

8303 MOPAC



8303 MOPAC EXPRESSWAY NORTH, AUSTIN, TEXAS
A MAIER SIEBEL BABER PROPERTY

8303 MOPAC

PROJECT OVERVIEW

<i>Project</i>	Modern four-story, three-section Class A suburban office building with attached five-level parking structure, dramatic atrium lobbies, an exercise facility and large conference room.	<i>Location</i>	Centrally located in northwest Austin at the northeast corner of Steck Avenue and MoPac Expressway (Loop 1) near the intersection of Highway 183 and the Arboretum.
<i>Year Built</i>	1987	<i>Access</i>	The project has convenient access to four arterial highways: Loop 1, I-35, Hwy 183 and Loop 360. Austin's three airports are within easy driving distance of the building. The property is also served by Austin's Capital Metro bus system.
<i>Total SF</i>	246,058± SF		
<i>Site</i>	6.57 Acres		
<i>Construction</i>	Structural framework for the building consists of reinforced concrete columns and beams with a concrete post-tensioned floor system.		

DESIGN FEATURES

<i>HVAC</i>	Two 450 Ton and one 125 Ton central water-cooled chillers and a Variable Air Volume (VAV) system provide 260 zones of 1,000 SF for individual temperature control.	<i>Elevators</i>	Six Westinghouse hydraulic passenger elevators (two in each of the three section lobbies) and two high-capacity Westinghouse freight elevators serve all levels of the building with direct access to the parking structure at each level.
<i>Life Safety</i>	The building is fully sprinklered and features a zoned Simplex central fire alarm system monitored on-site by a building management and security service as well as remotely on a 24-hour, 7-day/week basis. A security officer roams the complex from 7:00 a.m. to 11:00 p.m., Monday through Friday, and 8:00 a.m. to 1:00 p.m. on Saturday.	<i>Floor Plates</i>	Floor 1 - 60,000± SF Floor 2 - 65,000± SF Floor 3 - 65,000± SF Floor 4 - 61,000± SF
		<i>Load Factor</i>	Approximately 18%

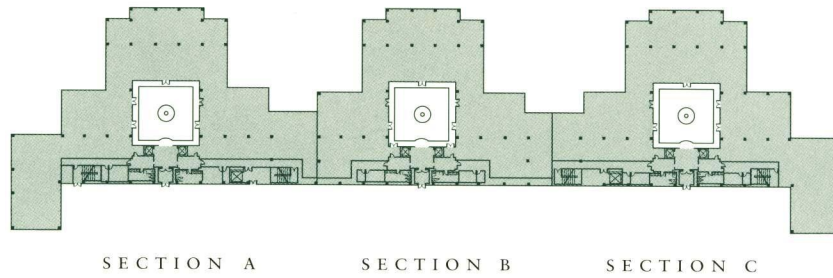
AMENITIES

<i>Parking</i>	A 957-stall parking garage is attached to the property providing a ratio of 3.8 spaces per 1,000 SF. Direct access is provided from each level of the parking garage to the office suites in all three sections.	<i>Services</i>	Located near the Arboretum, the building offers convenient access to various retail stores, restaurants, banks, hotels, parks and other services.
<i>Building Hours</i>	Building hours and services are from 7:00 a.m. to 7:00 p.m., Monday through Friday. After-hours access is provided via a card reader system.	<i>Building Features</i>	Three circular entry courts front MoPac Expressway providing high visibility and direct pedestrian access to each building section. All three sections offer expansive five-story atrium lobbies each centered by a fountain.

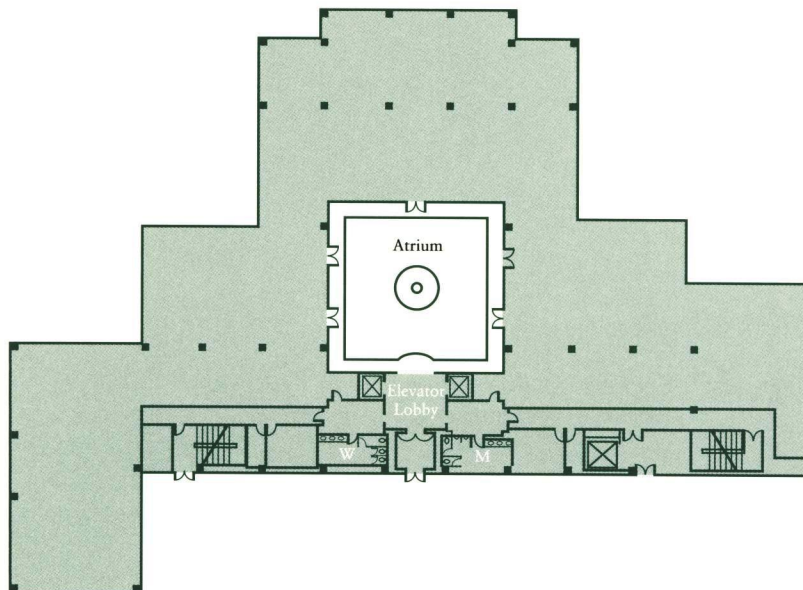
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Typical Floor Plan

8303 MoPac Composite



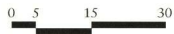
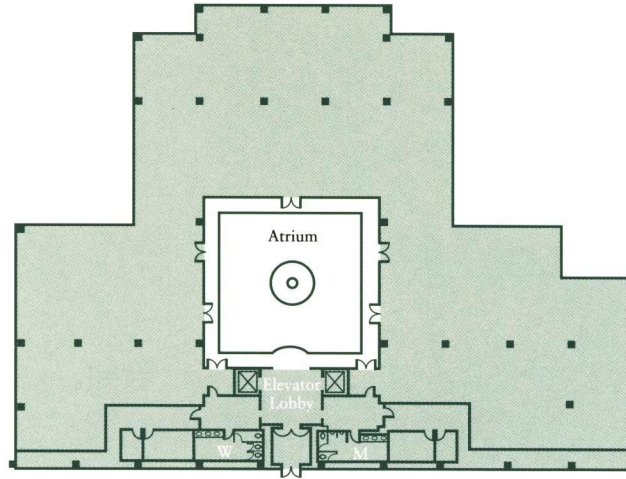
SECTION A
22,500± SF



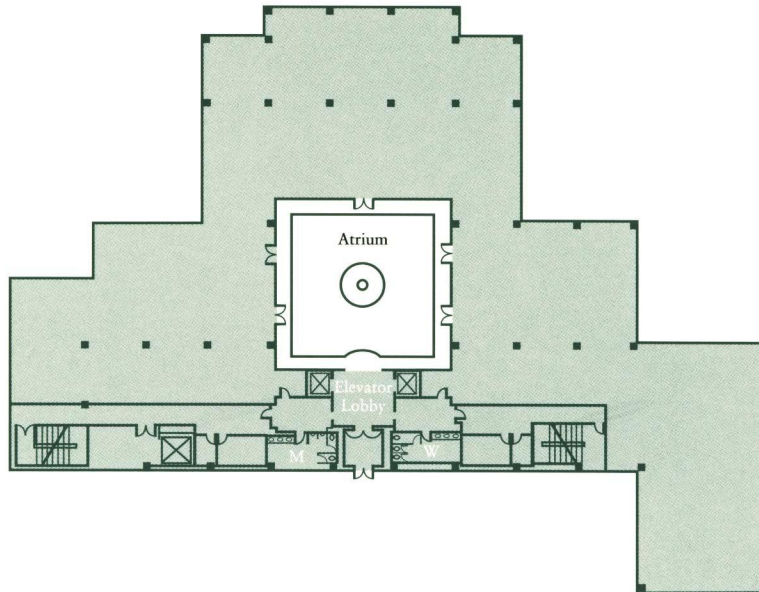
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SECTION B 19,000± SF

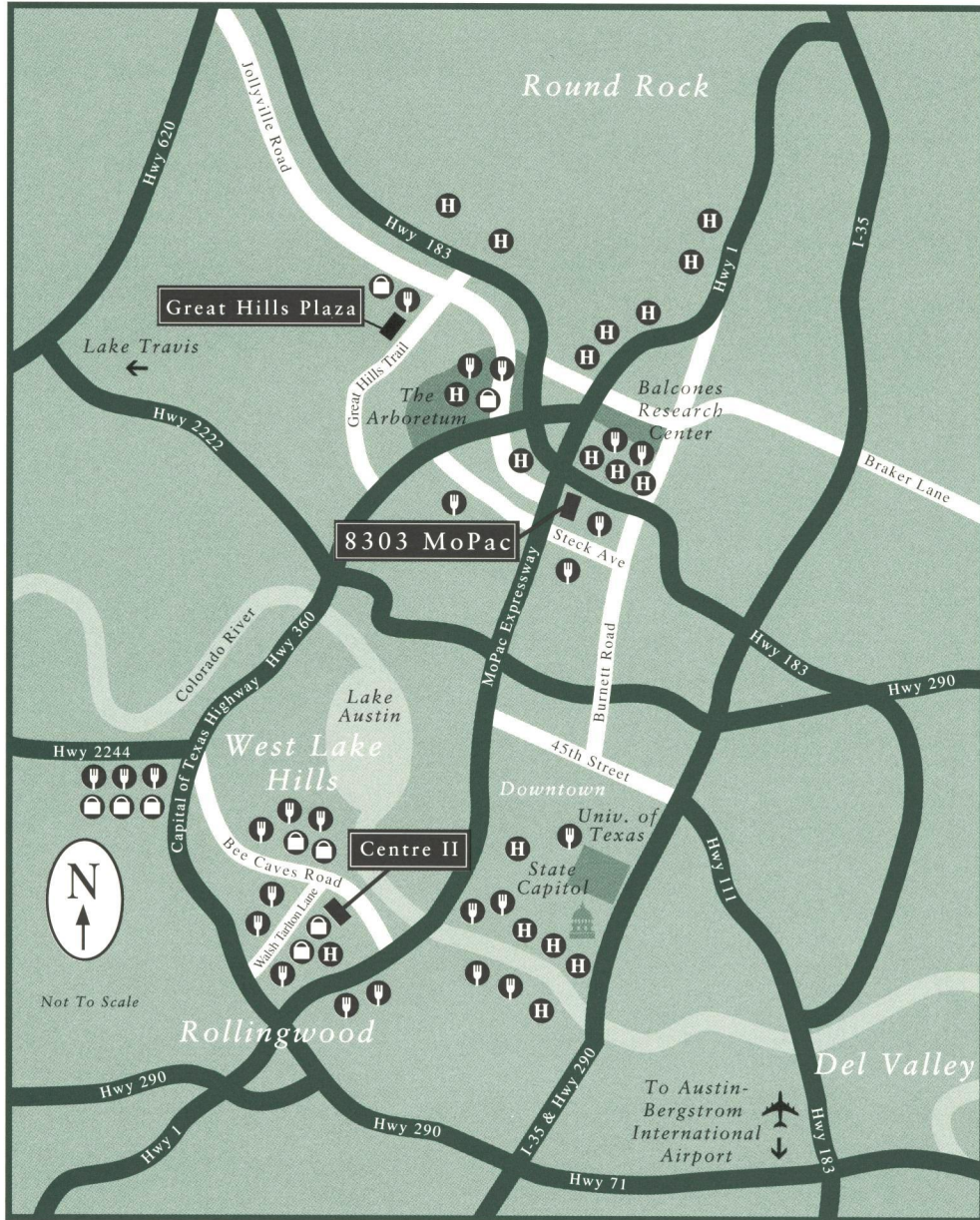


SECTION C 22,500± SF



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Location Map



- Retail Services
- Hotels
- Restaurants

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