



2015

Southcliff

FOR LEASE

# Southcliff

2015 S I-35, Austin, TX 78741

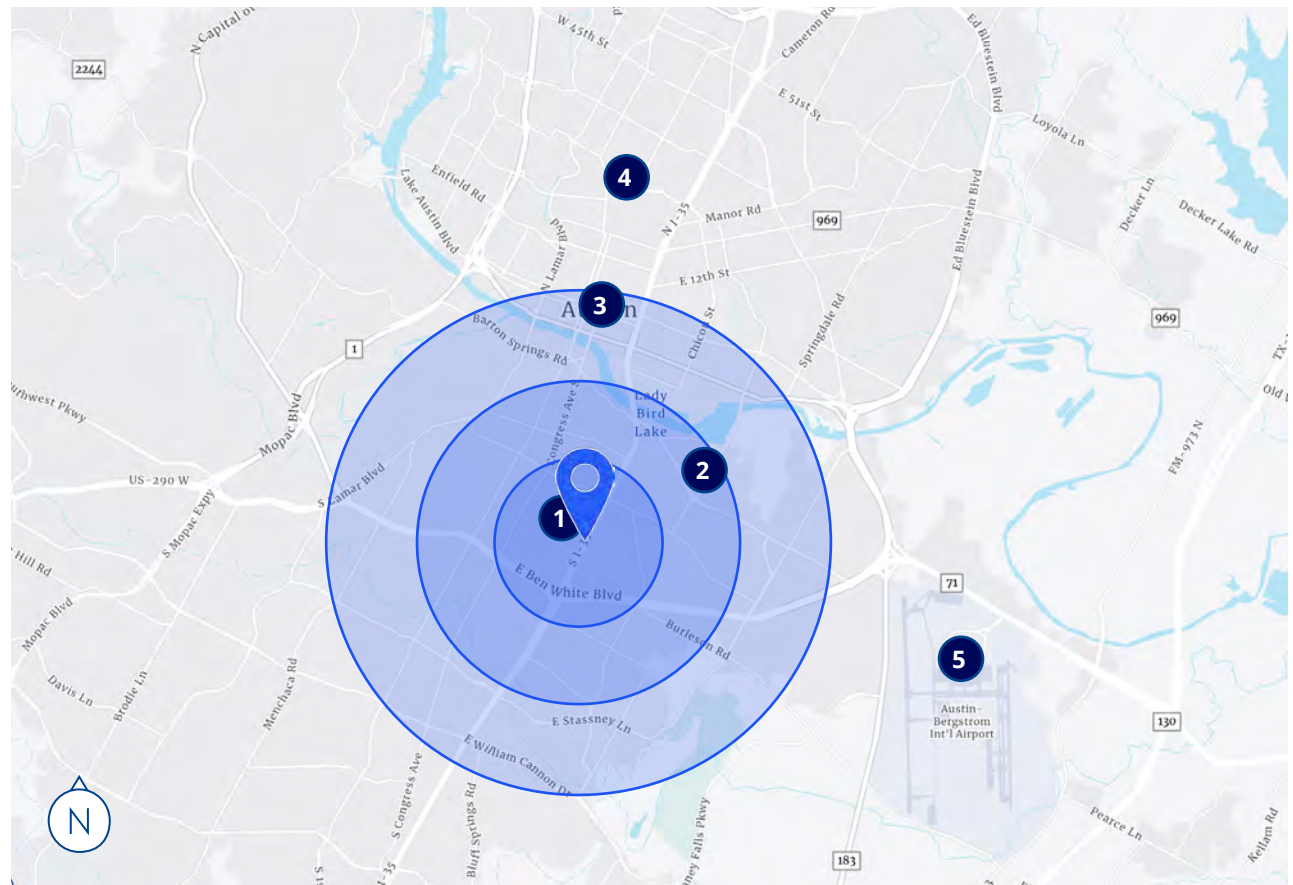
Newly Renovated Lobby!

# The Property

## Highlights

- 3-story office building located in Riverside just minutes from Downtown Austin, The University of Texas, and the Austin Airport
- The building is on the east side of IH-35, just north of East Oltorf at 2015 S IH-35, with excellent highway access
- Conveniently located near the trendy shopping and dining districts of South Congress Ave - an amenity rich area with food, retail and entertainment options
- Recently renovated lobby

	Point of Interest	Drive Time	Distance
1	South Congress	3 min	1 mi
2	Oracle Campus	6 min	2 mi
3	Downtown Austin	8 min	2.5 mi
4	The University of Texas	15 min	4.3 mi
5	Austin Bergstrom Intl Airport	15 min	7.9 mi





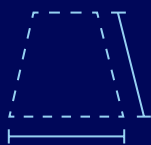
## Neighborhood

Riverside is a dynamic and rapidly evolving neighborhood located just minutes from downtown. Known for its scenic views of the Colorado River, this area offers a mix of residential, commercial, and recreational spaces that make it an attractive destination for both businesses and residents.

Riverside is home to a diverse community and is seeing significant development, with new apartment complexes, office spaces, and mixed-use projects emerging alongside established retail and dining options. Many local businesses are within walking or biking

distance for residents, and public bus routes also run through the neighborhood.

Riverside has always benefited from its close proximity to downtown and to now-bustling I-35. But this elegant respite has never absorbed the hectic pace of life just beyond its comfortable borders.



Available Space

2,513 - 3,696 SF



Parking Ratio

3.75:1000



Base Rate (NNN)

\$17.00 - \$20.00



2026 Est. OPEX (/SF)

\$10.50

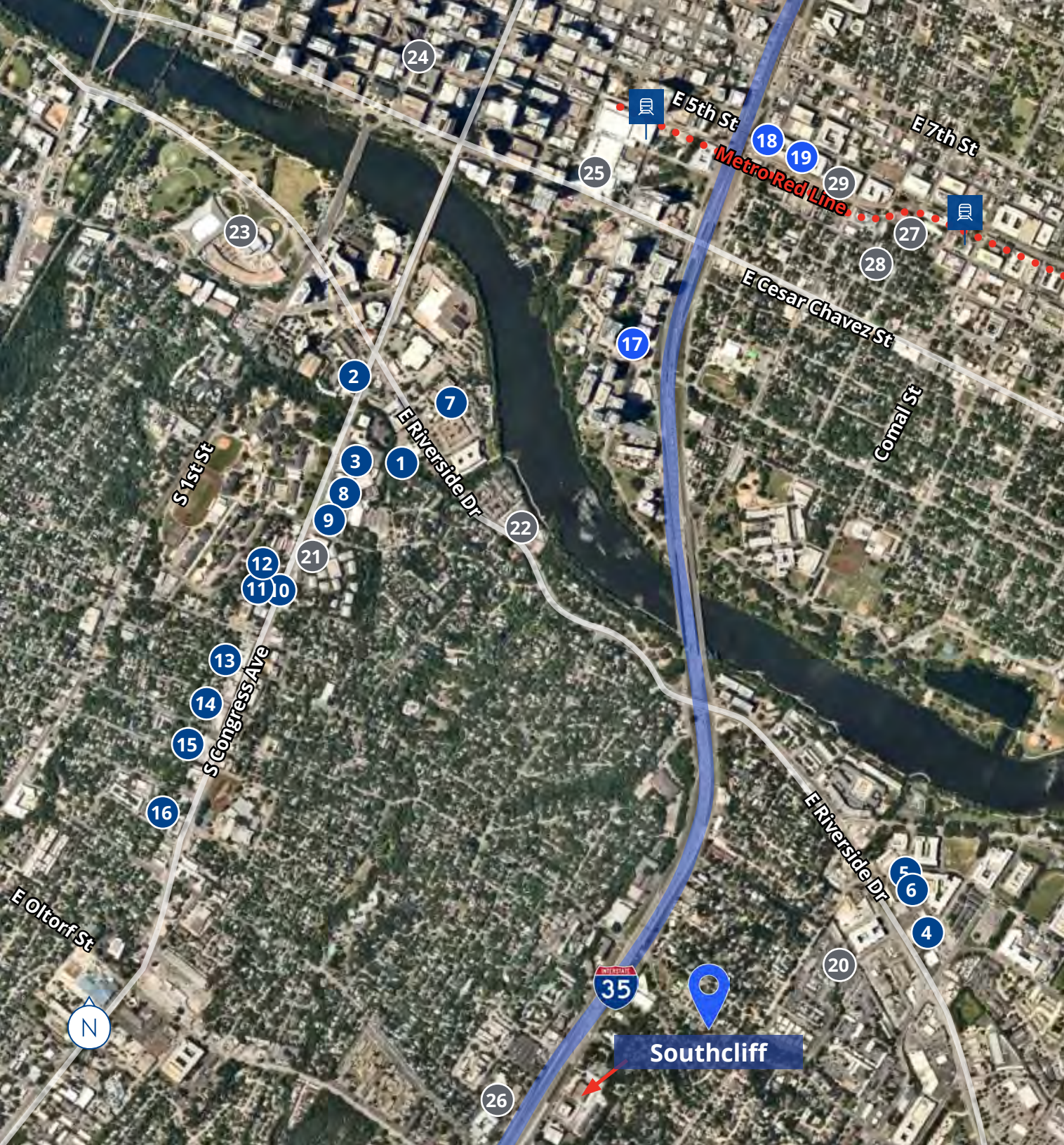


# Campus Layout

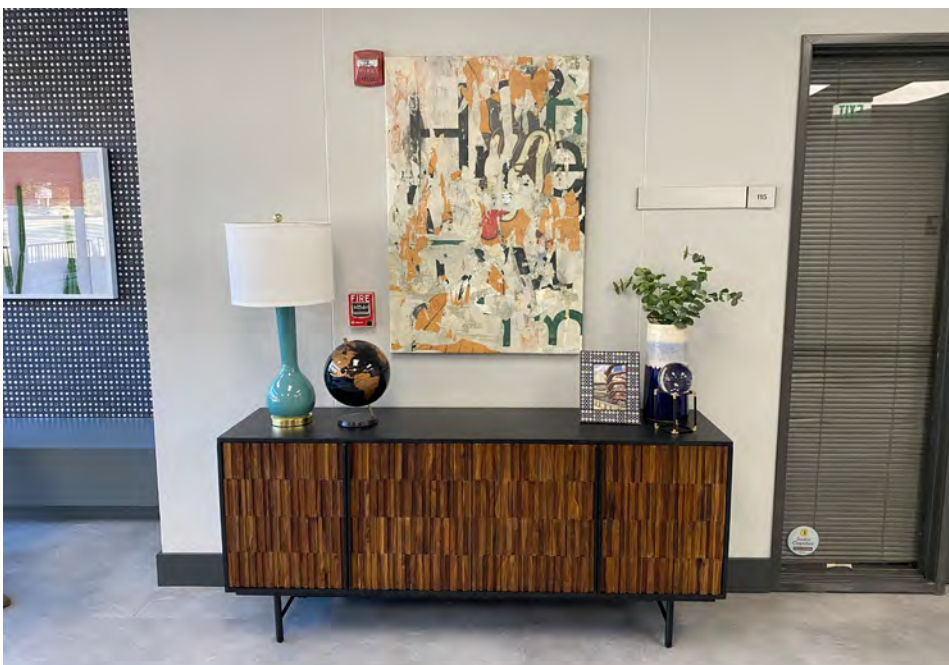
 Video Tour

# Area Amenities

- Restaurants & Bars**
  1. Thundercloud Subs
  2. Freebirds
  3. Bennu Coffee
  4. The Buzz Mill
  5. Baby A's
  6. The Jackalope
  7. Taco Joint
  8. Aba
  9. Prim and Proper
  10. Home Slice Pizza
  11. Perla's
  12. Hopdoddy Burger Bar
  13. June's
  14. Torchy's Tacos
  15. Magnolia Cafe
  16. The Meteor Cafe
- Retail**
  17. Royal Blue
  18. Whole Foods
  19. Target
- Entertainment**
  20. Come and Take it Live
  21. The Continental Club
  22. Cidarcade
  23. Auditorium Shores
  24. ACL Live
  25. Austin Convention Center
  26. Whip-in
  27. Historic Scoot Inn
  28. East Austin Comedy Club
  29. Orange Theory Fitness
- Train**

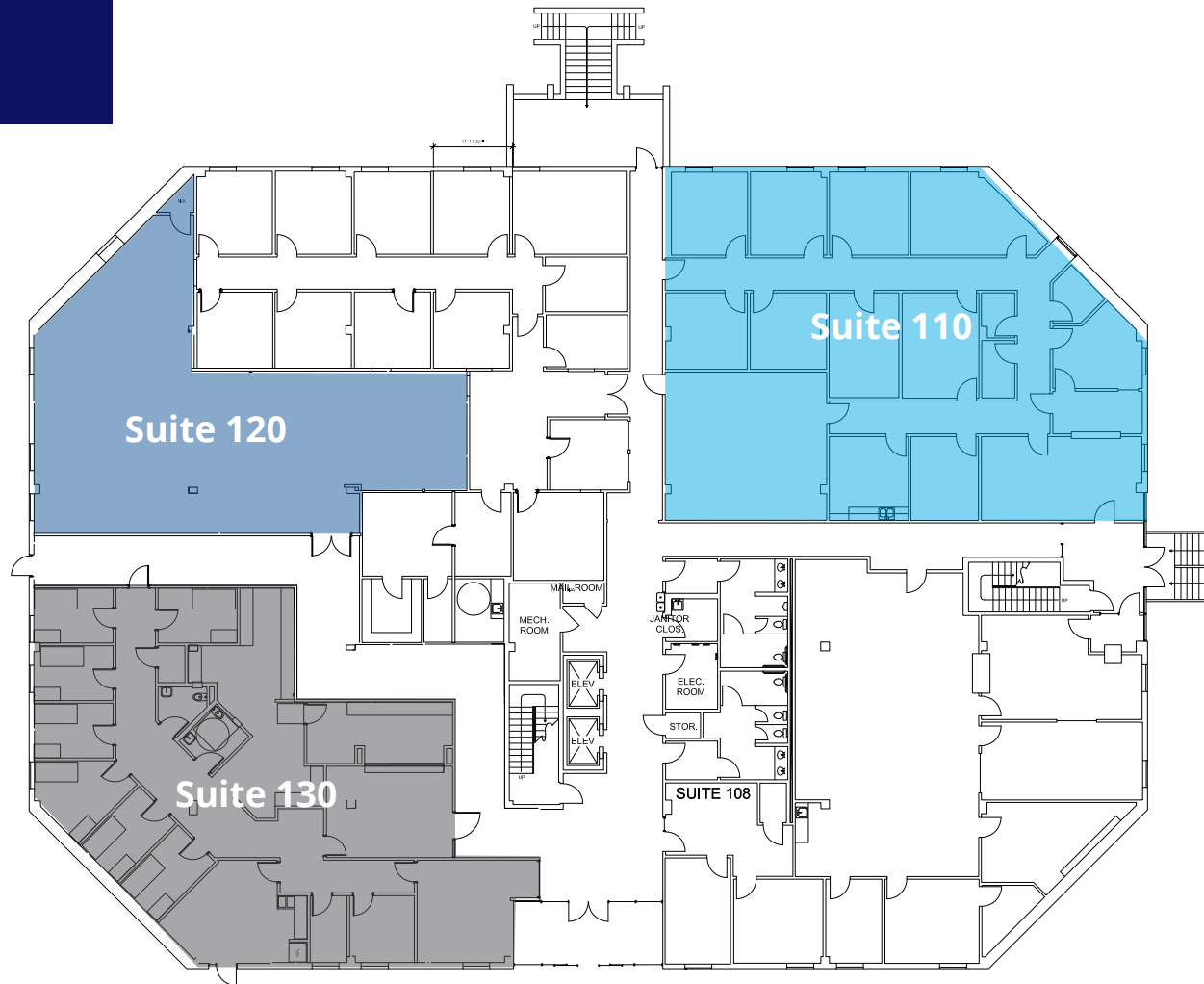


# Updated Lobby



# Floor Plan

## Floor One



## Availability

SUITE	SIZE	AVAILABLE	PRICE PSF	EST OPEX	PARKING RATIO
110	2,513 SF	Now	\$17.00 NNN	\$10.50/SF	3.75/1,000
120	2,675 SF	Now	\$17.00 NNN	\$10.50/SF	3.75/1,000
130	3,696 SF	30 Days	\$20.00 NNN	\$10.50/SF	3.75/1,000

# Suite 130





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