

Sublease

Atrium Office Centre

6,068 RSF Available

8701 N Mopac Expy
Austin, TX 78759

Highlights

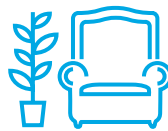


Building & Location

Atrium Office Centre, a multi-tenant office building in the North MoPac corridor of Austin, Texas, encompasses 121,901 rentable square feet. Additional amenities include a beautifully landscaped courtyard, convenient fitness center equipped with showers, a 24-seat state-of-the-art conference room, highly visible building and monument signage located in the City's

premier, in-fill suburban market. Located at the intersection of US Hwy 183 and MoPac Expressway, Atrium Office Centre is the demographic center of Northwest submarket that brings you closer to the Arbor Walk, The Domain, The Arboretum, and the three million square foot campus at Apple.

Amenities



Conferencing Facility



Fitness Center &
Onsite showers



Controlled Access

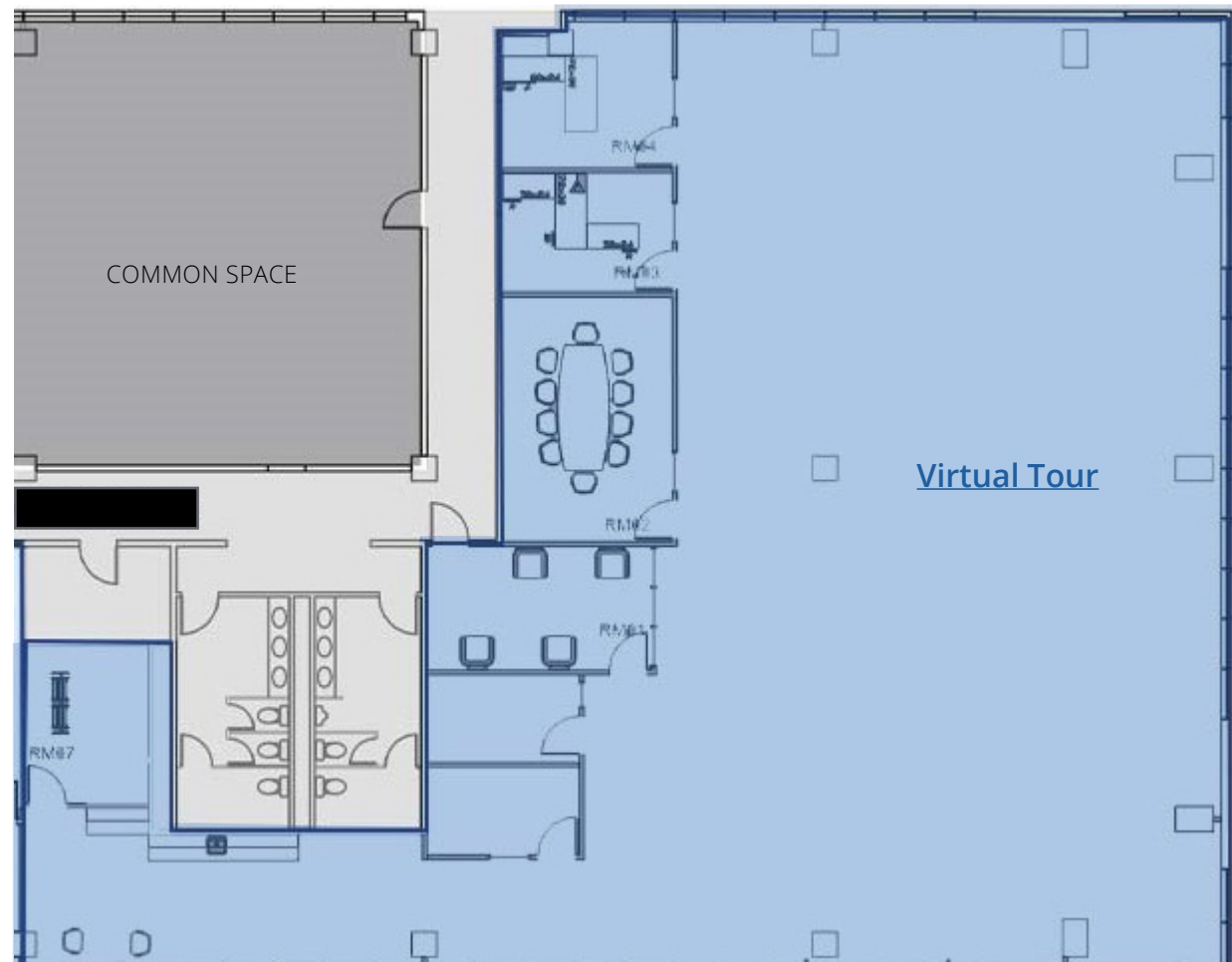
Lease

Suite 475	6,068 RSF
Term	March 31, 2026
Base Rent	\$16.00 NNN
2025 Est. OPEX	\$13.25
Parking	4:1000 surface parking



Floorplan

Available Space: 6,068 SF



Amenities

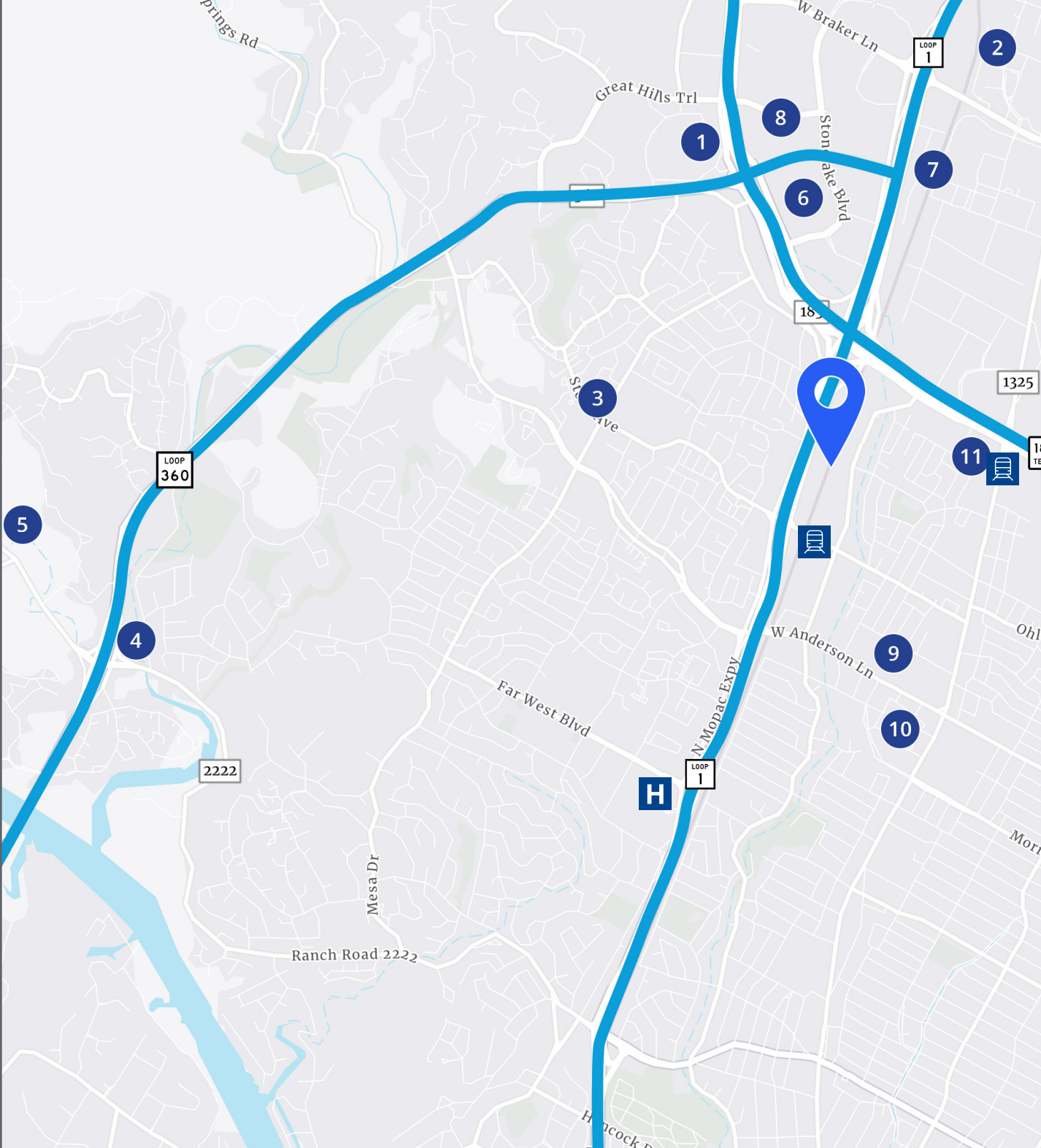


Transit Stop



Hospital

1. The Arboretum
2. The Domain
3. Spicewood Springs & Mesa
4. Loop 360& FM 2222
5. Jester Village
6. Gateway
7. The Arbor Walk
8. Great Hills Station
9. Alamo Drafthouse Cinema Village
10. Northcross Plaza
11. Crossroads Shopping Center



Contact Us

Ally Holley

+1 512 539 3019

ally.holley@colliers.com

Clarisse Rodriguez

+1 512 539 3026

clarisse.rodriguez@colliers.com



Accelerating success.

111 Congress Ave. Suite 750
Austin, TX 78701
P: +1 512 539 3000
colliers.com



Photo by Costar

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2025. All rights reserved.