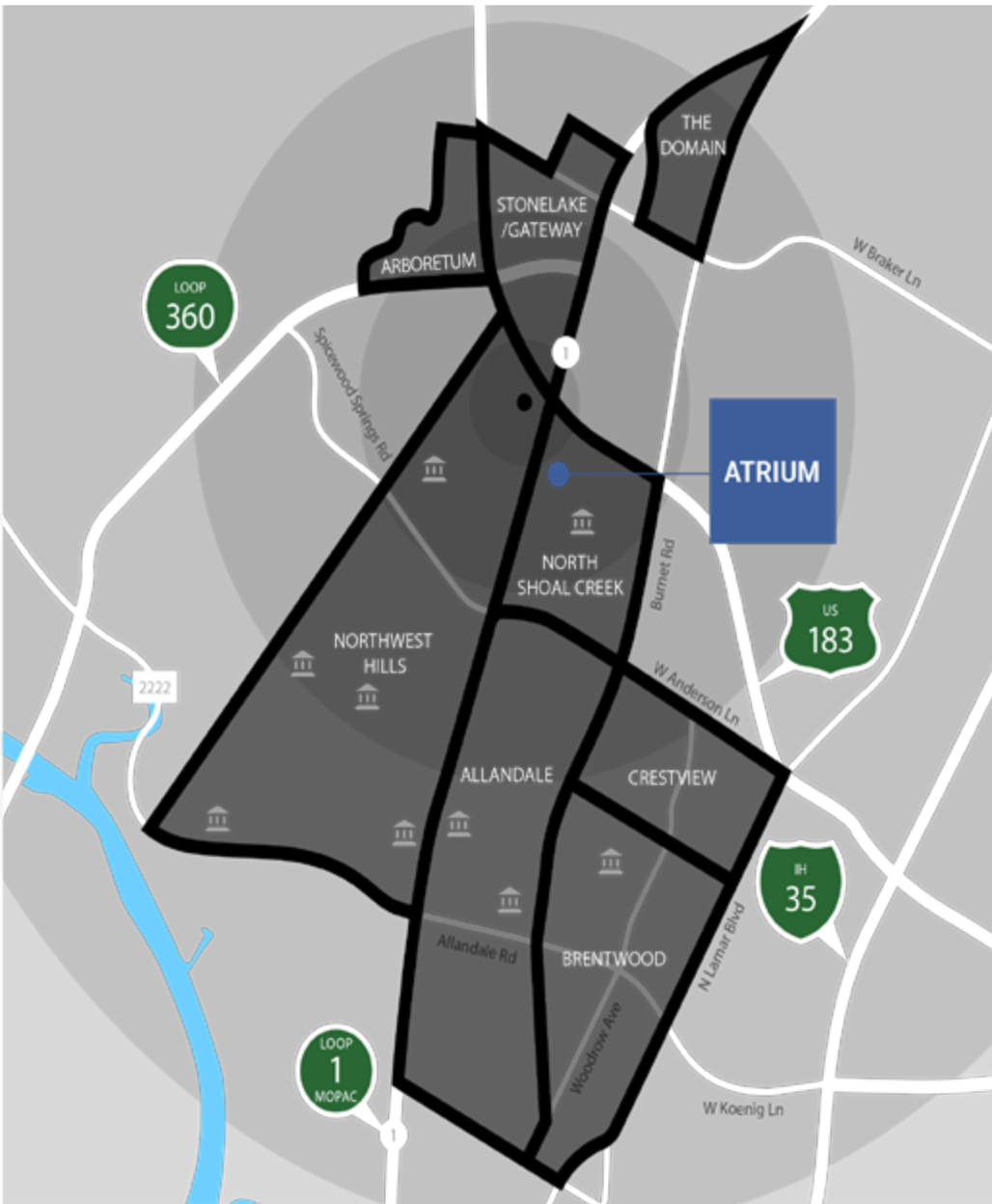
MAJOR EMPLOYERS



8701 MOPAC EXPRESSWAY NORTH

Austin, Texas 78759

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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Austin, Texas 78759



For leasing information, please contact:

CHAD SCHROEDER, Vice President

512.279-9203 (Direct)

281.387-1986 (Cell)

cs@kuceraco.com

8701 N Mopac Expy, Suite 450, Austin, TX 78759

See all of our listings at www.kuceraco.com.

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