



WEST PARK

8149

**UPCOMING
LOBBY
RENOVATIONS**

WEST PARK

EXTERIOR PHOTOS



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FOR LEASING INFORMATION, CONTACT

JEFF HENLEY

512.413.5601 | jeff@congressholdings.com

JEFFREY HENLEY, JR.

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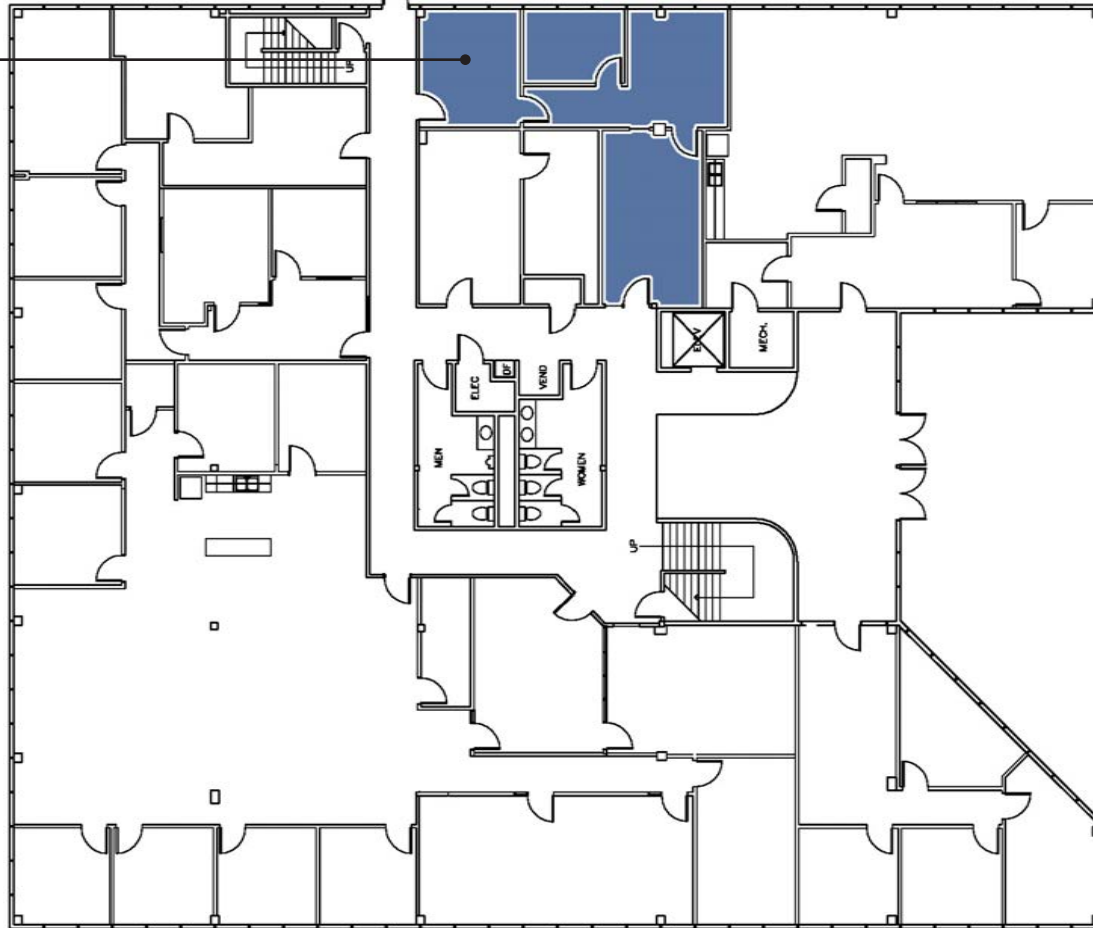
NEWLY RENOVATED LOBBY



AVAILABLE SUITES

WESTPARK • 8140 N. MOPAC EXPY. | AUSTIN, TX 78759

SUITE I - 140
833 RSF



\$22.00/RSF + 2025 NNN \$12.32

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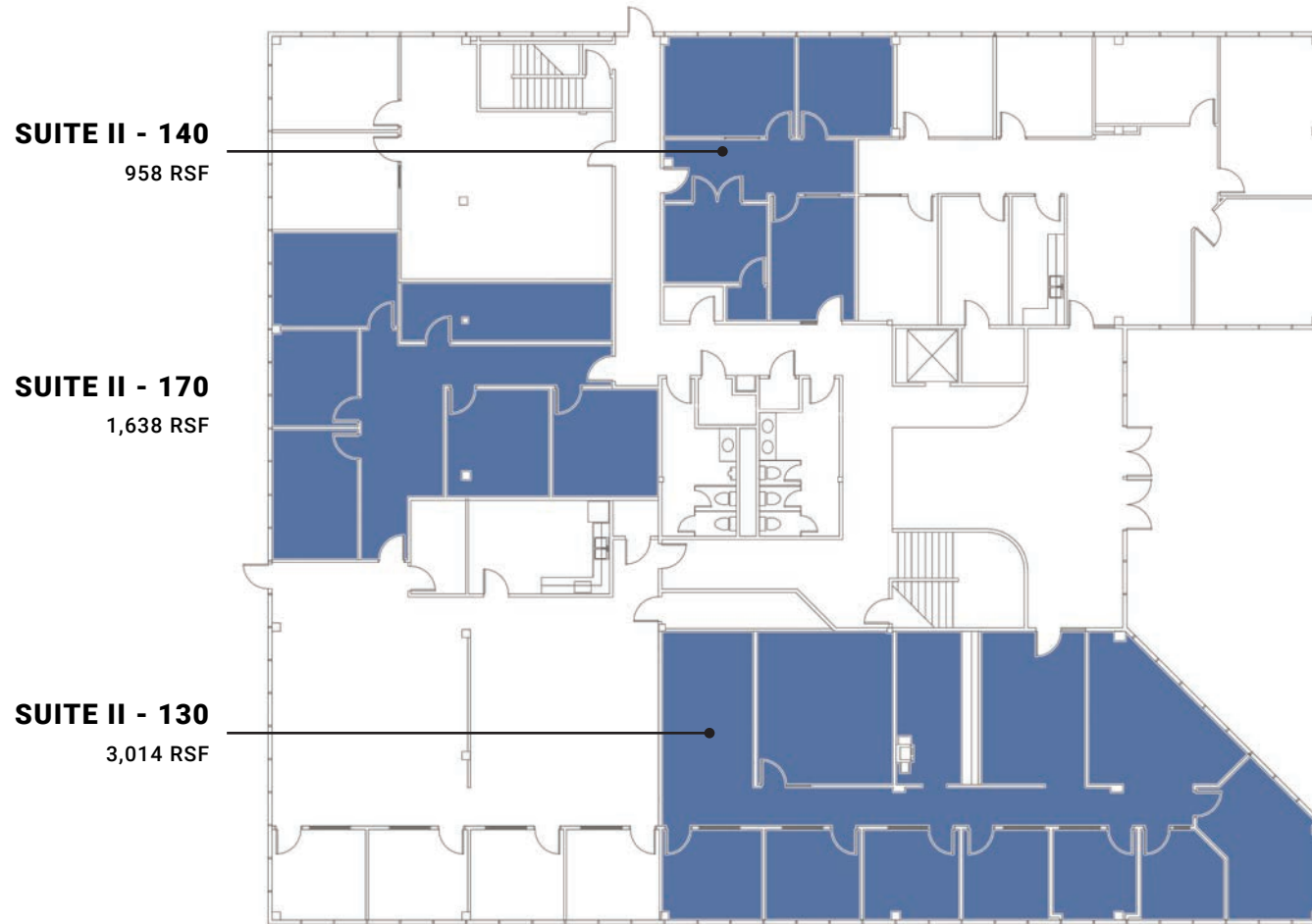
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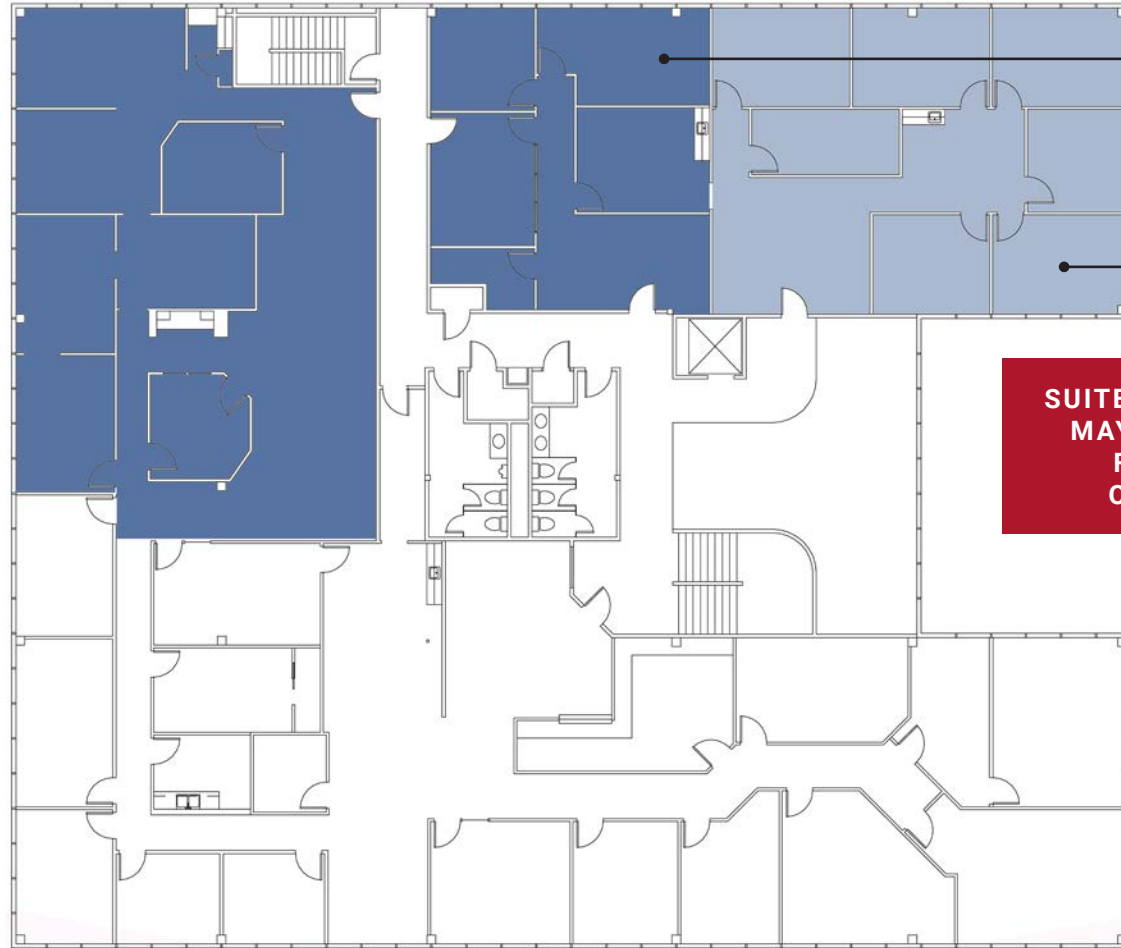
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AVAILABLE SUITES

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SUITE II - 240
2,721 RSF



SUITE II - 250
1,303 RSF

SUITE II - 260
1,988 RSF

**SUITES II-250 & II-260
MAY BE COMBINED
FOR A TOTAL
OF 3,291 RSF.**

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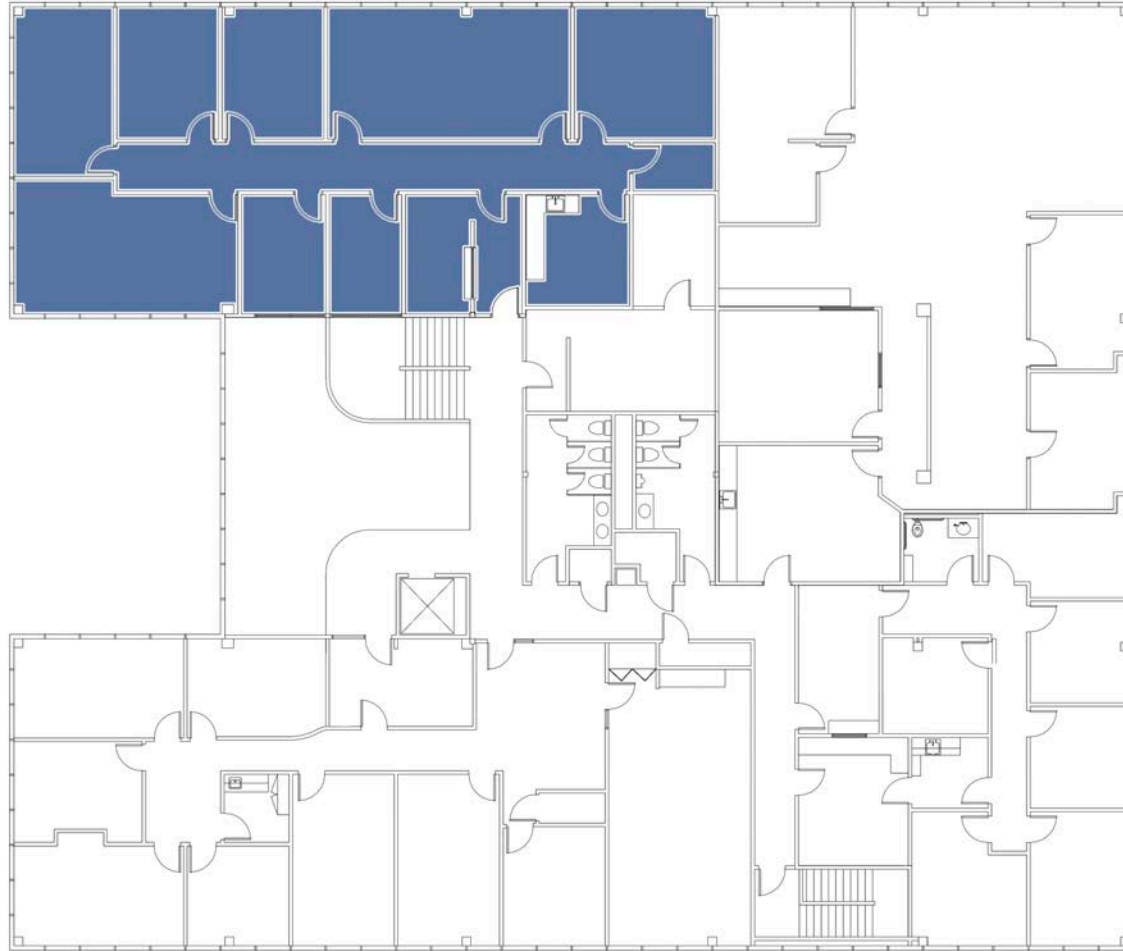
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SUITE III - 210
3,146 RSF



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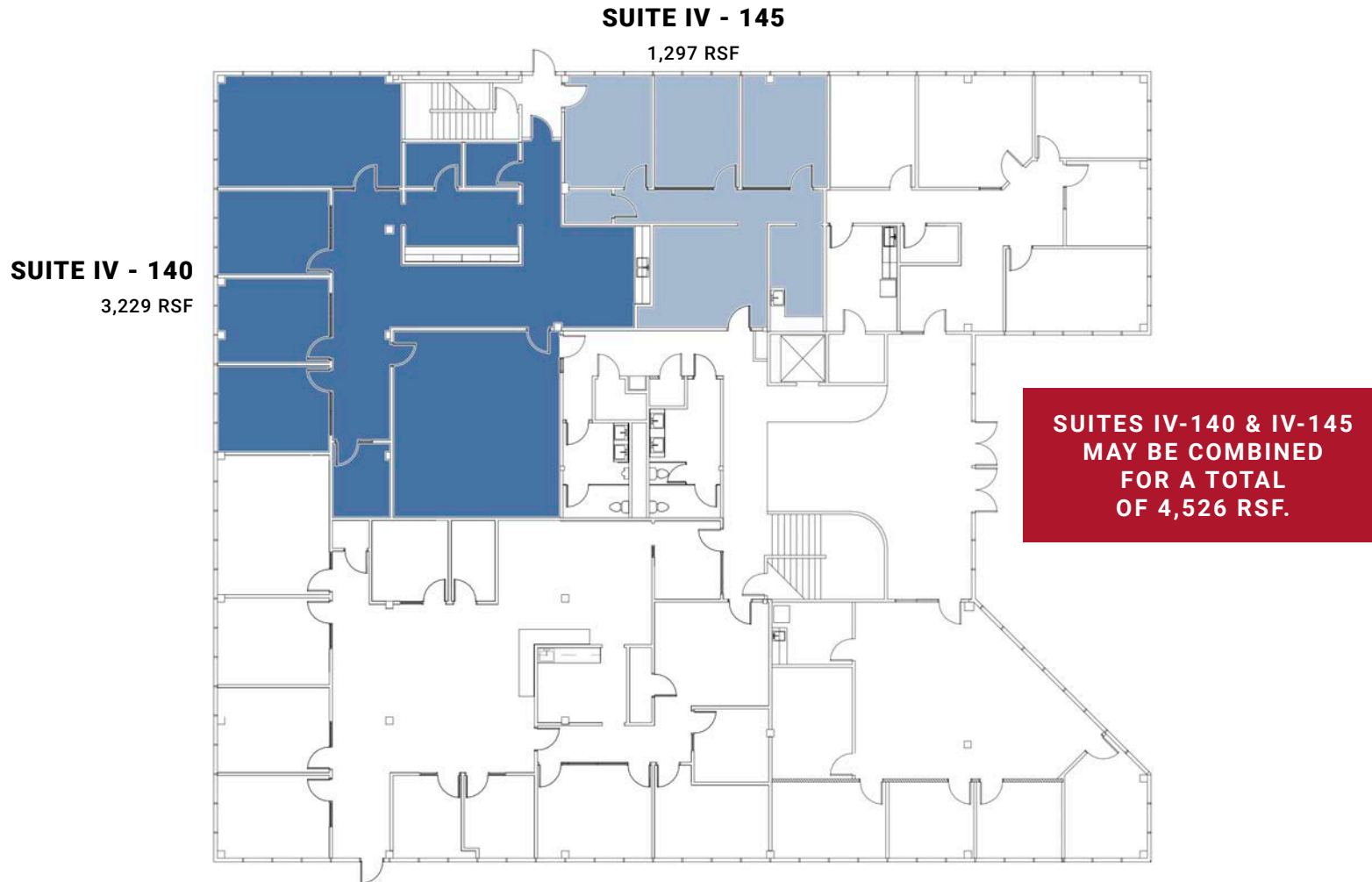
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SUITE IV-250

1,858 RSF

SUITE IV-240

1,492 RSF



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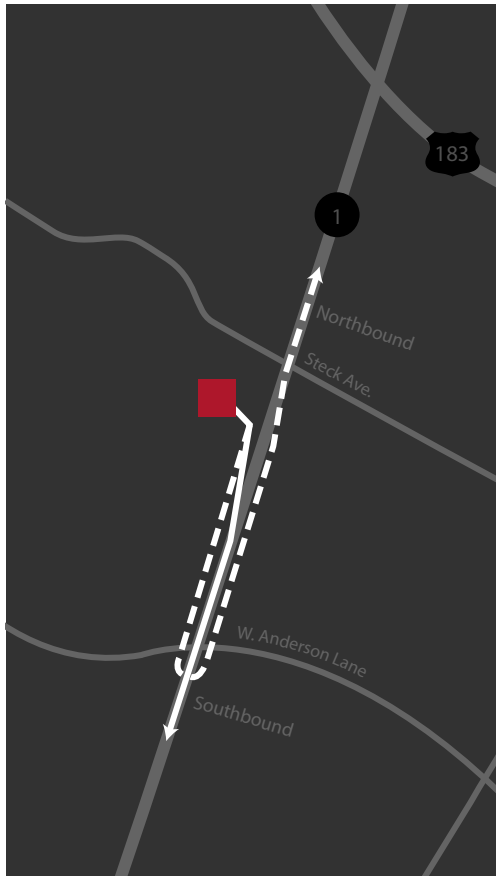
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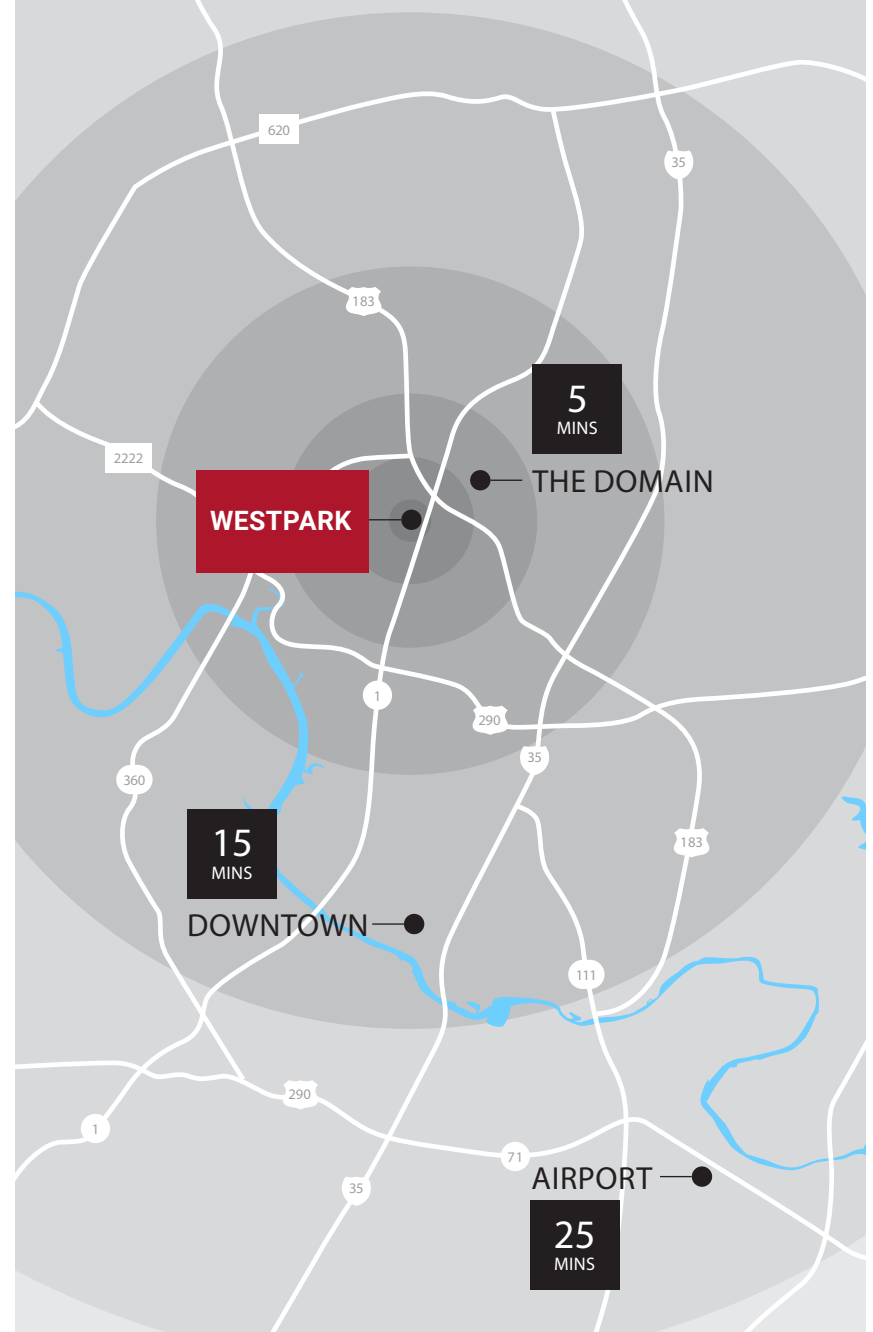
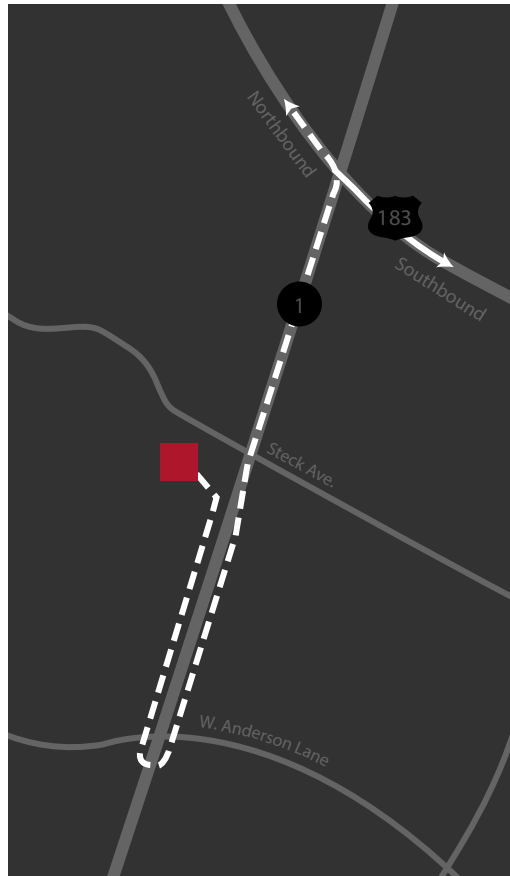


DRIVE TIMES

NORTH AND SOUTHBOUND MOPAC



NORTH AND SOUTHBOUND 183



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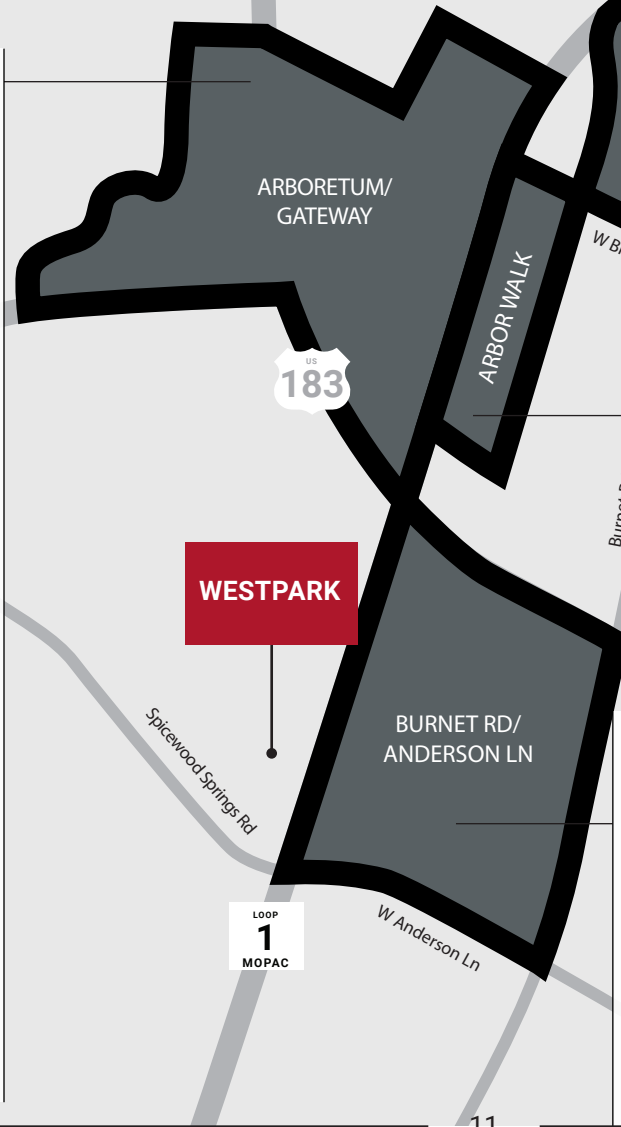
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AMENITIES

- 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



- THE DOMAIN**
- 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 Pizza
 - 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

- WESTPARK**
- 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

- BURNET RD/ ANDERSON LN**
- 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



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