



FOR LEASE

UFCU PLAZA

8303 N. MOPAC EXPRESSWAY • AUSTIN, TEXAS 78759

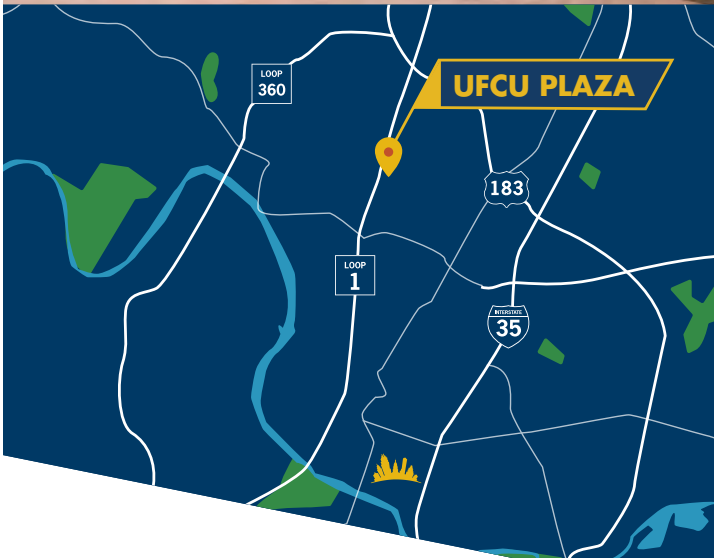


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An iconic Austin building, UFCU Plaza offers tenants a quality, Class A office in a convenient and easily accessible location. Terrific on-site amenities, dramatic common areas and plenty of parking distinguish this building and make it a unique opportunity for office users looking for space in Austin, Texas. Bipolar Ionization technology is integrated into the building's HVAC system to maintain healthy air quality and to mitigate harmful substances such as mold, bacteria and viruses.



On-site Amenities



State-of-the-art fitness center with showers, conference room, NPBI technology that purifies air

Iconic Building



Class A, 250,000 SF building featuring a dramatic four-story, granite-clad atrium

Structured Parking



Direct building entry from each floor of the structured parking garage

Great Location



Convenient location near US-183 at the NE corner of Mopac & Steck at a lighted intersection



Bethany Perez
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Top, left, right: Fitness center, fountain in lobby, showers and lockers in fitness center



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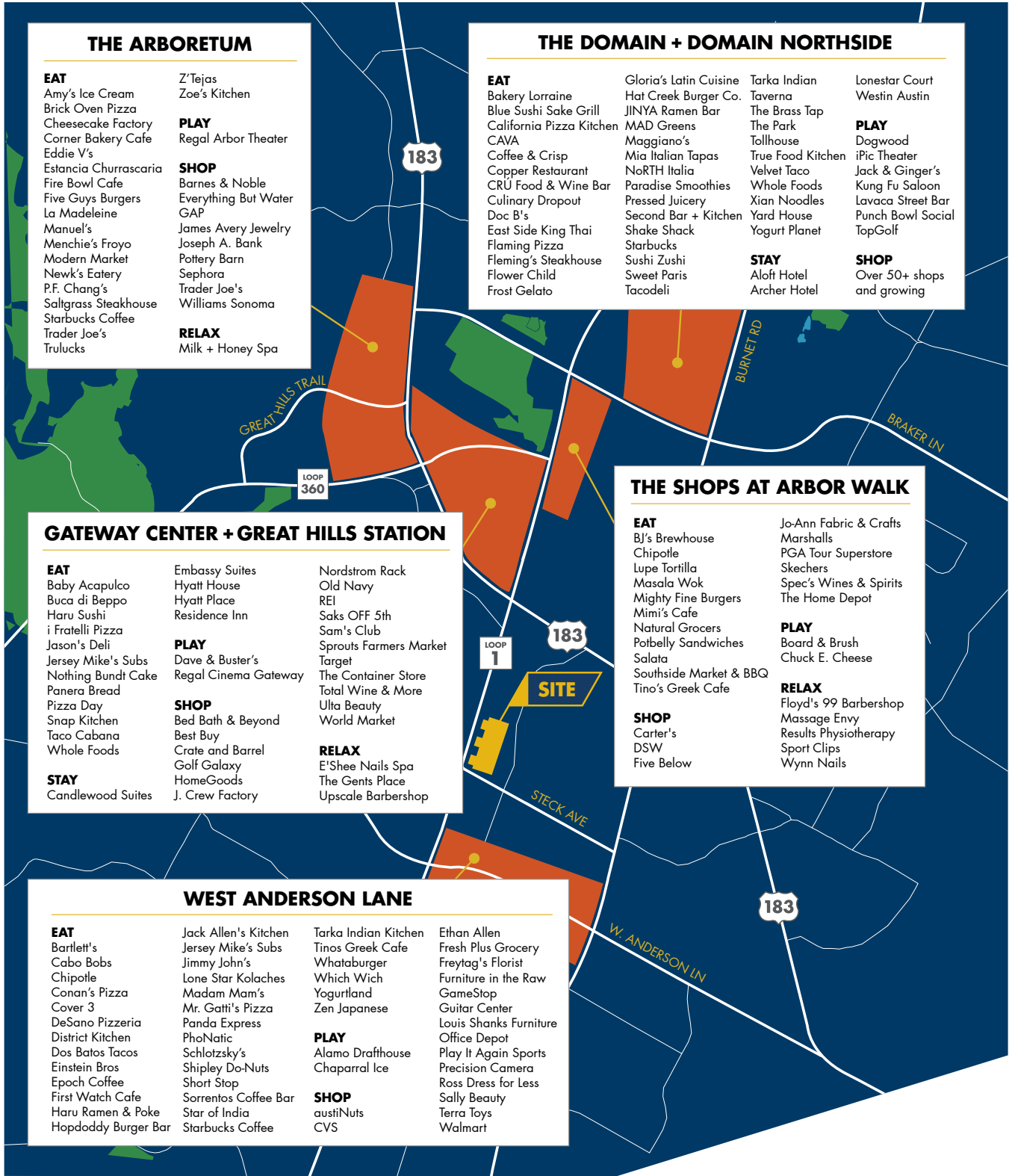
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ACCESS AERIAL **UFCU PLAZA**





THE ARBORETUM

- EAT**
 Amy's Ice Cream
 Brick Oven Pizza
 Cheesecake Factory
 Corner Bakery Cafe
 Eddie V's
 Estancia Churrascaria
 Fire Bowl Cafe
 Five Guys Burgers
 La Madeleine
 Manuel's
 Menchie's Froyo
 Modern Market
 Newk's Eatery
 P.F. Chang's
 Saltgrass Steakhouse
 Starbucks Coffee
 Trader Joe's
 Trulucks
- Z'Tejas**
 Zoe's Kitchen
- PLAY**
 Regal Arbor Theater
- SHOP**
 Barnes & Noble
 Everything But Water
 GAP
 James Avery Jewelry
 Joseph A. Bank
 Pottery Barn
 Sephora
 Trader Joe's
 Williams Sonoma
- RELAX**
 Milk + Honey Spa

THE DOMAIN + DOMAIN NORTHSIDE

- EAT**
 Bakery Lorraine
 Blue Sushi Sake Grill
 California Pizza Kitchen
 CAVA
 Coffee & Crisp
 Copper Restaurant
 CRU Food & Wine Bar
 Culinary Dropout
 Doc B's
 East Side King Thai
 Flaming Pizza
 Fleming's Steakhouse
 Flower Child
 Frost Gelato
- Gloria's Latin Cuisine
 Hat Creek Burger Co.
 JINYA Ramen Bar
 MAD Greens
 Maggiano's
 Mia Italian Tapas
 NoRTH Italia
 Paradise Smoothies
 Pressed Juicery
 Second Bar + Kitchen
 Shake Shack
 Starbucks
 Sushi Zushi
 Sweet Paris
 Tacodeli
- Tarka Indian
 Taverna
 The Brass Tap
 The Park
 Tollhouse
 True Food Kitchen
 Velvet Taco
 Xian Noodles
 Yard House
 Yogurt Planet
- Lonestar Court
 Westin Austin
- PLAY**
 Dogwood
 iPic Theater
 Jack & Ginger's
 Kung Fu Saloon
 Lavaca Street Bar
 Punch Bowl Social
 TopGolf
- STAY**
 Aloft Hotel
 Archer Hotel
- SHOP**
 Over 50+ shops
 and growing

GATEWAY CENTER + GREAT HILLS STATION

- EAT**
 Baby Acapulco
 Buca di Beppo
 Haru Sushi
 i Fratelli Pizza
 Jason's Deli
 Jersey Mike's Subs
 Nothing Bundt Cake
 Panera Bread
 Pizza Day
 Snap Kitchen
 Taco Cabana
 Whole Foods
- Embassy Suites
 Hyatt House
 Hyatt Place
 Residence Inn
- PLAY**
 Dave & Buster's
 Regal Cinema Gateway
- SHOP**
 Bed Bath & Beyond
 Best Buy
 Crate and Barrel
 Golf Galaxy
 HomeGoods
 J. Crew Factory
- Nordstrom Rack
 Old Navy
 REI
 Saks OFF 5th
 Sam's Club
 Sprouts Farmers Market
 Target
 The Container Store
 Total Wine & More
 Ulta Beauty
 World Market
- RELAX**
 E'Shee Nails Spa
 The Gents Place
 Upscale Barbershop

THE SHOPS AT ARBOR WALK

- EAT**
 BJ's Brewhouse
 Chipotle
 Lupe Tortilla
 Masala Wok
 Mighty Fine Burgers
 Mimi's Cafe
 Natural Grocers
 Potbelly Sandwiches
 Salata
 Southside Market & BBQ
 Tino's Greek Cafe
- Jo-Ann Fabric & Crafts
 Marshalls
 PGA Tour Superstore
 Skechers
 Spec's Wines & Spirits
 The Home Depot
- PLAY**
 Board & Brush
 Chuck E. Cheese
- RELAX**
 Floyd's 99 Barbershop
 Massage Envy
 Results Physiotherapy
 Sport Clips
 Wynn Nails
- SHOP**
 Carter's
 DSW
 Five Below

WEST ANDERSON LANE

- EAT**
 Bartlett's
 Cabo Bobs
 Chipotle
 Conan's Pizza
 Cover 3
 DeSano Pizzeria
 District Kitchen
 Dos Batos Tacos
 Einstein Bros
 Epoch Coffee
 First Watch Cafe
 Haru Ramen & Poke
 Hopdoddy Burger Bar
- Jack Allen's Kitchen
 Jersey Mike's Subs
 Jimmy John's
 Lone Star Kolaches
 Madam Mam's
 Mr. Gatti's Pizza
 Panda Express
 PhoNatic
 Schlotzsky's
 Shipley Do-Nuts
 Short Stop
 Sorrentos Coffee Bar
 Star of India
 Starbucks Coffee
- Tarka Indian Kitchen
 Tinos Greek Cafe
 Whataburger
 Which Wich
 Yogurtland
 Zen Japanese
- PLAY**
 Alamo Drafthouse
 Chaparral Ice
- SHOP**
 austiNuts
 CVS
- Ethan Allen
 Fresh Plus Grocery
 Freytag's Florist
 Furniture in the Raw
 GameStop
 Guitar Center
 Louis Shanks Furniture
 Office Depot
 Play It Again Sports
 Precision Camera
 Ross Dress for Less
 Sally Beauty
 Terra Toys
 Walmart

NEARBY AMENITIES UFCU PLAZA





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone
Bethany Perez	609899	perez@aquilacommercial.com	512-684-3813
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov