



25,500SF
FULL FLOOR SUBLEASE

MOPAC CENTRE

CLICK FOR VIDEO TOUR



MOPAC CENTRE SUBLEASE
8611 North Mopac Expressway, Austin, TX 78735
VIDEO TOUR OF SUITE 200 - ENTIRE 2nd FLOOR
25,500 SF sublease available • Shell with significant TI package available • Term through January 2017

SHELL CONDITION WITH SIGNIFICANT IMPROVEMENT ALLOWANCE



AVAILABILITY

- Floor: 2nd Floor
- Space: 25,504 SF (Divisible to 10,000 SF)
- Condition: Shell
- TI Allowance: \$66.00/SF
- Rental Rate: Call Broker
- Est. 2020 OpEx: \$17.85
- Availability: Immediate
- Term: Through 1/31/2033
- Parking: 5.0 per 1,000 SF
- Direct floor covered access to garage

AMENITIES

- Monument signage available for full-floor user
- Structured parking with direct-to-floor covered access
- First generation Class A space, new construction
- Private changing room with showers
- Minutes to the Domain, Gateway & Arboretum

Delivered in 2018, 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.

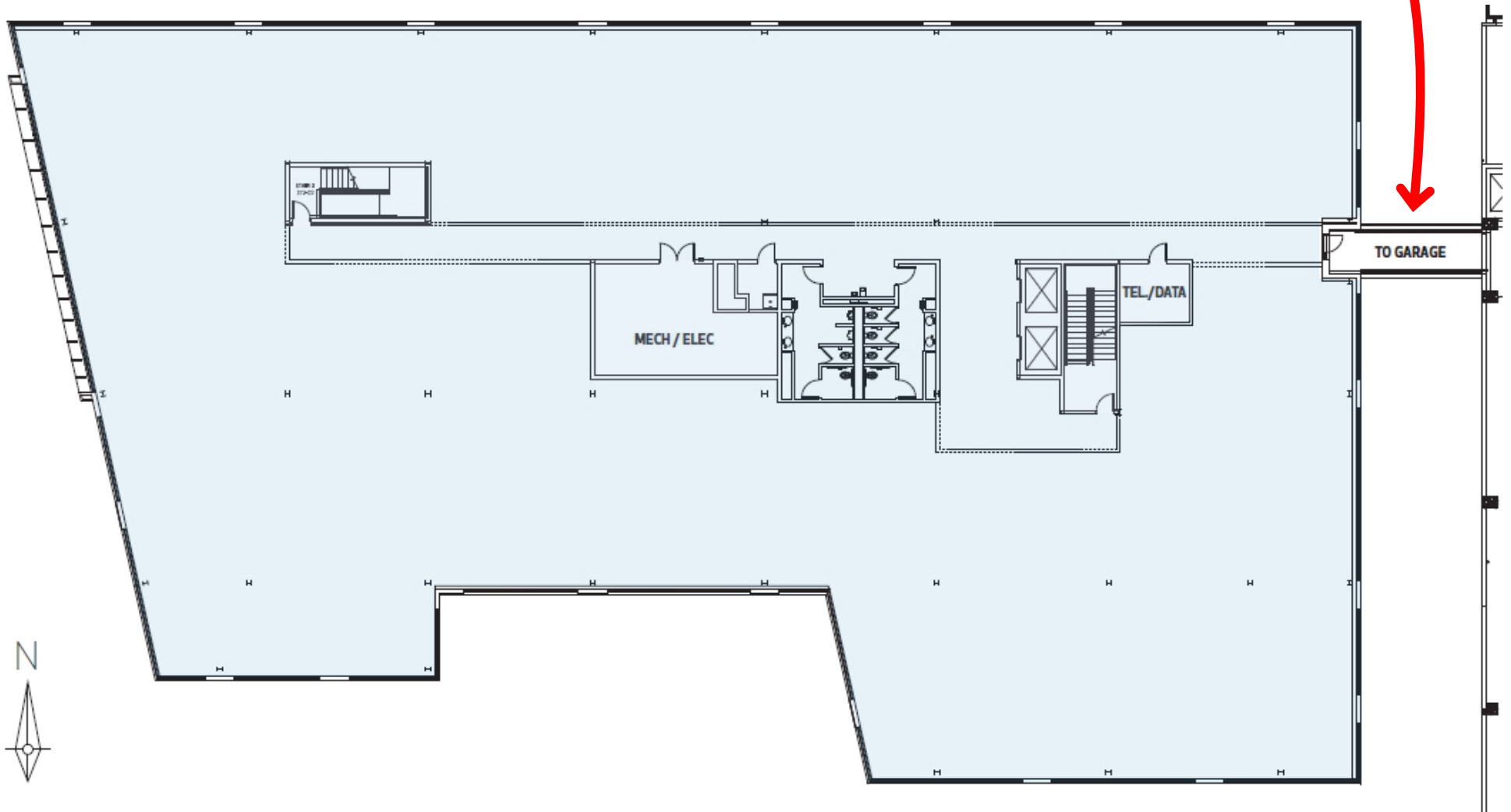


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(Divisible)

NO ELEVATOR RIDE
Direct access to the
parking garage via a
covered walkway





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SUITE PHOTOS





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PROPERTYPHOTOS

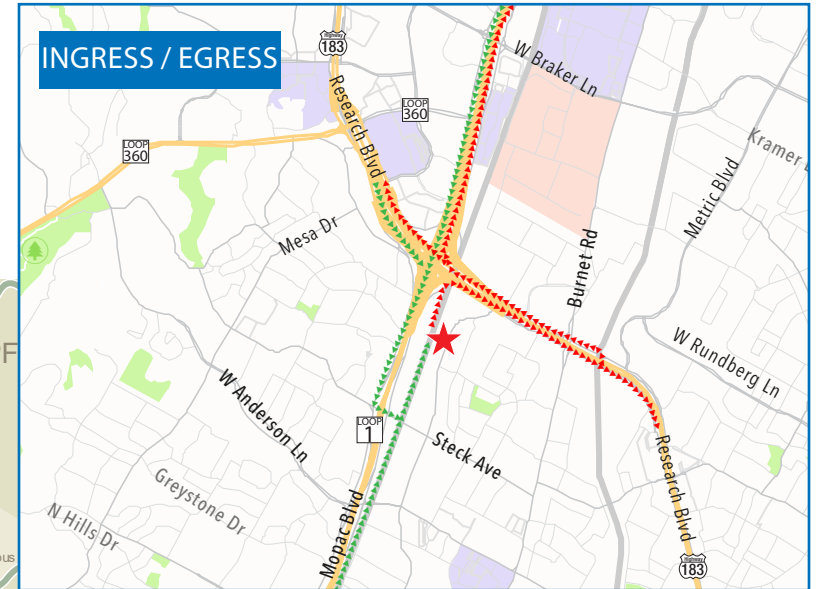
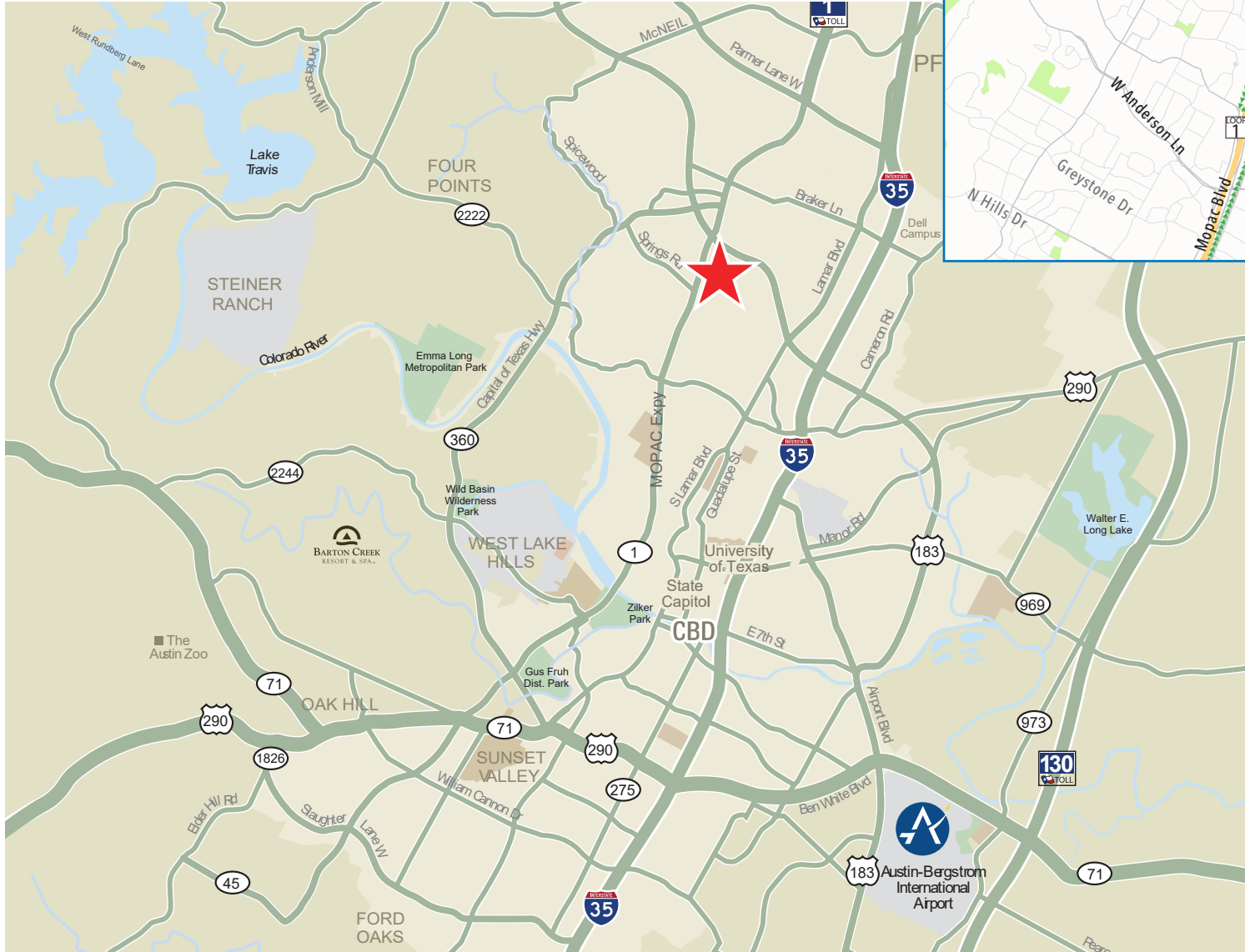




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(Divisible)



ONLY MINUTES FROM
MAJOR DESTINATIONS

**MOPAC EXPRESSWAY
DIRECT SOUTH ACCESS!!**

NORTH LOOP 360
3 MINUTES :: 1.3 MILES

THE ARBORETUM
6 MINUTES :: 2 MILES

THE DOMAIN
7 MINUTES :: 3.2 MILES

MUELLER DISTRICT
12 MINUTES :: 7.7 MILES

DOWNTOWN
14 MINUTES :: 10.1 MILES

AUSTIN AIRPORT
18 MINUTES :: 15.5 MILES