

8300 RESEARCH

AUSTIN, TX 78758



FOR LEASING INFORMATION, CONTACT

CHERYL SMITH

(512) 736.4778

cheryl.smith@kuceraco.com

1,841 RSF

SUITE C/D

580 RSF

SUITE E

2,421 RSF

SUITE C/D/E

OFFICE SPACE FOR LEASE

\$15.00/SF

2017 NNN \$7.67

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

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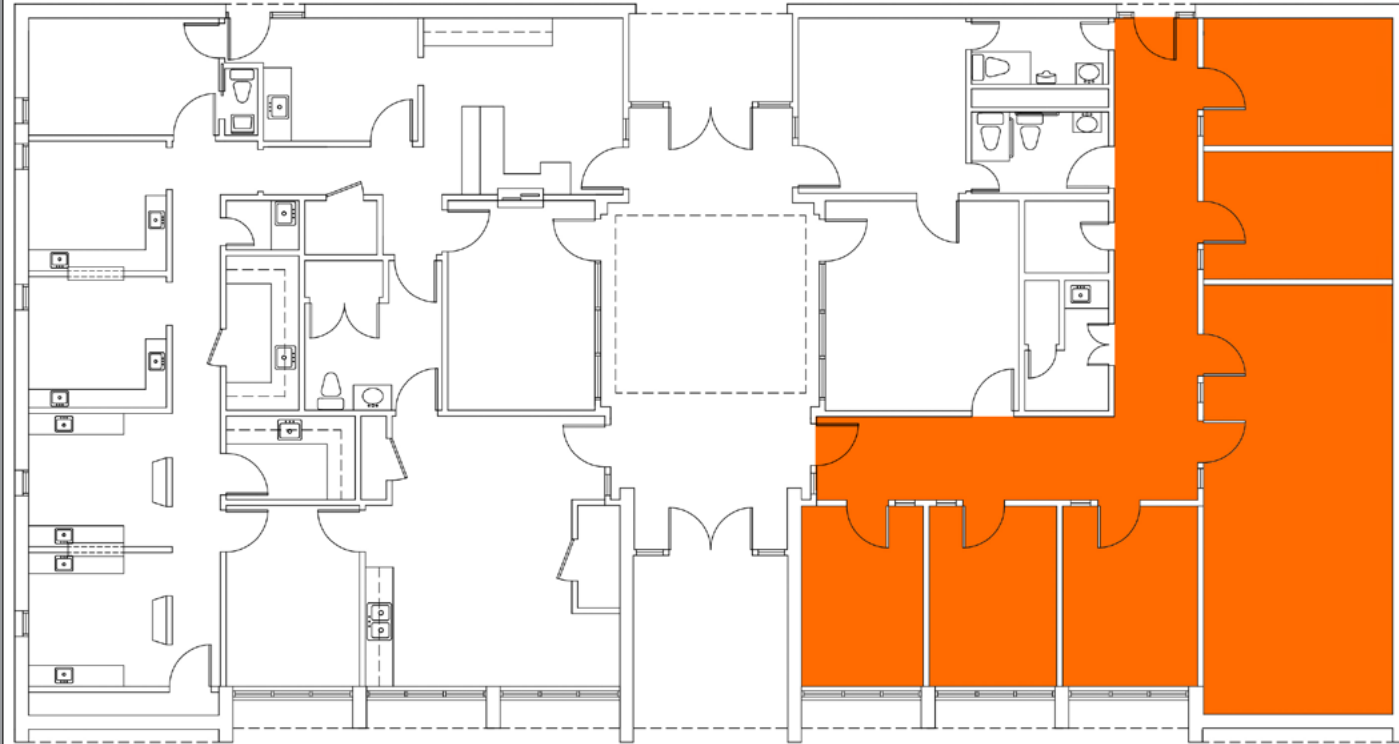


PROPERTY FEATURES

- NEW Vinyl Wood Flooring
- NEW Paint
- Move-in Condition
- Pylon Signage is Available
- Ideal for Office, Retail or Medical Use

SPACE FEATURES

- Eight Parking Spaces (Four Front, Four Back)



NOTE: TENANT PAYS FOR JANITORIAL.

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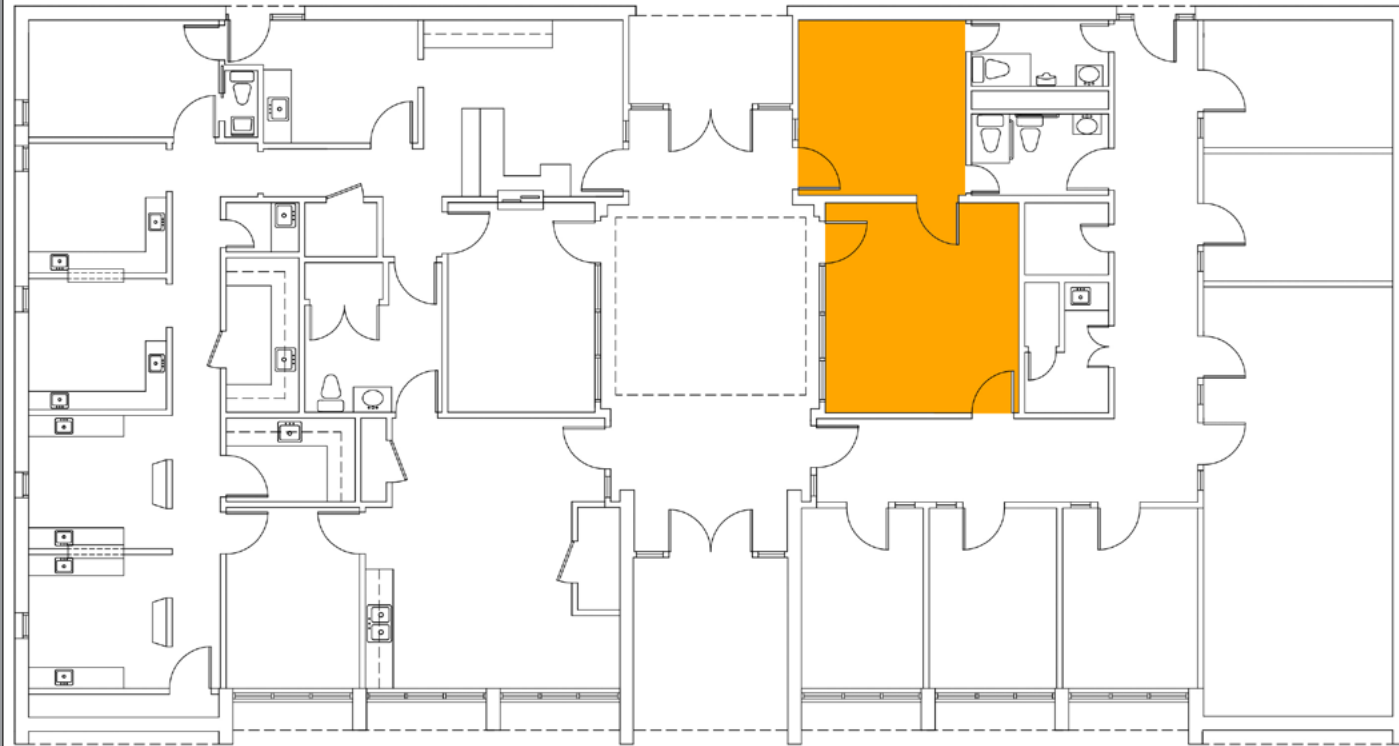


PROPERTY FEATURES

- NEW Vinyl Wood Flooring
- NEW Paint
- Move-in Condition
- Pylon Signage is Available
- Ideal for Office, Retail or Medical Use

SPACE FEATURES

- Three Parking Spaces (Two Front, 1 Back)



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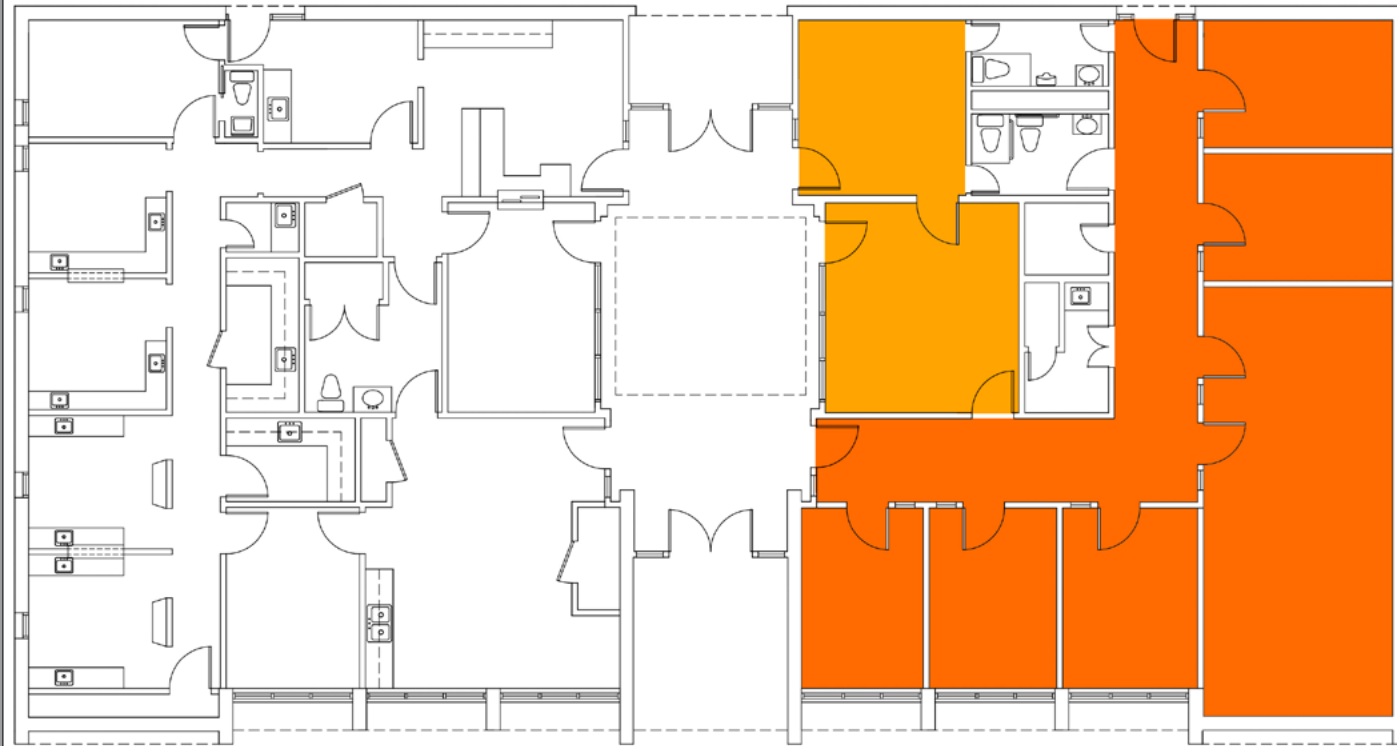


PROPERTY FEATURES

- NEW Vinyl Wood Flooring
- NEW Paint
- Move-in Condition
- Pylon Signage is Available
- Ideal for Office, Retail or Medical Use

SPACE FEATURES

- 11 Parking Spaces (Six Front, Five Back)



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Nearby Amenities

1 HWY. 183 & OHLEN RD.

- ARBY'S
- CHURCH'S CHICKEN
- MISTER TRAMPS
- RAMEN TATSU-YA
- POLLO REGIO
- TAN MY
- THE UPS STORE
- BANK OF AMERICA
- TARGET

2 HWY. 183 & N. LAMAR

- HOBBY LOBBY
- PLANET FITNESS
- MISUNG 888
- NORTH AUSTIN ROCK GYM
- TAM DELI & CAFE
- TEX MEX JOE'S
- KIM PHUNG
- RED LOBSTER
- BLACK STAR CO-OP

3 HWY. 183 & I-35

- BUFFALO WILD WINGS
- APPLEBEE'S NEIGHBORHOOD & GRILL
- OJOS LOCOS SPORT CANTINA
- HAMPTON INN
- ACADEMY SPORTS + OUTDOORS
- LITTLE CAESARS PIZZA
- WAL-MART SUPERCENTER
- LUBY'S
- WENDY'S
- DENNY'S

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