



ASTERRA



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.

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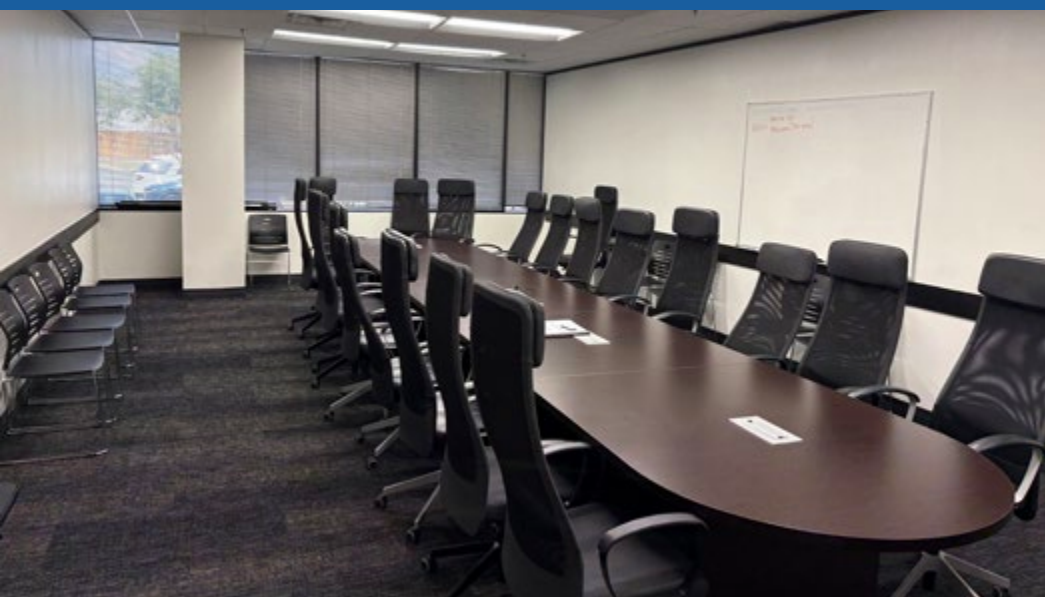
COURTYARD



FITNESS CENTER



CONFERENCE ROOM



INTERIOR



AVAILABLE FLOOR PLANS

SUITE 130 • 3,702 RSF

\$19.00/RSF • \$13.80 NNN



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AVAILABLE FLOOR PLANS

SUITE 350 • 10,293 RSF

\$19.00/RSF • \$13.80 NNN



Possible Demising Line

SUITE 300 • 3,898 RSF

\$19.00/RSF • \$13.80 NNN

Divisible to 1,367 and 2,531 RSF



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AVAILABLE FLOOR PLANS



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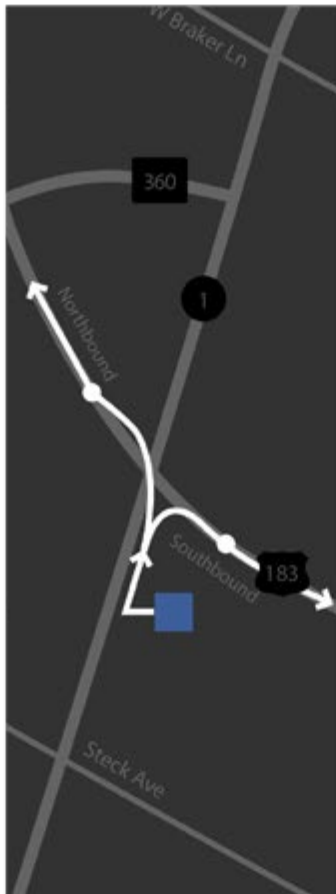
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DRIVE TIMES

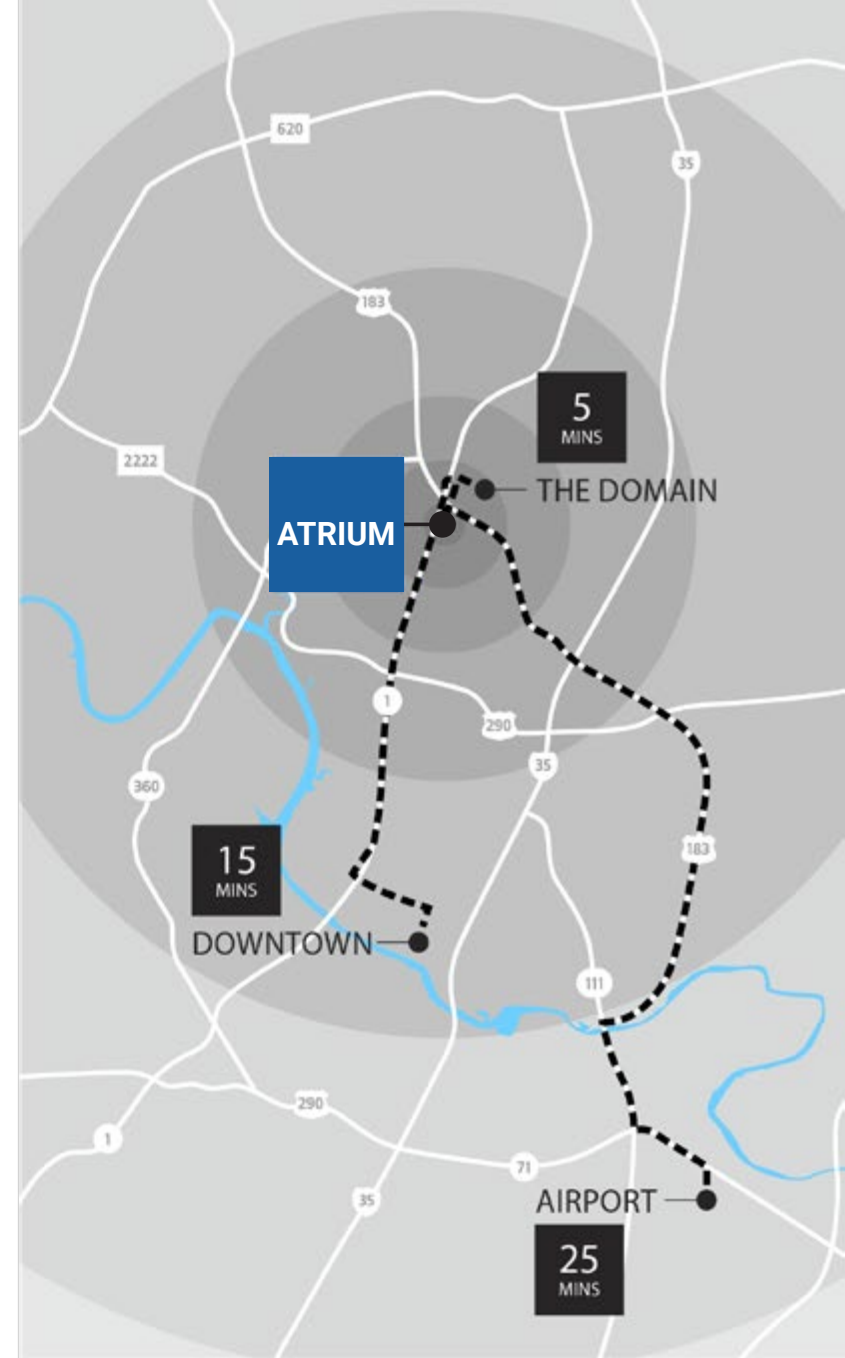
SOUTHBOUND
MOPAC



NORTH- AND
SOUTHBOUND 183



NORTHBOUND
MOPAC



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NEARBY 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

ARBORETUM/
GATEWAY

THE
DOMAIN

ARBOR WALK

ATRIUM

BURNET RD/
ANDERSON LN

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
 Picole 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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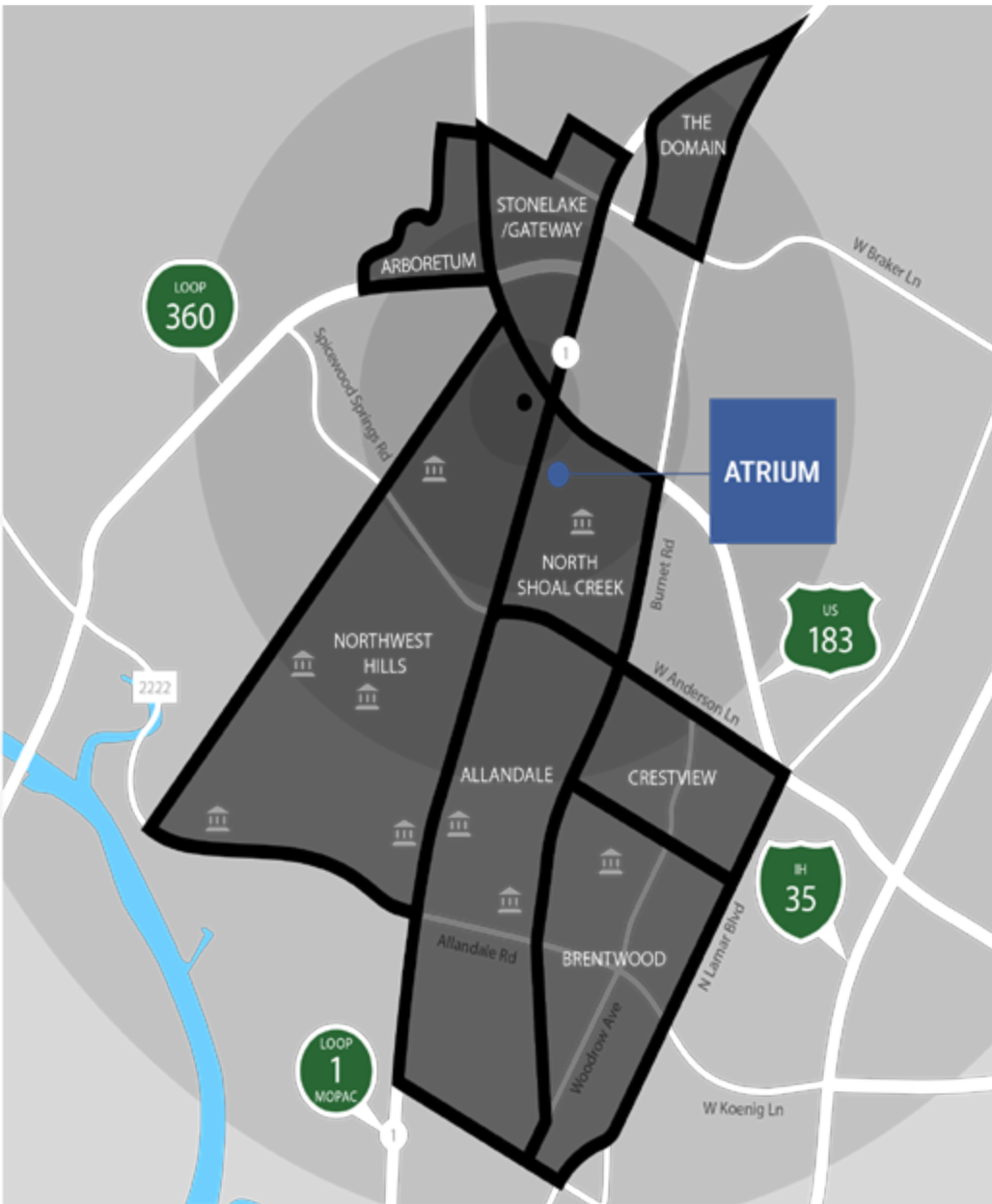
MAJOR EMPLOYERS



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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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For leasing information, please contact:

CHAD SCHROEDER, Vice President

512.279-9203 (Direct)

281.387-1986 (Cell)

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

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

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