



## OFFICE SPACE FOR LEASE



# BALCONES NORTH

8920 BUSINESS PARK DRIVE | AUSTIN, TX 78759

**Jeff Henley** | 512.413.5601 | [jeff@kuceraco.com](mailto:jeff@kuceraco.com)

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

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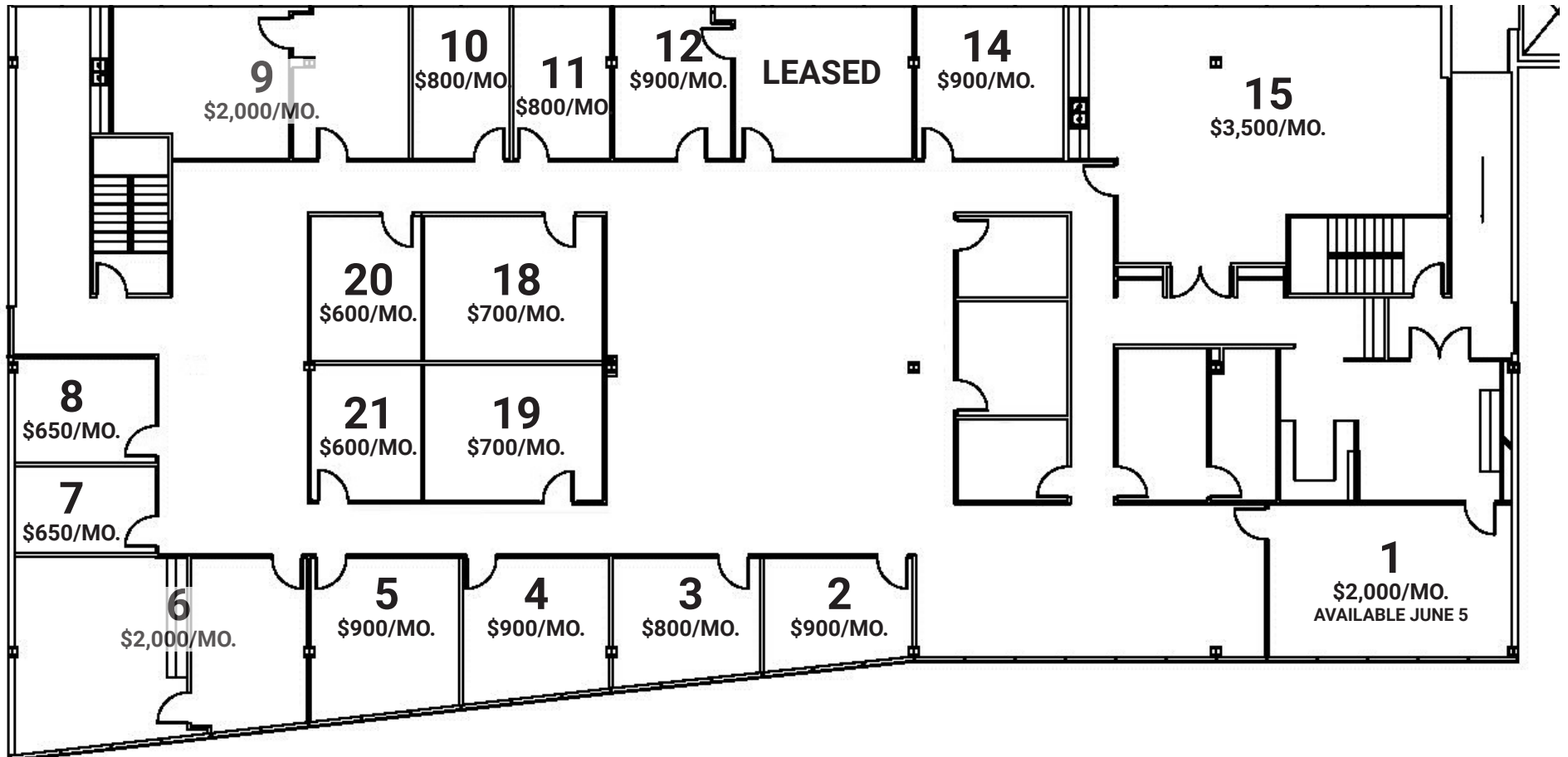
## OFFICE SPACE FOR LEASE

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



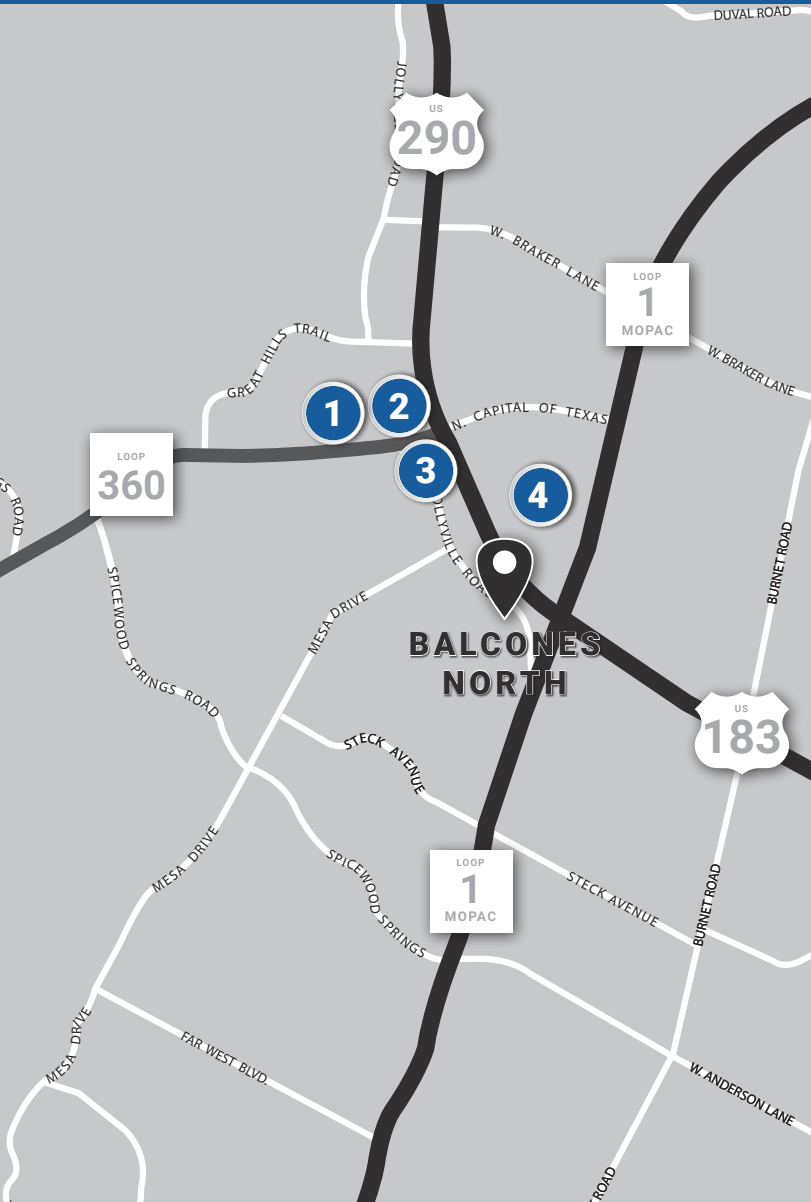
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**1 ARBORETUM MARKET**

- 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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