

# CHANCELLOR CENTRE

**NEWLY  
RENOVATED  
LOBBY &  
COMMON  
AREAS**

THE KUCERA COMPANIES • See all of our listings at [www.kucera.com](http://www.kucera.com).

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**\$19.00/RSF** 2024 NNN \$15.25

## PROPERTY FEATURES



3.36/1,000 RSF parking ratio  
Covered parking available



Convenient to restaurants  
and retail



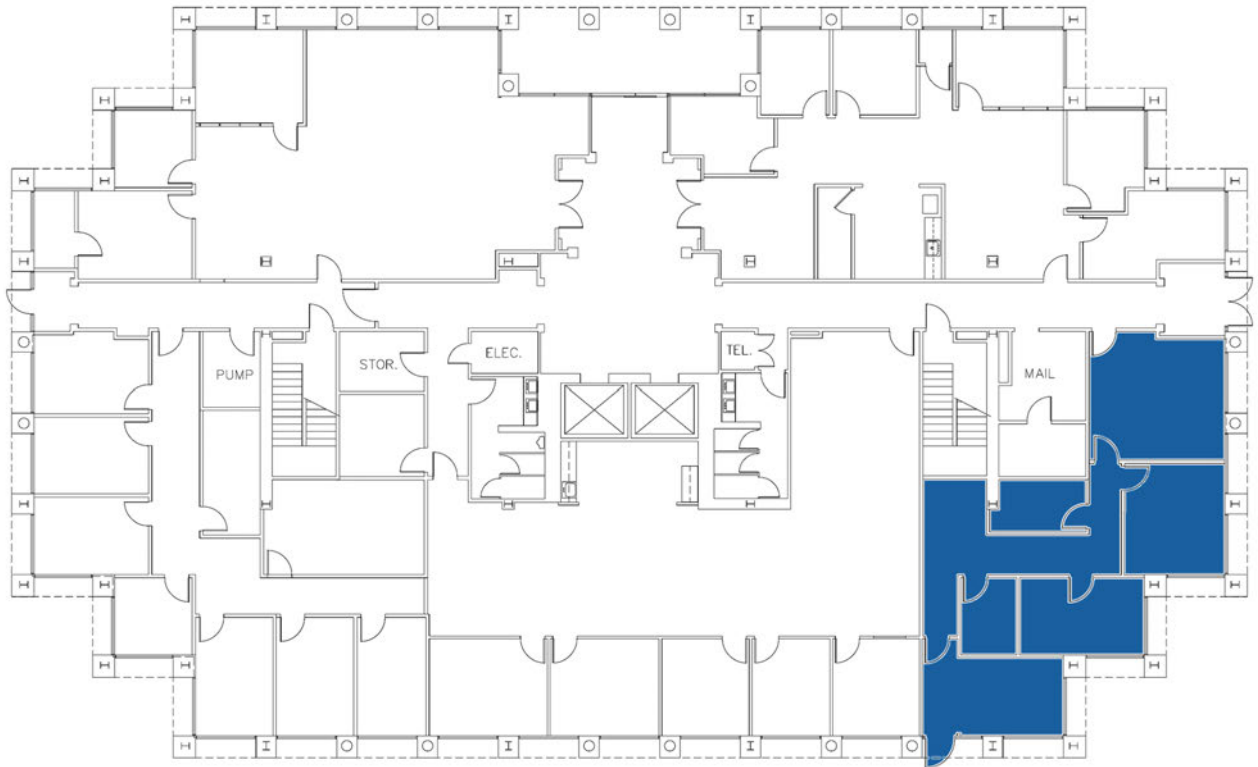
Scenic views



Onsite parcel and postal service



AT&T Fiber



**1,434 RSF**  
SUITE 140

8627 N. MOPAC EXPRESSWAY | AUSTIN, TX

Jeff Henley | 512.413.5601 | jeff@kuceraco.com

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

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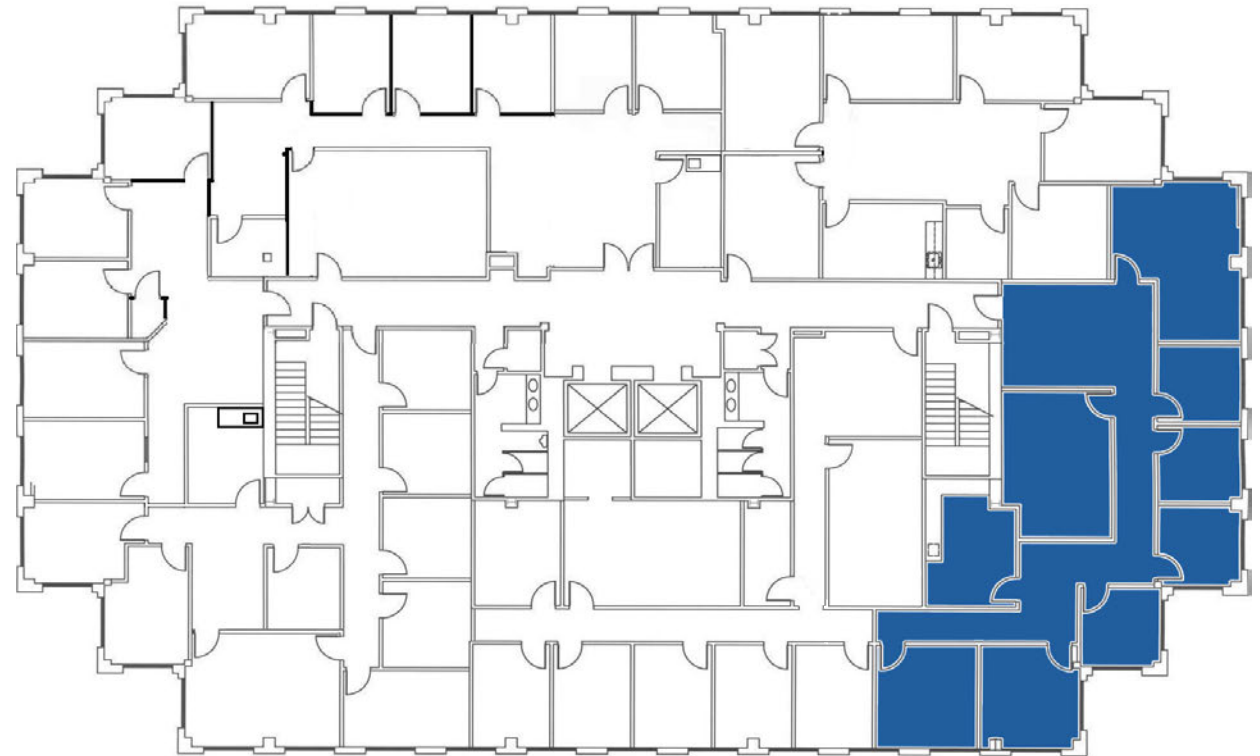
Scenic views



Onsite parcel and postal service



AT&T Fiber



**2,879 RSF**  
SUITE 215

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Scenic views



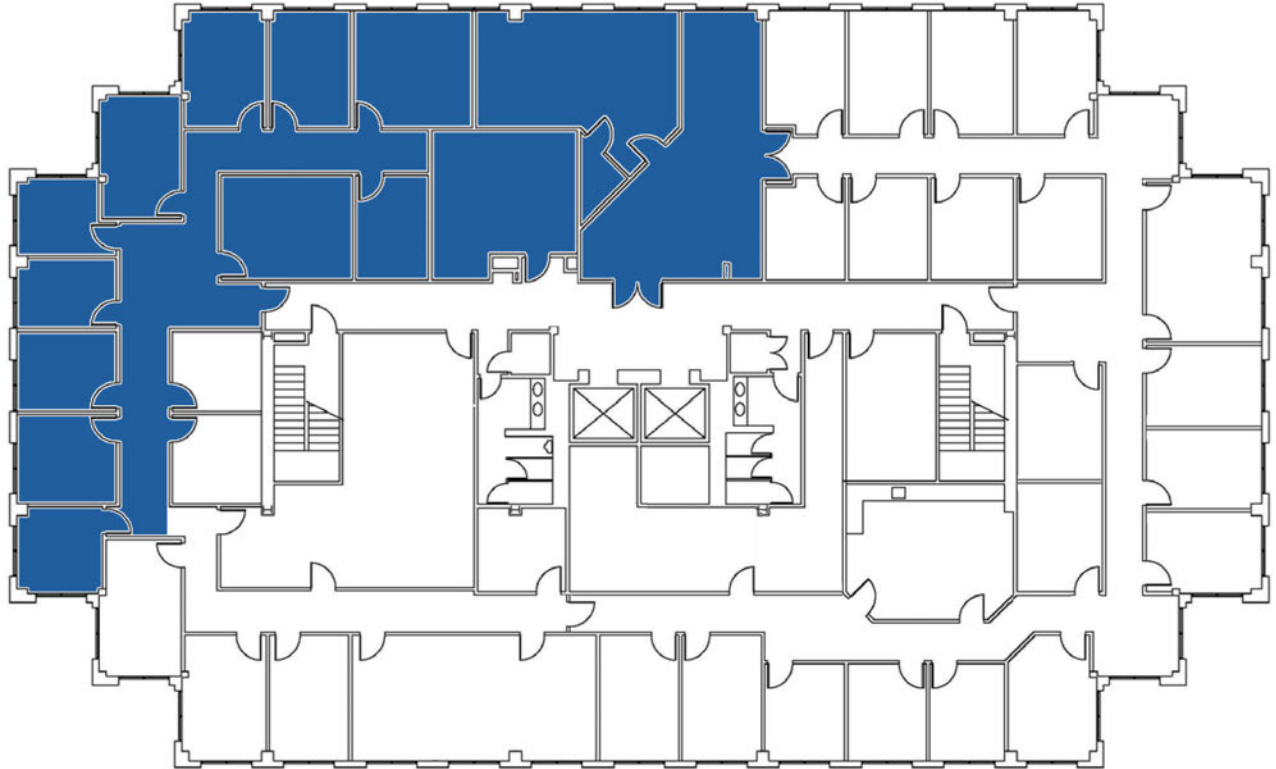
Onsite parcel and postal service



AT&T Fiber

**3,709 RSF**

SUITE 350



8627 N. MOPAC EXPRESSWAY | AUSTIN, TX

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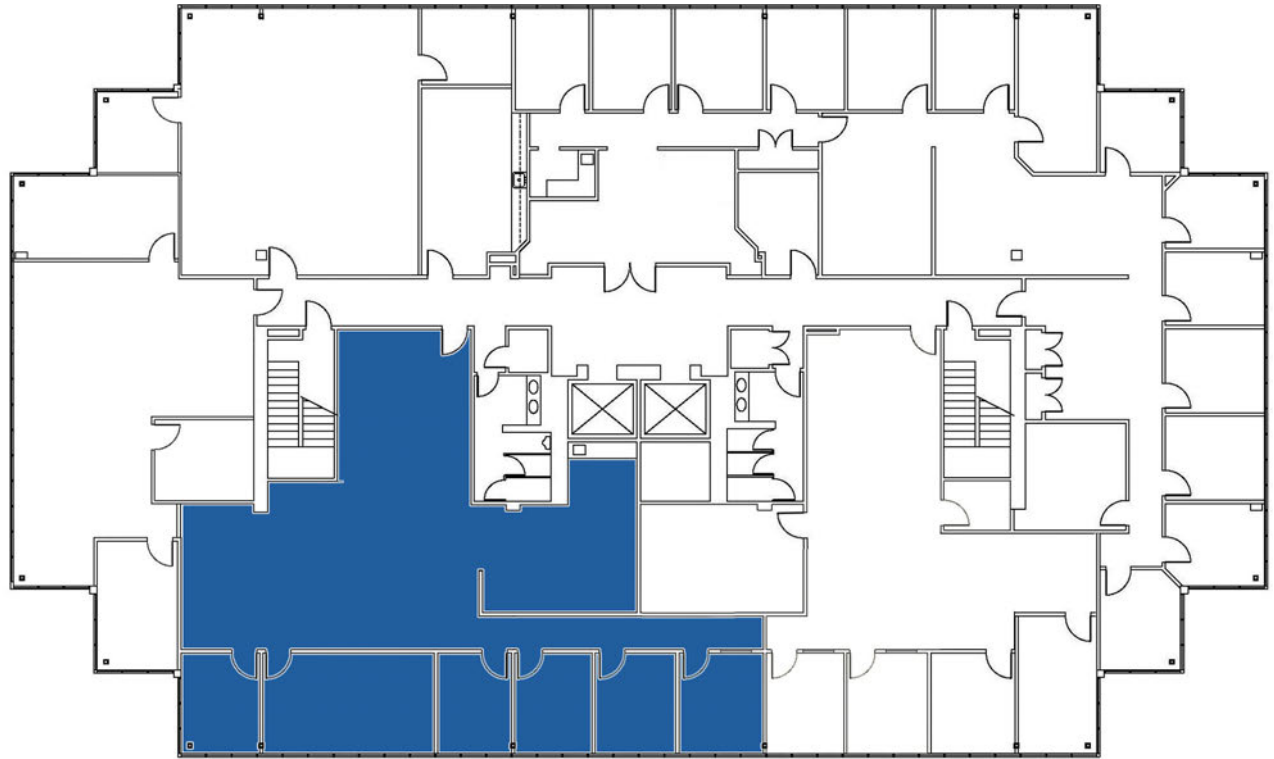
Scenic views



Onsite parcel and postal service



AT&T Fiber



**2,727 RSF**  
SUITE 420

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NEWLY RENOVATED LOBBY



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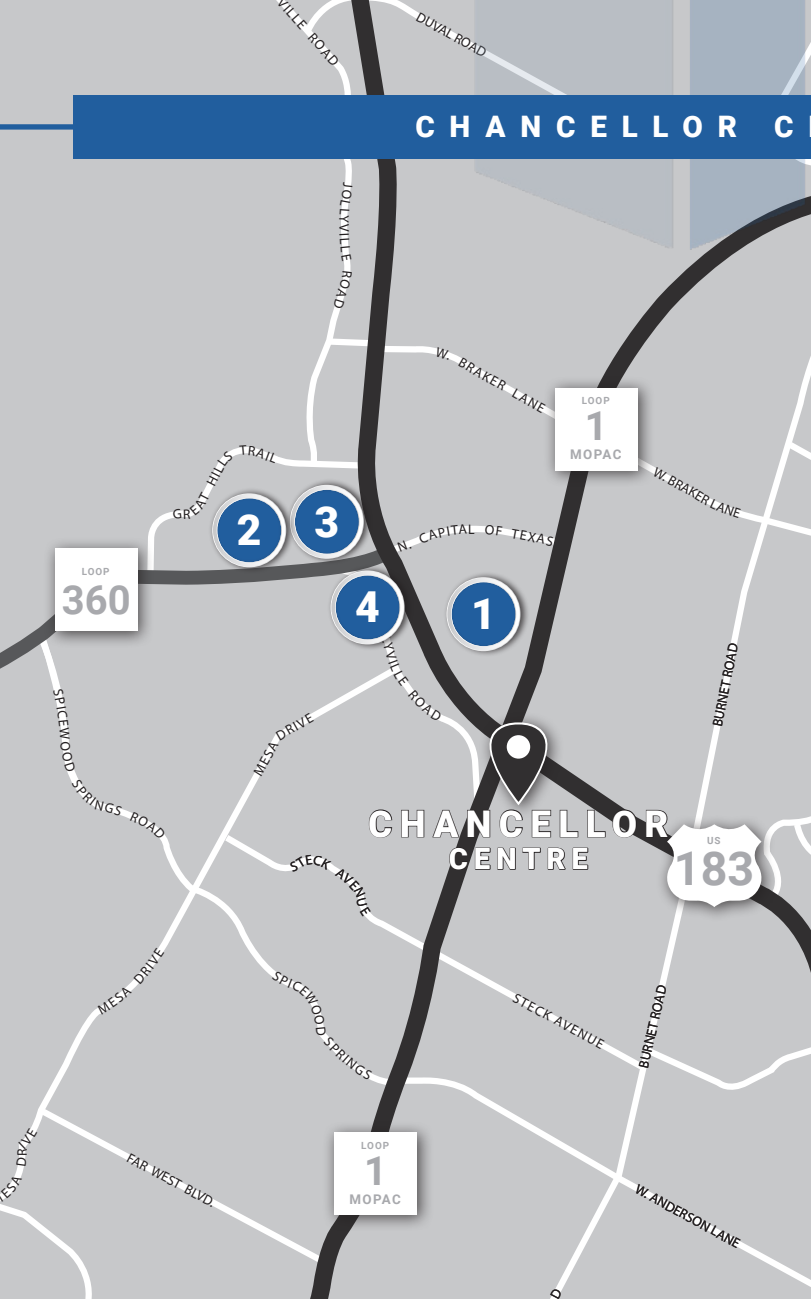
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## AREA AMENITIES



### 1 I-35 & HWY. 183 AMENITIES

- DoubleTree by Hilton
- Hello! Macaron
- National Tire and Battery
- Austin's Own
- 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
- Dave & Buster's
- Baby Acapulco
- Regal Cinema & IMAX
- Hanabi Sushi
- Taco Cabana
- Whole Foods Market
- REI
- Crate & Barrel
- The Container Store
- Bed, Bath & Beyond

### 2 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

### 3 GREAT HILLS MARKET

- FireBowl Cafe
- Modern Market
- Texadelphia
- TJ Maxx
- Supercuts
- Pok-E-Jo's Smokehouse
- Petco
- Regal Cinema 8
- la Madeleine French Cafe

### 4 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

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