



OFFICE SPACE FOR LEASE



BALCONES NORTH

8920 BUSINESS PARK DRIVE | AUSTIN, TX 78759

Jeff Henley | 512.413.5601 | jeff@kuceraco.com

Jeffrey Henley, Jr. | 512.415.4066 | jhenley@kuceraco.com

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | **See all of our listings at WWW.KUCERACO.COM.**

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

Located in the heart of the Northwest submarket

Convenient access to Research Blvd. and MoPac

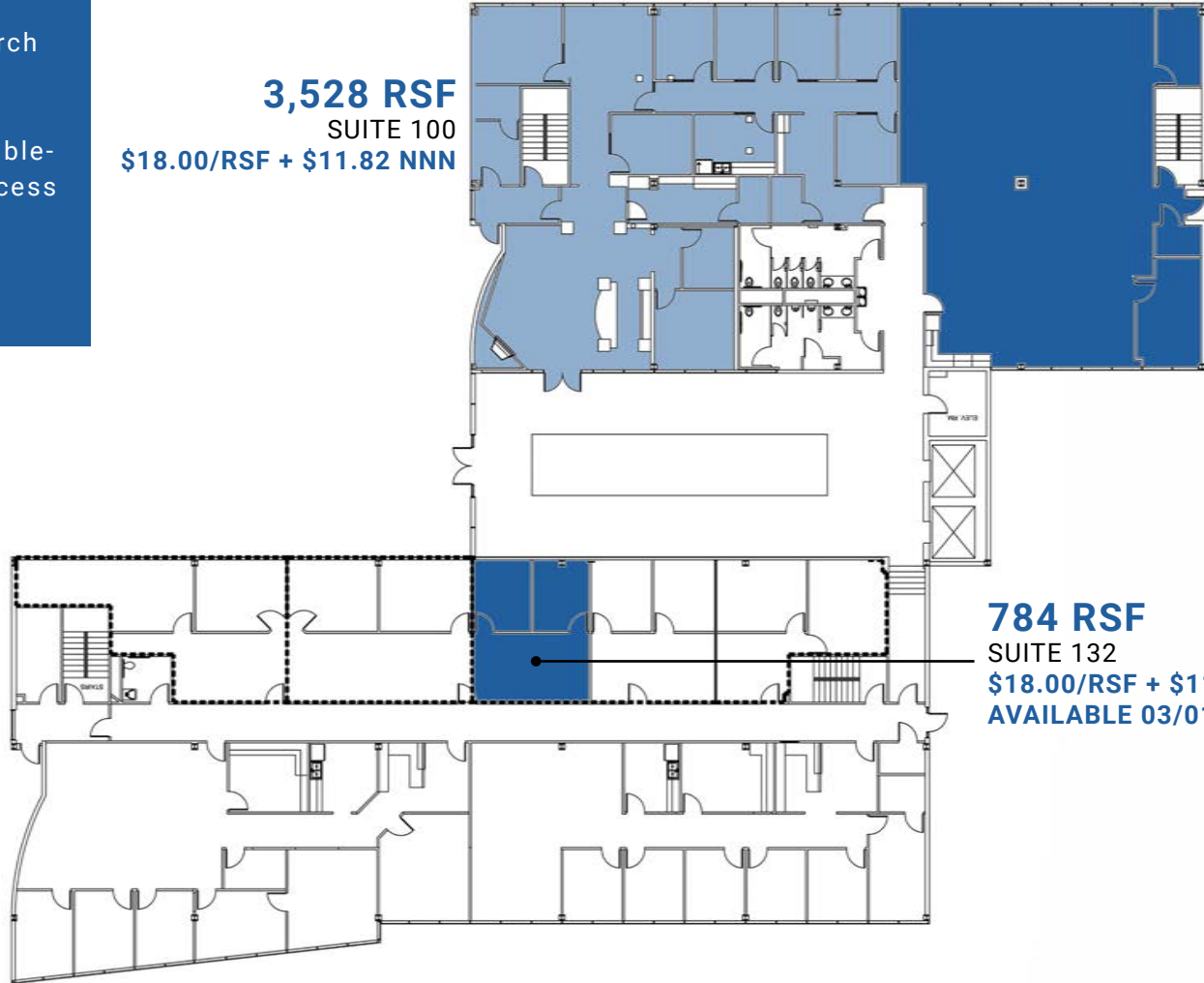
Directly across from the Doubletree Executive Hotel with access to conferencing facilities

3.3:1,000 RSF Parking Ratio

SUITES 100 & 110 MAY BE COMBINED FOR A TOTAL OF 6,756 RSF.

3,528 RSF
SUITE 100
\$18.00/RSF + \$11.82 NNN

3,228 RSF
SUITE 110
\$18.00/RSF + \$11.82 NNN



784 RSF
SUITE 132
\$18.00/RSF + \$11.82 NNN
AVAILABLE 03/01/2024

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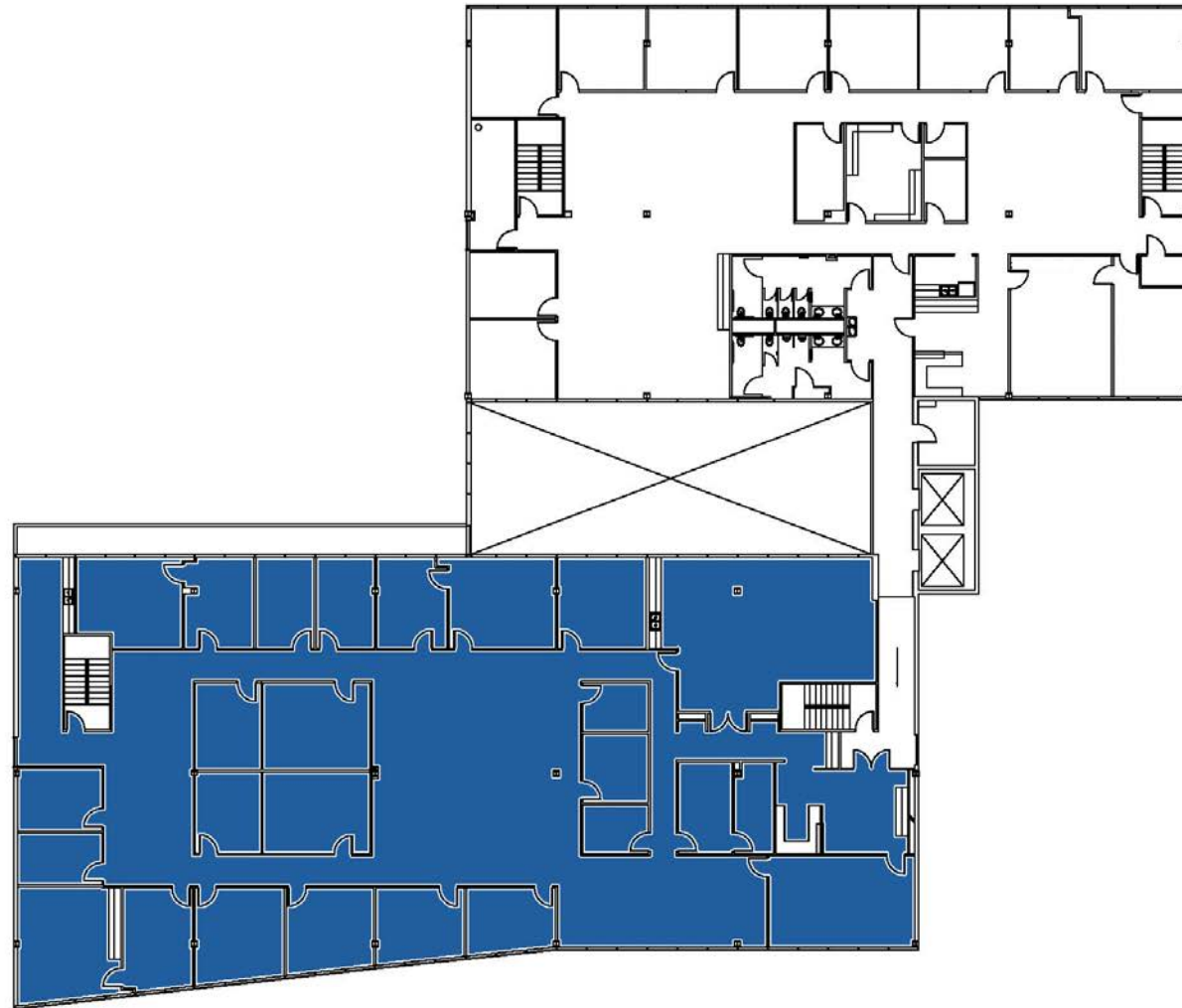
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11,590 RSF
SUITE 250
\$18.00/RSF + \$11.82 NNN

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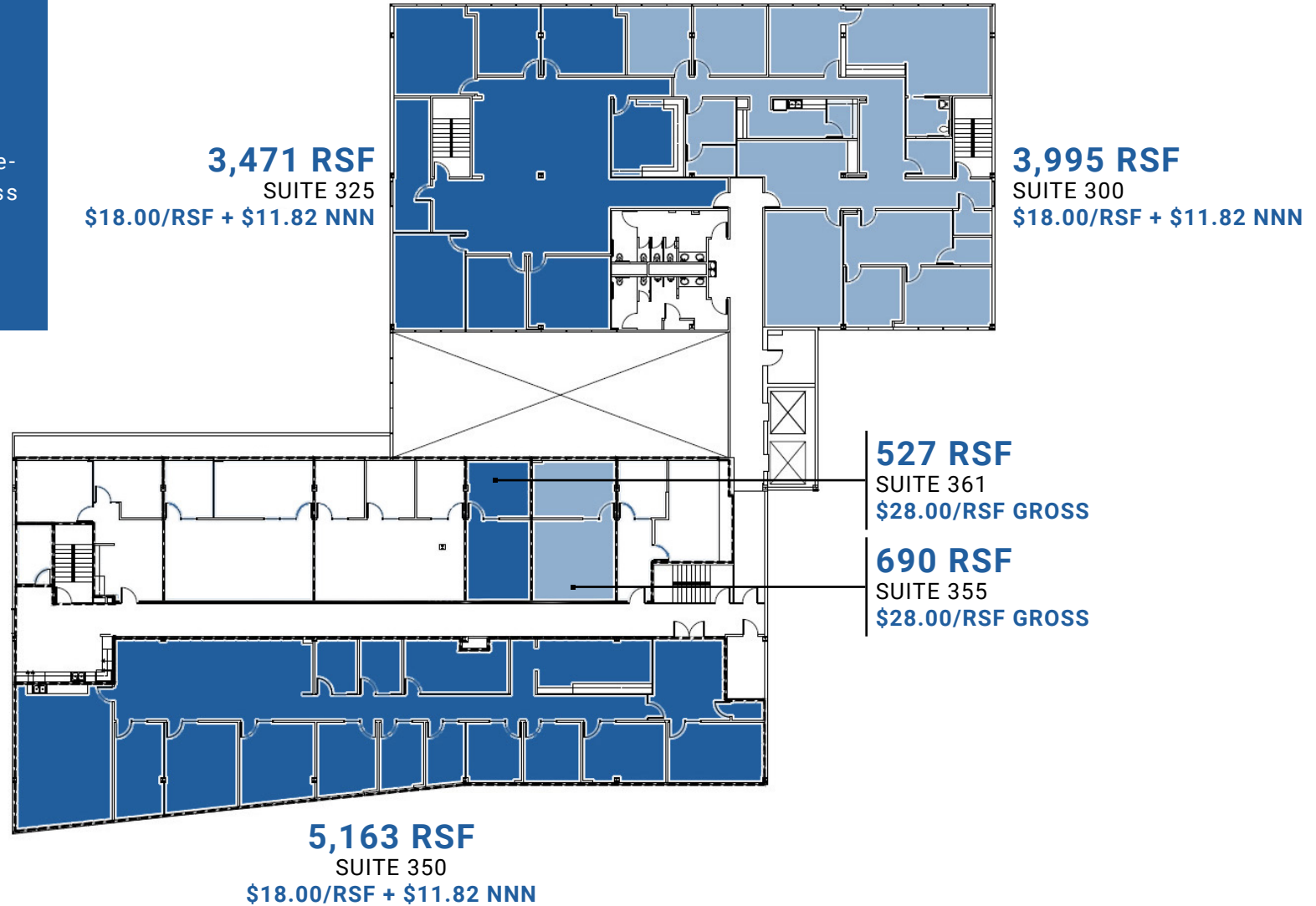
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SUITES 375 & 380 MAY BE COMBINED FOR A TOTAL OF 7,446 RSF.



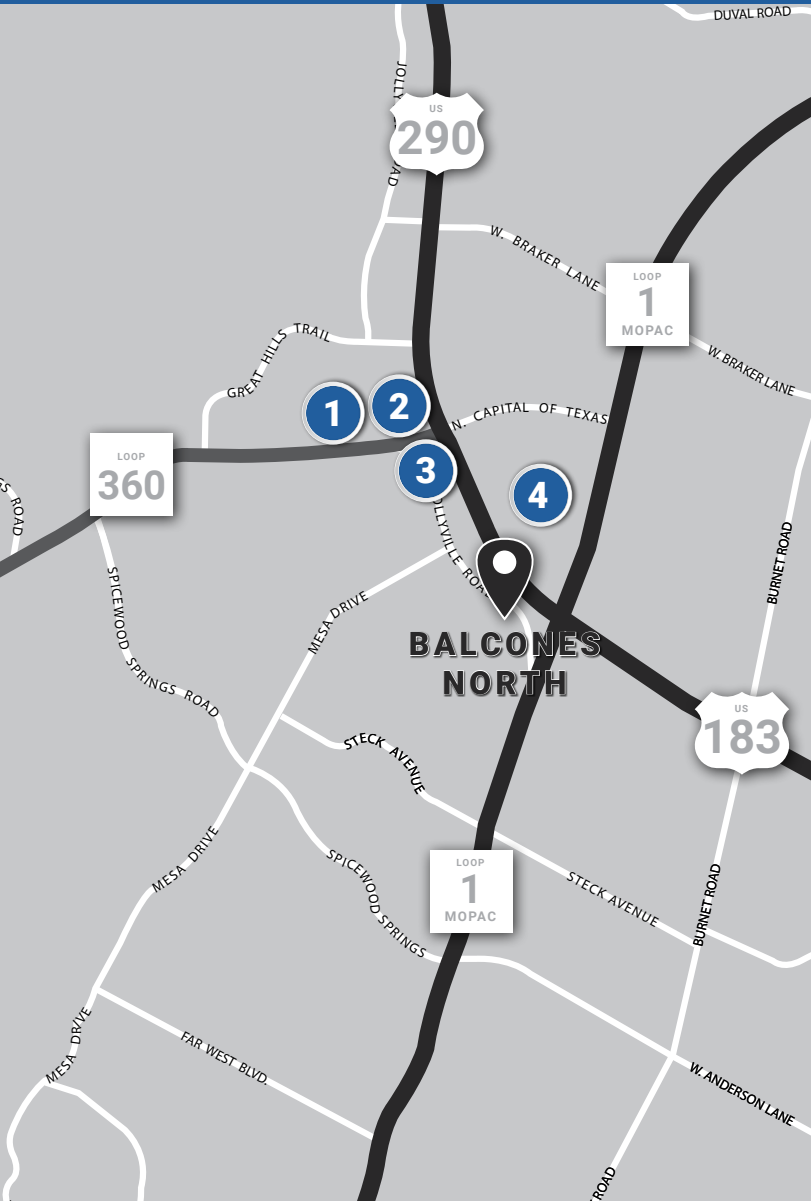
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1 ARBORETUM MARKET

- Starbucks
- Trader Joe's
- Williams-Sonoma
- Newk's Eatery
- Talbots
- Romano's Macaroni Grill
- Pier 1 Imports
- PF Chang's
- Sephora
- Modern Market

2 GREAT HILLS MARKET

- FireBowl Cafe
- Modern Market
- TJ Maxx
- Supercuts
- Petco
- Regal Cinema 8
- la Madeleine French Cafe

3 THE ARBORETUM

- Zoe's Kitchen
- Pottery Barn
- Gap | Gap Kids
- Z Gallerie
- Francesca's
- Everything But Water
- Jos. A Bank
- Sunglass Hut
- Amy's Ice Creams
- Five Guys Hamburgers
- Barnes & Noble
- The Cheesecake Factory
- Renaissance Austin
- Knotty Deck & Bar
- Chico's
- BRIO Tuscan Grille
- Blue Baker
- Estancia Churrascaria
- BB&T
- Corner Bakery Cafe
- Chase Bank

4 I-35 & HWY. 183 AMENITIES

- DoubleTree by Hilton
- Lowe's Home Improvement
- Bank of America
- Taco Shack
- BBVA Compass Bank
- Water 2 Wine
- Luby's
- Embassy Suites
- Hyatt Place
- Buca di Beppo
- Mimi's Cafe
- Baby Acapulco
- Regal Cinema & IMAX
- Hanabi Sushi
- Whole Foods Market
- REI
- Crate & Barrel

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