



JOIN THE FOLLOWING TENANTS
TEXAS CHILDREN'S
HOSPITAL
THE BANK OF AUSTIN

1,878 RSF
SPEC SUITE AVAILABLE

8611

Mopac Expressway
Austin, Texas 78759



MOPAC CENTRE



The MoPac Address

Office Building Levels : 4

Typical Floor Area (Levels 2-4) : +/- 25,500 SF

Total Building Area : 95,863 SF

Parking Ratio : 5.0/1,000 SF

LEED Silver Certified

The first new construction, multi-tenant office building built on North MoPac in 10 years, [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.



It's all at MoPac Centre – The MoPac address.

Exterior



Interior



Main Building Entrance

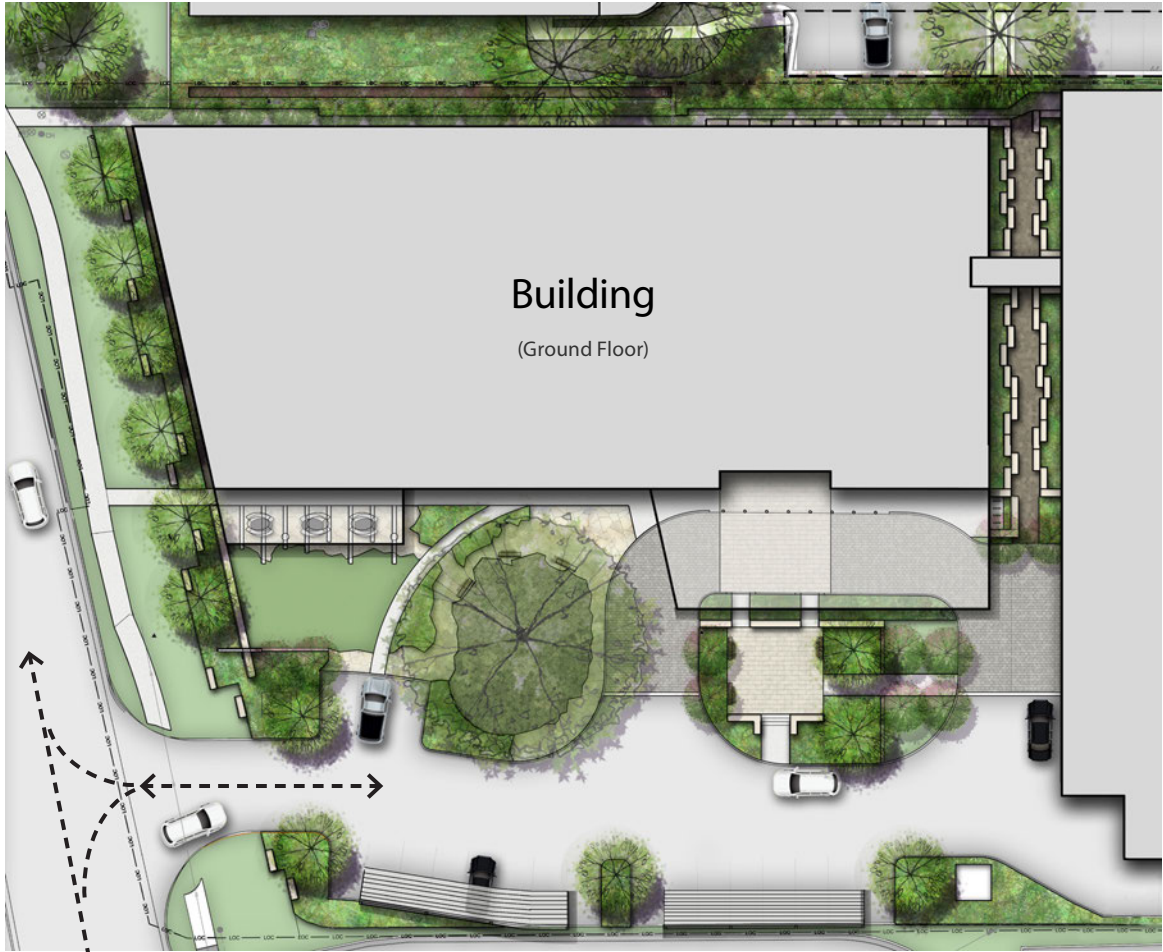


Elevator Lobby



Main Lobby

Site Plan



MoPac North-Bound Frontage Road

FLOOR PLANS : Ste. 175 Configuration

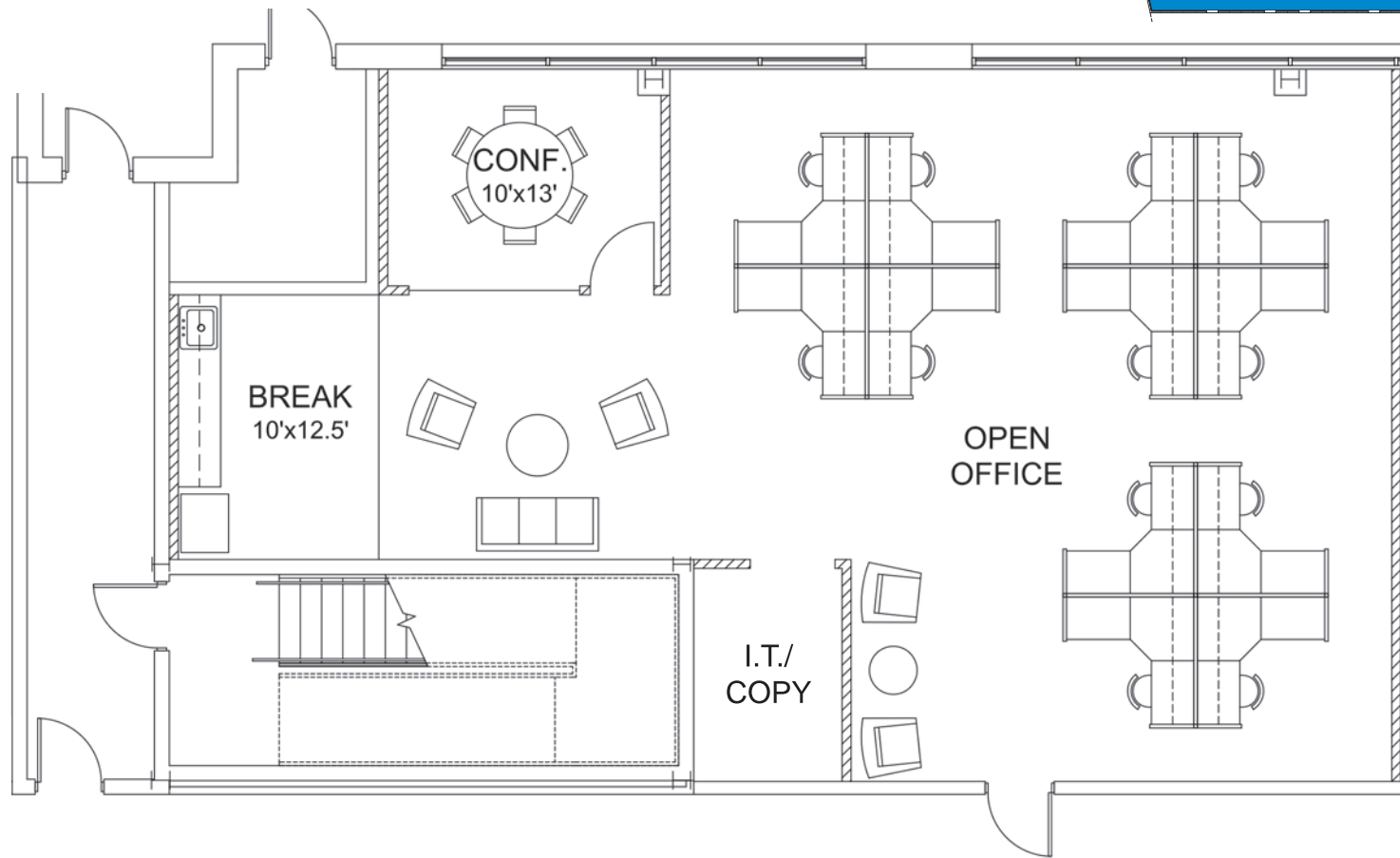
Newly Finished First Generation Space

First Floor of Building

Covered Parking for All Employees

Limited Reserved Parking Available at Building Entry

Showers in Building



THE SITE : Aerial View

ARBORETUM

STONELAKE/GATEWAY

ARBOR WALK

THE DOMAIN

US-183

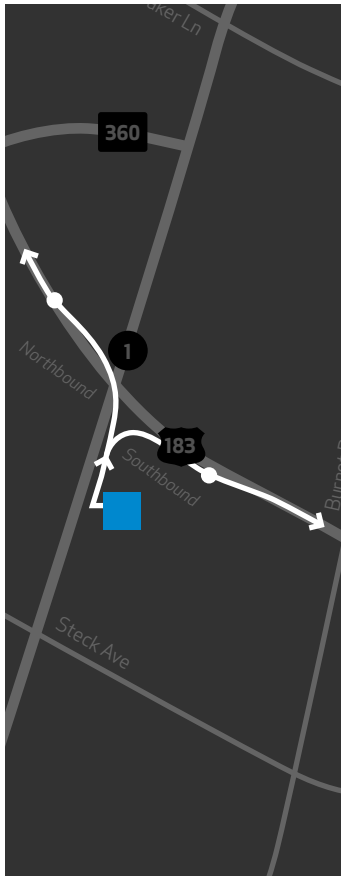
MOPAC EXPRESSWAY

MOPAC CENTRE

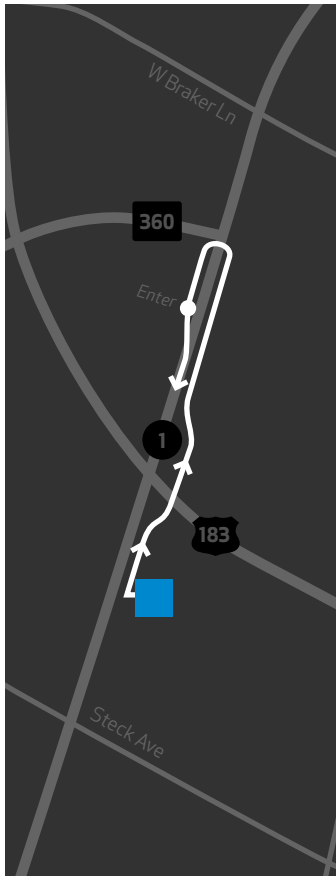


Drive Times

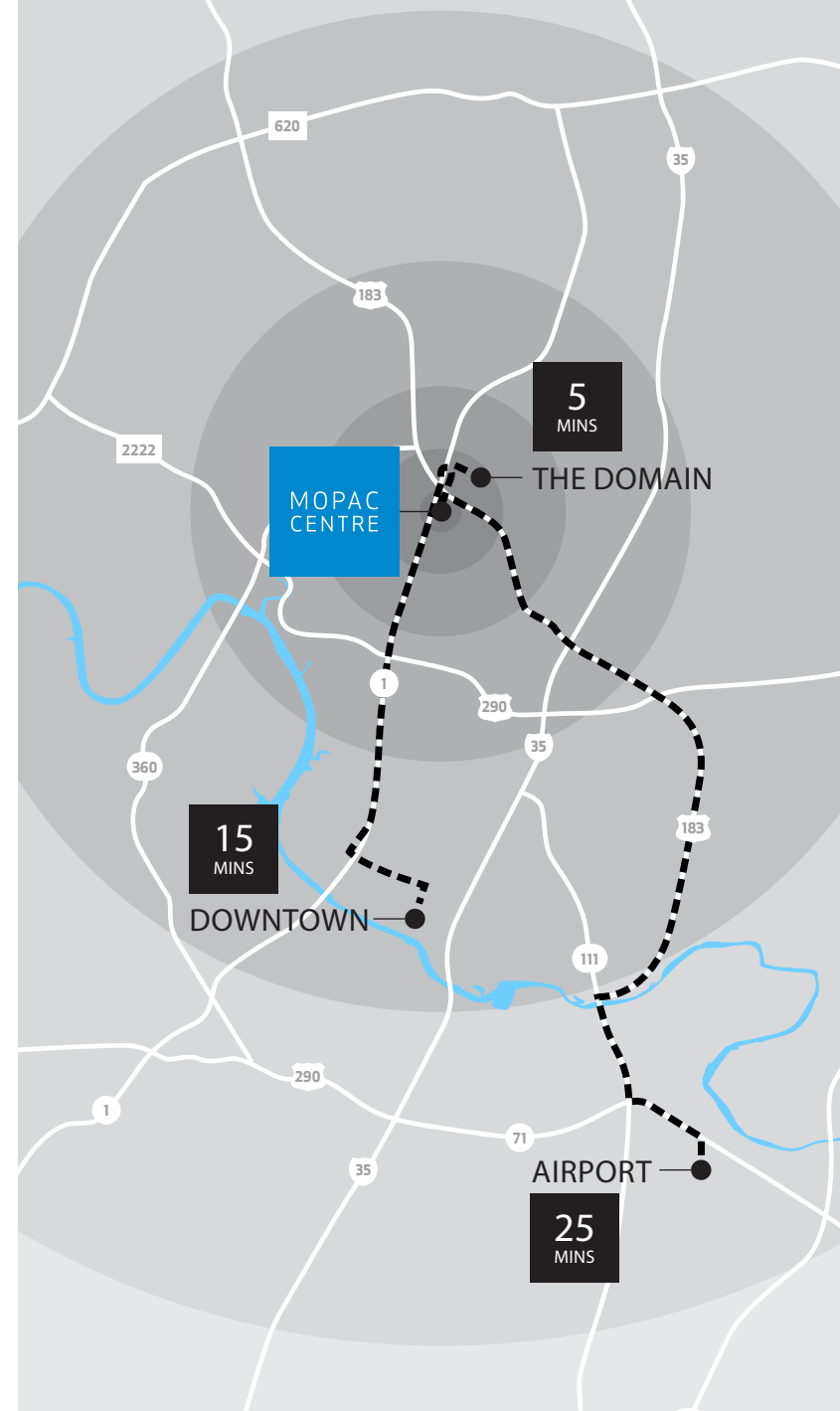
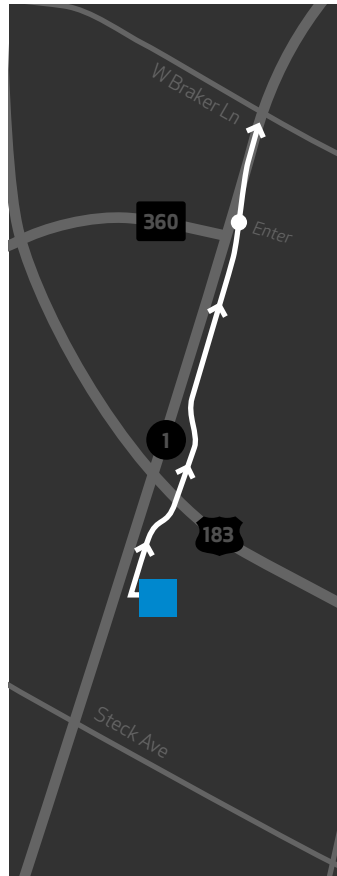
NORTH- AND SOUTHBOUND 183



SOUTHBOUND MOPAC



NORTHBOUND MOPAC



NEARBY : Amenities

- Retail**
 Ann Taylor
 Williams-Sonoma
 Milk + Honey Spa
 Santa Fe Optical
 Talbots
 Five Below
 Bed Bath & Beyond
 World Market
 Sam's Club
 Target
 Costco
 HEB
 Office Max
 Golfsmith
 HomeGoods
 Supercuts
 Edible Arrangements
 Michael's
 Sprouts Farmers Market
 Trader Joe's
 Pier 1
 Petco
 TJ Maxx
 Arbor Car Wash & Lube Center
 24 Hour Fitness
 Sally Beauty Supply
 Orangetheory Fitness
 Office Depot
 Ross
 Lamb's Tire & Automotive

- Restaurants**
 Starbucks
 Newk's
 Corner Bakery
 Dave & Busters
 Snap Kitchen
 Jason's Deli
 Truluck's
 Romano's Macaroni Grill
 Texadelphia
 Fire Bowl Café
 PF Chang's
 Manuel's
 Pok-E-Jo's BBQ
 La Madeline
 Saltgrass Steak House
 Mama Fu's
 Brick Oven
 Jamba Juice
 Bombay Bistro
 My Fit Foods
 Twin Lion
 Firehouse Subs
 Buca di Beppo
 Baby Acapulco
 North By Northwest Restaurant and Brewery
 Iron Cactus
 Z Tejas
 Eddie V's

- Lodging**
 Holiday Inn Express
 Residence Inn by Marriott
 Embassy Suites
 Hyatt Place
 Candlewood Suites
 TownPlace Suites
 Staybridge Suites
 Hyatt House
 Extended Stay

ARBORETUM/ GATEWAY

THE DOMAIN

ARBOR WALK

MOPAC CENTRE

BURNET RD/ ANDERSON LN

- Retail**
 Alex and Ani
 Birds Barbershop
 Corepower Yoga
 Design Within Reach
 Eliza Page
 Francesca's
 Nordstrom
 Orangetheory Fitness
 Restoration Hardware
 Viva Day Spa
 Warby Parker

- Lodging**
 ALoft
 Hotel Archer
 Lone Star Court
 Westin

- Restaurants**
 24 Diner
 The Dogwood
 Hat Creek Burger Company
 Jack & Ginger's Irish Pub
 Kung Fu Saloon
 Lavaca St. Bar
 Salvation Pizza
 Second Bar + Kitchen
 Sprinkles
 Sway
 Tarka
 Taverna
 Turf & Surf Po-Boy
 Velvet Taco
 Yard House
 Whole Foods

- Retail**
 Spec's
 Natural Grocers
 Jo-Ann Fabrics and Crafts
 Skechers Outlet
 Dressbarn
 DXL Destination XL
 DSW
 Marshalls
 Sam Moon
 Home Depot
 Floyd's 99 Barbershop

- Restaurants**
 Mimi's Café
 Lupe Tortilla
 Chipotle
 Salata
 Masala Wok
 Mighty Fine Burgers, Fries & Shakes
 Potbelly Sandwich Works
 BJ's Restaurant & Brewhouse

- Retail**
 Skandinavia Contemporary Interiors
 Four Hands
 Nadeau
 Louis Shanks
 John William Interiors
 Steinmart
 Wal-mart
 Guitar Center
 Precision Camera
 Lowe's
 James Avery
 Ross
 Office Depot

- Restaurants**
 Bartlett's
 Cover 3
 Hopdoddy
 The Goodnight
 Rebel's Pizza
 Einstein Brothers
 Starbucks
 Chipotle
 Jersey Mike's
 San Francisco Bakery & Café
 Mighty Bird
 The Egg and I
 Thundercloud Subs
 Verts
 McAlister's Deli

- Restaurants**
 Dos Batos
 Alamo Drafthouse
 Madam Mam's
 Jimmy John's
 Pluckers
 Chili's
 Sherlock's Baker St. Pub & Grill
 Slab BBQ
 Olive Garden
 DANG Banh Mi
 Trudy's
 P. Terry's
 Waterloo Ice House
 Shu Shu's

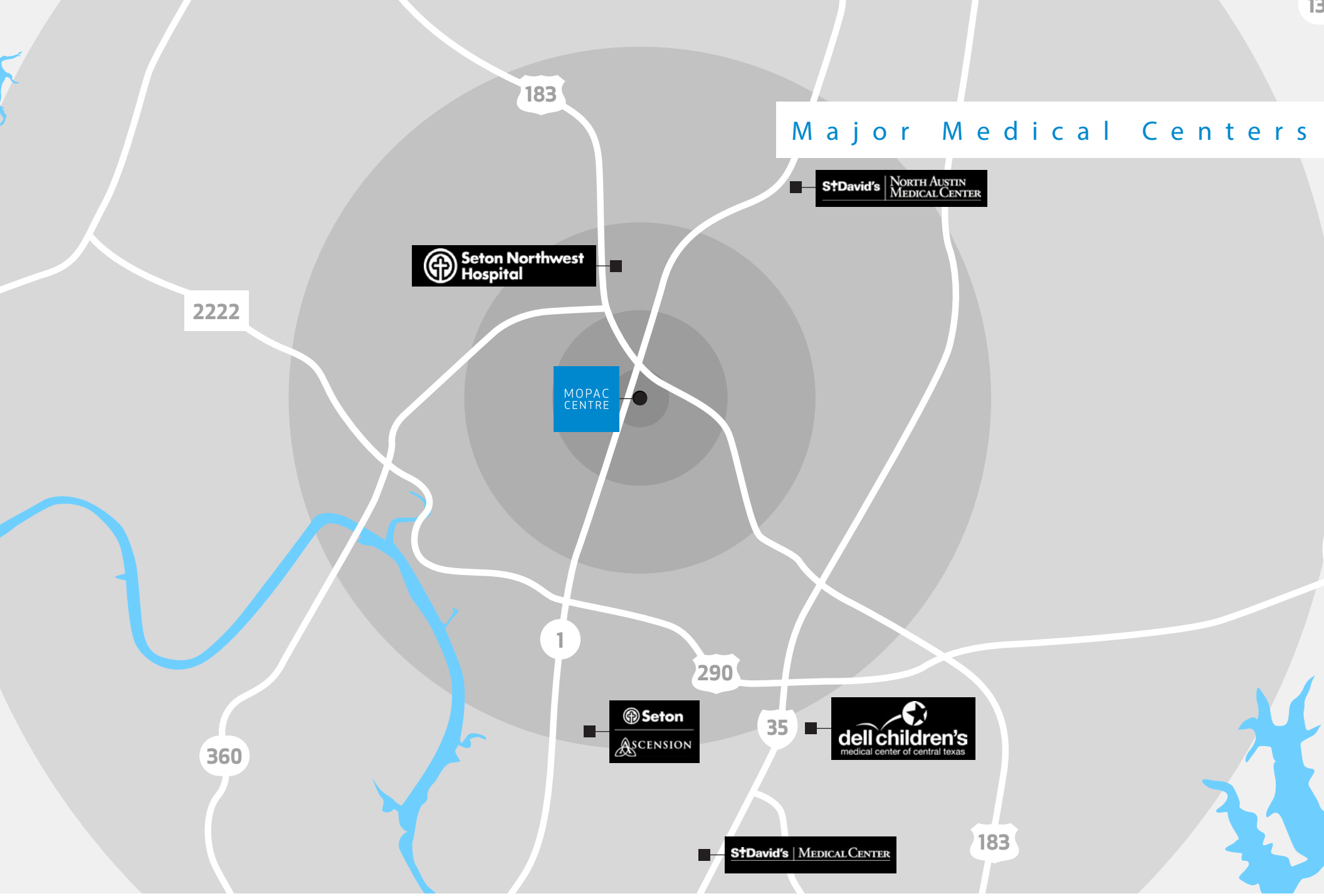
LOOP
360

US
183

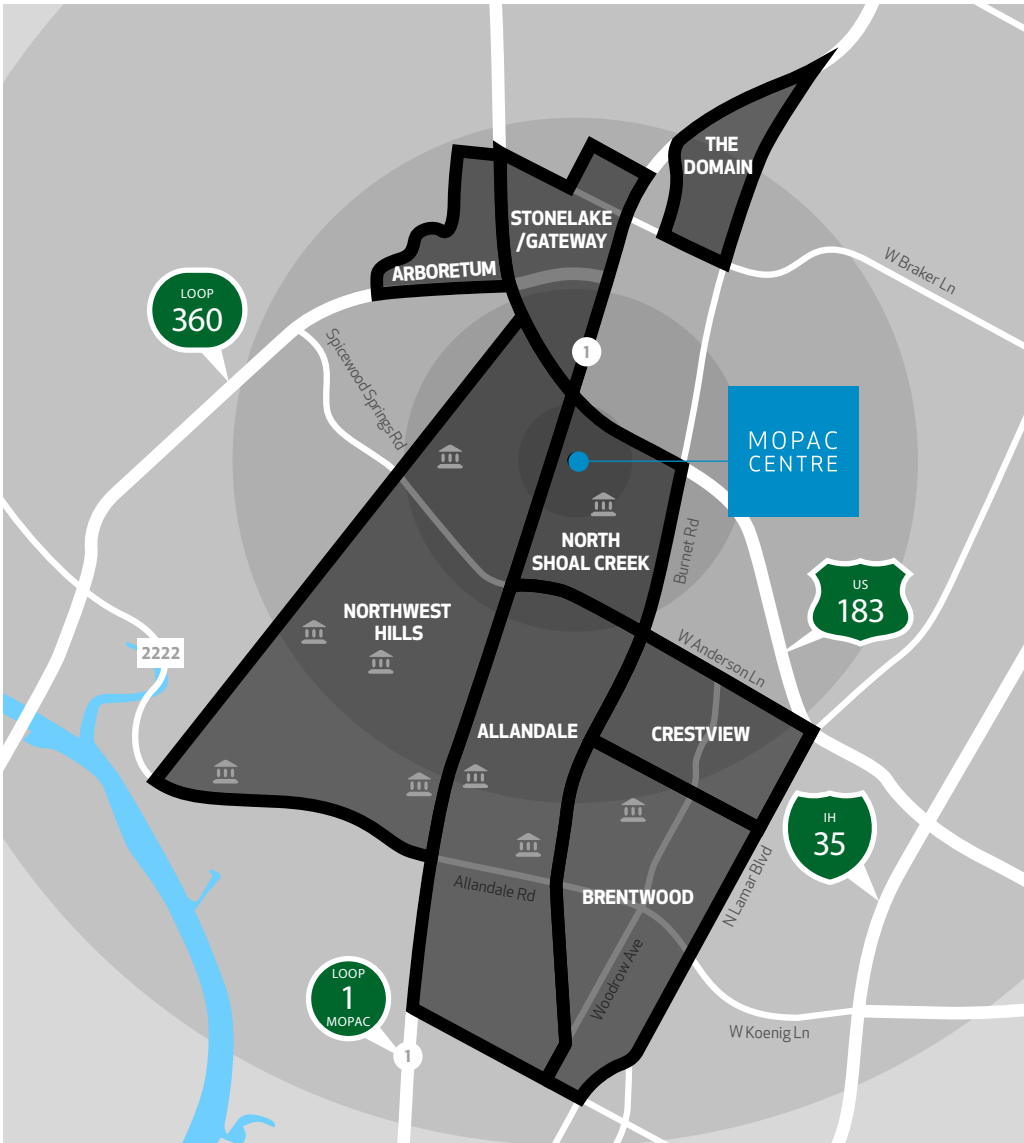
LOOP
1
MOPAC

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35

Major Medical Centers



NEARBY : 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 |

Why

Austin?

The secret is out. Austin, Texas, with a population of just under 1MM within its city limits and more than 2MM in its MSA, is officially the fastest-growing city in the country (Forbes, May 2016). And with its relatively low cost-of-living (Looking at you, California and New York!) and lack of state income tax, not to mention its position as the State Capitol and home of the University of Texas (UT), it is easy to see why and how more and more folks have and will continue to call Austin home.

Natural beauty? Austin has it in spades. The city sits at the edge of the Edwards Plateau and is known as the gateway to the 'Hill Country,' an area of Texas known world-wide for its rivers, lakes, small towns, wineries, wildflowers, and oh yeah, hills. Just south of Downtown sits Lady Bird (Yes, THAT Lady Bird) Lake and the Barton Creek Greenbelt, and on any given day, one can easily find themselves hiking, kayaking, paddle-boarding, rock climbing, fishing, or biking just minutes after leaving their home or office.

And how about Austin's reputation as 'The Live Music Capital of the World?' Well...listen for yourself. There are literally dozens of venues around town, and the sound of live music still rings out on a nightly basis, particularly in the world-famous Sixth Street and Red River districts of Downtown. Austin is also the home of the Austin City Limits Music Festival, a 3-day

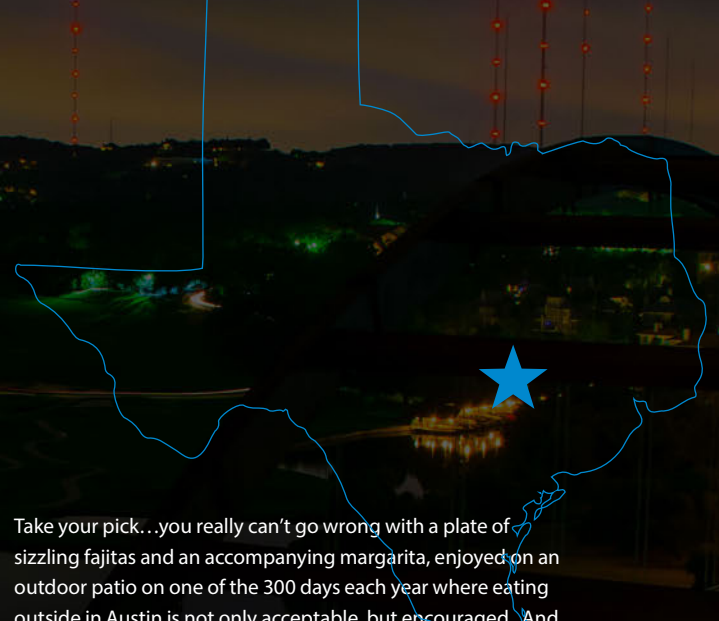
open-air festival set in Zilker Park (With Austin's ever-changing skyline as the backdrop) that just celebrated its 15-year Anniversary with performances by Radiohead, Mumford and Sons, Kendrick Lamar, and Austin's favorite son, Willie Nelson. And yes, the festival is named after that Austin City Limits, the iconic live music television program that just celebrated 40 years of being on the air with a move from its original studios on UT's campus to a state-of-the-art, 2,700 capacity theater tucked inside the swank W Hotel smack in the middle of Downtown. Of course no mention of Austin as the 'Live Music Capital of the World' would be complete without reference to South by Southwest (SXSW), the annual Music, Film, Interactive, and Environmental conference that draws thousands of people from all over the world (And over \$200 million in revenue) to the city every March. This past year's key-note speaker was Barack Obama. It's kind of a big deal.

Any mention of Austin's food scene starts and ends with BBQ, specifically Franklin's BBQ, which, since its opening in 2009 (Out of a trailer, no less), has seen its reputation sky-rocket onto just about every 'Best Of' list imaginable. Most importantly, the restaurant holds the distinction of having never run out of brisket since the day it opened its doors. Right behind BBQ is Austin's 'Tex-Mex' scene, and there are some areas of town (See: East and South) where one can barely walk or drive a block without the sight or smell of a 'Tex-Mex' restaurant.

Take your pick...you really can't go wrong with a plate of sizzling fajitas and an accompanying margarita, enjoyed on an outdoor patio on one of the 300 days each year where eating outside in Austin is not only acceptable, but encouraged. And for the foodies, never fear: Austin is not simply an 'Oasis' (No pun intended, but just ask someone in Austin where the best place is to catch a sunset and you'll get it) of meat and margaritas. The city is home to some of the country's top-rated chefs and restaurants, such as Tyson Cole's Uchi (and Uchiko) and Bryce Gilmore's Barley Swine and Odd Duck.

And finally, Austin is slowly establishing itself as a world-class sports city, with professional baseball (Round Rock Express – Texas Rangers AAA affiliate), hockey (Texas Stars – Dallas Stars minor league affiliate), and auto racing (Austin's Circuit of the Americas hosts Formula One's United States Grand Prix every October) supplementing UT's athletics program, which dominates the local landscape. UT's football, basketball, baseball, softball, and other teams garner huge support and attention, and there are few more enjoyable local events than a fall tailgating experience on the grounds of UT's campus prior to watching the 'Horns play at recently renovated, 100,000+ capacity Memorial Stadium.

So...why Austin? The better question, and one that more and more people are asking themselves, is why not?!



Austin

By the Numbers

1

Best state capital to live in 2018.

(WalletHub, 2/20/18)

America's fastest-growing city.

(Forbes, 3/8/16)

Austin tops "America's Cities of the Future" ranking of cities most likely to prosper over the next decade.

(Forbes, 1/14/16)

The best city for young entrepreneurs.

(NerdWallet, 1/4/16)

America's best place to start a business.

(CNBC, 8/11/16)

Where tech salaries go the furthest.

(Indeed, 8/11/16)

The best place for small business in the U.S.

(American City Business Journals, 4/29/16)

No. 1 for STEM job growth.

(RCLCO, 6/2/16)

No. 1 on Kauffman index of startup activity.

(Kauffman Foundation, 8/25/16)

2

No. 2 on global ranking of the Top Cities to Live & Work in Tech.

(Fast Company, 7/5/16)

No. 2 on list of Most Millennial-Friendly Cities for College Grads.

(Huffington Post, 7/1/16)

No. 2 on the Kauffman Index of Growth Entrepreneurship.

(Kauffman Foundation, 6/2/16)

No. 2 on U.S. News' Best Places to Live ranking.

(U.S. News & World Report, 3/2/16)



Eurus Capital Partners was founded by Gerald Kucera and Dr. Nikolaus Hensel to identify, evaluate, and engage in investment opportunities for both institutional and private clients. Since its inception, Eurus Capital Partners has purchased, developed, and/or retained management responsibilities for investments and assets worth over \$1B USD. Notable recent developments include Plaza 7000 (150,000+ SF of Class 'A' office space on MoPac) and Steiner Ranch, Austin's top-rated master-planned community which comprises over 6,000 acres along Lake Austin. Eurus Capital Partners maintains offices in Austin, Texas, and Frankfurt, Germany.





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