

The Offices at Balcones

12174, 12176 & 12180 N Mopac Expressway • Austin, TX • 78758

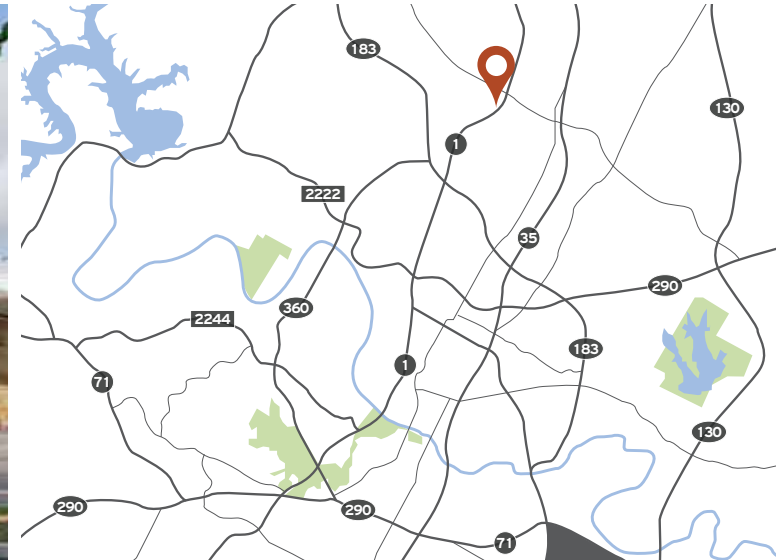
OfficesAtBalcones.com



Medical Office/Office Space Available



The Offices at Balcones



OVERVIEW

The Offices at Balcones consists of 3 single-story multi-tenant medical buildings ideally located along the Mopac Frontage Road, directly across the freeway from the North Austin St. David's Medical Center.

- Close proximity to major retailers at The Domain, The Arboretum, Gateway Shopping Center and The Shops at Arbor Walk
- Excellent visibility from Mopac Expressway
- Monument signage on Mopac Frontage Road & Waters Park Road

ADDRESS

12174, 12176 & 12180
N Mopac Expressway
Austin, TX 78758

SUBMARKET

Northwest Austin

TOTAL SF

28,525 SF
12174 N Mopac Expy: 5,800 SF
12176 N Mopac Expy: 16,775 SF
12180 N Mopac Expy: 5,950 SF

PARKING

4.3:1,000

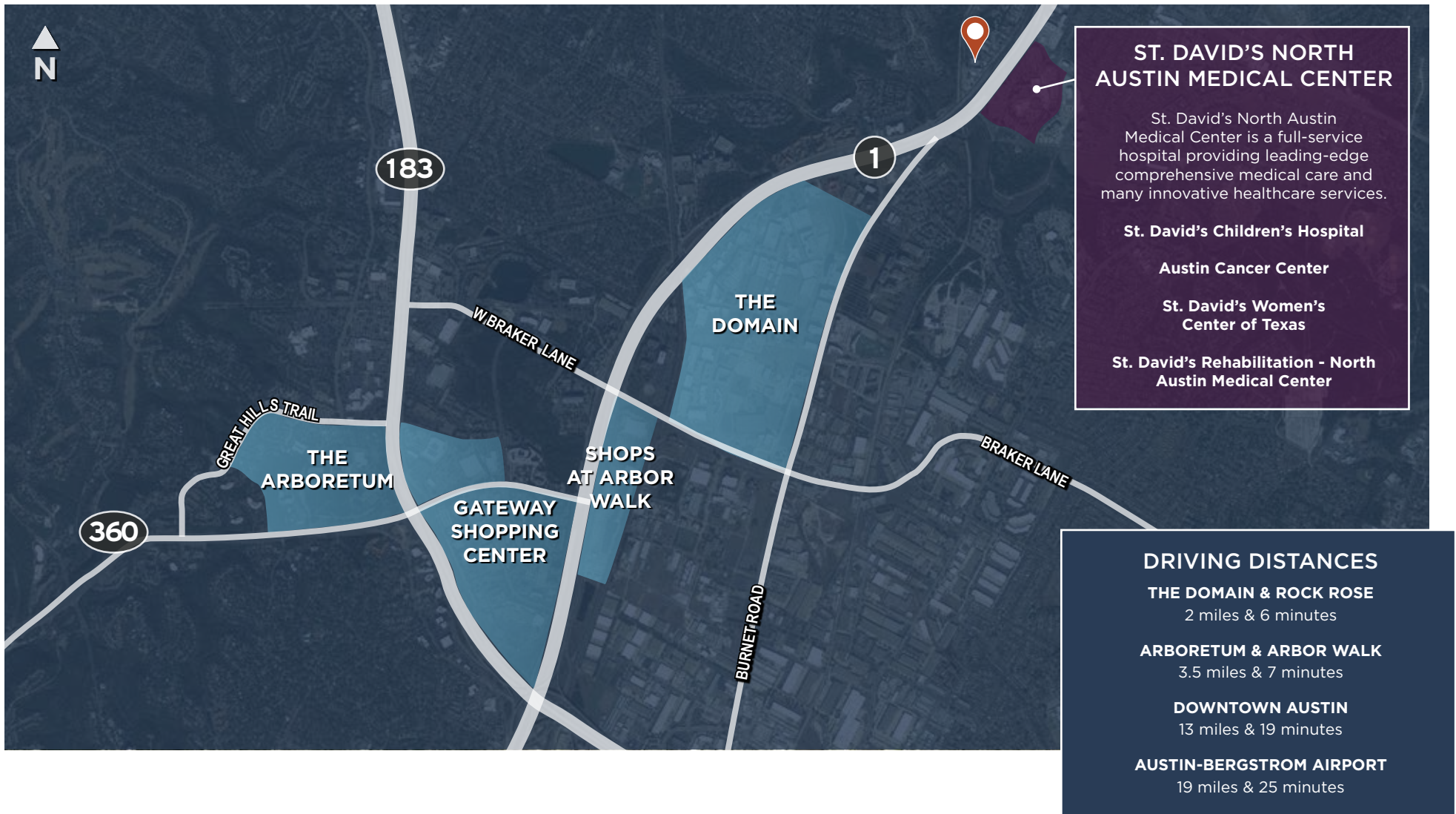
AVAILABILITY

12176 N Mopac Expy: Suite E | 6,350 SF
12180 N Mopac Expy: Suite A | 2,790 SF

The Offices at Balcones

LOCATION

12174, 12176 & 1280 N MOPAC EXPRESSWAY | AUSTIN, TEXAS 78758



NEARBY AMENITIES

THE DOMAIN

SHOP

A'GACI
Absoloute
Aéropostale
Aldo Shoes
AllSaints
Altar'd State
American Eagle Outfitters
Anthropologie
Apple
Arhaus
Athleta
ATX Gifts & Souvenirs
Austin 5
Banana Republic
Bath & Body Works
BCBG MAXAZRIA
Ben Bridge Jewelers
bevello
Brighton Collectibles
Brookstone
Buckle
Burberry
Cache
Charming Charlie
Clarks
Coach
Cole Haan
Cotone Clothing & Beauty Bar
David Yurman
Diamonds Direct
Dick's
Dillard's
Dolce Blu
Express
Forever 21
Free People
GameStop
H&M
iPic Theaters
J.Crew
Johnny Was
Journeys
Kendra Scott
Lilly Pulitzer
L'Occitane
Loft
Louis Vuitton
Lucky Brand Jeans
Lululemon Athletica
Luxe Apothétique
MAC Cosmetics
Macy's

Madewell
Michael Kors
Microsoft
Neiman Marcus
Nina Berenato Jewelry
Origins
Papyrus
Payless ShoeSource
Peter Millar
PINK
Pink and Silver Fashion
Polo Ralph Lauren
Restoration Hardware
Spence Diamonds
Splendid
Stuart Weitzman
Sunglass Hut
Sur La Table
Tesla
thredUP
Tiffany & Co.
Tommy Bahama
Torrid
Tory Burch
Tumi
UNTUCKit
Vans
Victoria's Secret
Vinyard Vines
White House Black Market
Zara
Zumiez

EATS + DRINKS

77° Rooftop Patio Bar
Apanas Coffee & Beer
Bazille
Bee Cave Coffee Co.
California Pizza Kitchen
Copper Restaurant &
Corner Market
Cru Food & Wine Bar
Culinary Dropout
Dessert Lounge
Detour Domain
East Side King Thai Kun
Ebar
Feed Store
Flaming Pizza
Fleming's
Flower Child
Frost Gelato
General Tso'Boy
Gloria's Latin Cuisine
Grand Lux Cafe
Hat Creek Burger Company

Jack & Ginger's Irish Pub
JINYA Ramen Bar
Kona Grill
Kung Fu Saloon Rock Rose
Lavaca Street Bar
MAD Greens
Maggiano's Little Italy
McCormick & Schmick's
Mia Italian Tapas & Bar
North Italia
Paul Martin's Austin Grill
Public Domain @ Whole
Foods Market
Punch Bowl Social
Splendid
Salvation Pizza
Second Bar + Kitchen
Shake Shack
Smoothies Paradise
Sprinkles
Starbucks
St. Genevieve
Subway
Sushi Zushi
Tarka
Taverna
Thai-Kun Rock Rose
The Brass Tap
The Dogwood Rock Rose
The Park at the Domain
The Rose Room
The Steeping Room
Toulouse Domain

DOMAIN NORTHSIDE

Truluck's
Turf N' Surf Po Boy
Urban - An American Grill
Velvet Taco
Whole Foods Market
Yard House
Yogurt Planet

STAY

Aloft Hotel
Archer Hotel
Fairfield Inn & Suites
La Quinta Inn & Suites
Lone Star Court
Westin Austin

THE ARBORETUM

SHOP

Barnes & Noble
Bella Maui Boutique
Chico's
Con' Olio Oils & Vinegars
Emprizo
Everything But Water
Francesca's Collections
GameStop
Gap
GapKids
Gymboree
Heroes & Legacies
Janie and Jack
Jos. A. Bank
Kirk Root Designs
Lamps Plus
LensCrafters
Orvis
Pottery Barn
Ray's Watch Repair
SAS Shoes
Savory Spice Shop
Soft Surroundings
Soma Intimates
Sunglass Hut
Tervis Tumbler
Williams Sonoma
Z Gallerie

EAT

Amy's Ice Cream
Blue Baker
BRIO Tuscan Grille
Cheesecake Factory
Drunk Fish
Estância Churrascaria
Eddie V's Prime Seafood
Fire Bowl Café
Five Guys Burgers
Knotty Deck & Bar
La Madeleine French Bakery
Manuel's
Newk's Eatery
P.F. Chang's
Starbucks
Romano's Macaroni Grill
Teapioca Lounge
Truluck's
Z' Tejas Mexican Restaurant
Zoe's Kitchen

STAY

Embassy Suites
Extended Stay America
Hampton Inn
Renaissance Hotel
SpringHill Suites
Staybridge Suites
Towneplace Suites

THE SHOPS AT ARBOR WALK

SHOP

Carter's
Destination XL
Dressbarn
Designer Shoe Warehouse
Firestone
Home Consignment Store
Jo-Ann Fabric and Craft Store
Lifeway Christian Bookstore
Marshalls
Maurice's
Mattress Firm
Plato's Closet
Sam Moon Trading Co.
Sketchers
Sprint
The Home Depot
Vison Works

EAT

BJ's Restaurant & Brewhouse
Chipotle Mexican Grill
Chuck E. Cheese's
Lupe Tortilla
Masala Wok
Mighty Fine Burgers
Mimi's Cafe
Natural Grocers
Potbelly Sandwich Works
Salata
Spec's Wines & Spirits
Tinos Greek Cafe

GATEWAY SHOPPING CENTER

EAT

Dave & Buster's
Hanabi Sushi
Panera Bread
Taco Cabana
Whole Foods Market

SHOP

Aaron Brothers Art & Framing
Best Buy
Clothes Mentor
Crate & Barrel
David's Bridal
Factory Mattress USA
Fast Forward
Fast Frame
Gateway 16 Cinemas
InStep the Birkenstock Store
J.Crew Mercantile
Kohler Signature Store
Learning Express
Men's Wearhouse
Nordstrom Rack
Old Navy
REI
Saks Off 5th
Samuels Diamonds
Sprint
Texas Running Company
The Container Store
Tile Shop
Today's Vison
Ultra Salon & Cosmetics
Urban Mattress
World of Decor

STAY

Candlewood Suites Austin
Courtyard Austin
Embassy Suites
Hyatt House
Hyatt Place
Residence Inn
Staybridge Suites Austin
TownePlace Suites

KEVIN GRANGER

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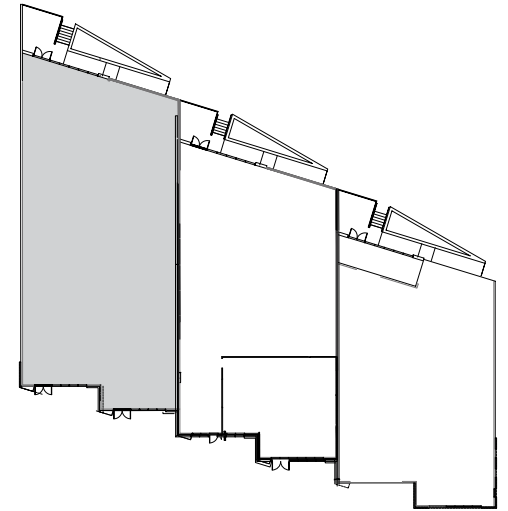
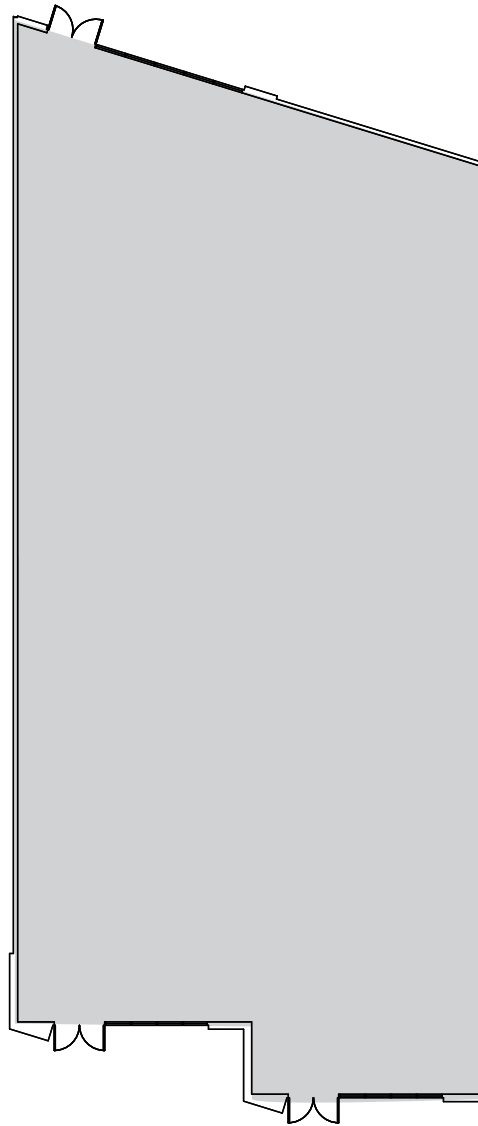
TOM RHEA

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 **PELTON**

The Offices at Balcones

12176 N Mopac Expy
Suite E | 6,350 SF



The Offices at Balcones

12180 N Mopac Expy
Suite A | 2,790 SF

Available 10/1/2018

