



# UFCU PLAZA

**7,500 SF of Class A Office Space for Sublease**

8303 N Mopac Expy | Austin, TX 78759

# PROPERTY HIGHLIGHTS

- **Prime MoPac Exposure** - Class A office at the signalized corner of Loop 1 & Steck with excellent regional access near The Domain, Arboretum, and Gateway
- **Excellent Parking** - ~4.0/1,000 SF parking ratio with structured garage and direct floor access
- **Striking Atrium Lobby** - Four-story granite atrium creating a strong professional first impression
- **On-Site Amenities** - Fitness center, conference rooms, micromarket, and enhanced air quality systems



# SUBLEASE HIGHLIGHTS

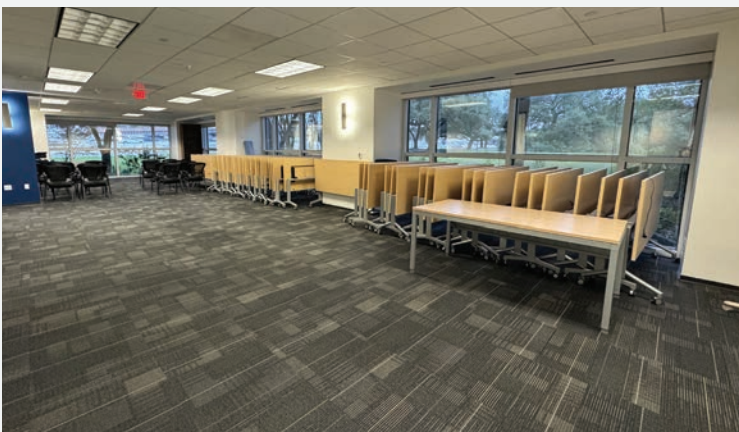
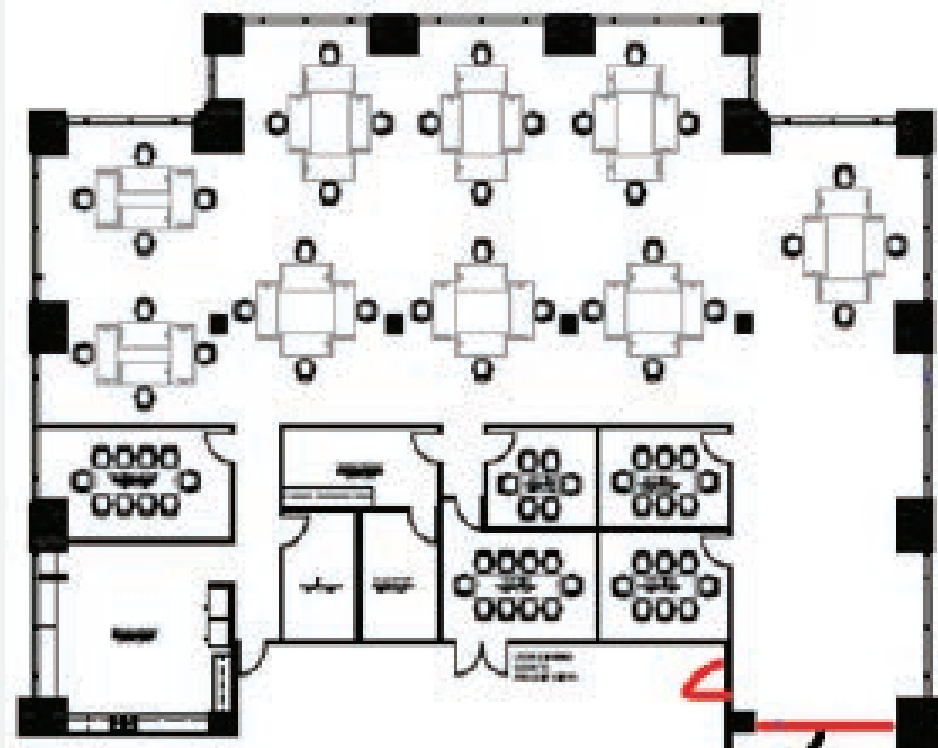
- **SF Available** - 7,500 SF
- **Term** - 09/30/27
- **Rental Rate** - \$24.00
- **OpEx** - \$12.50
- **Parking** - 26 spaces
- **Furniture** - Available

FOR MORE INFORMATION  
PLEASE CONTACT

**AUSTIN WILLS**

Director  
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# 7,500 SF AVAILABLE





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