

SOUTHPARK ONE

NOW LEASING


OAKPOINT

1701 Directors Boulevard
Austin, Texas 78744

BUILDING OVERVIEW

Providing easy access to Austin-Bergstrom Airport, South Congress and downtown, SouthPark One presents a convenient location with beautiful grounds, covered parking and the ideal office space for a variety of tenants.

BUILT IN

1984

RENTABLE SPACE

154,939 sf

FLOORS

10

AVG FLOOR PLATE

16,400 sf

RENOVATED

2021

LOT

4.5 acres

PARKING RATIO

4:1,000

UNFINISHED CEILING HEIGHT

12'



FEATURED AMENITIES

Newly renovated fitness center, outdoor communal spaces, covered parking, and prime proximity to Austin's top amenities.



Newly renovated fitness center



Easy access to Hwy 71 & I-35



Locker room and showers



Structured parking



Prime proximity to Austin's top amenities



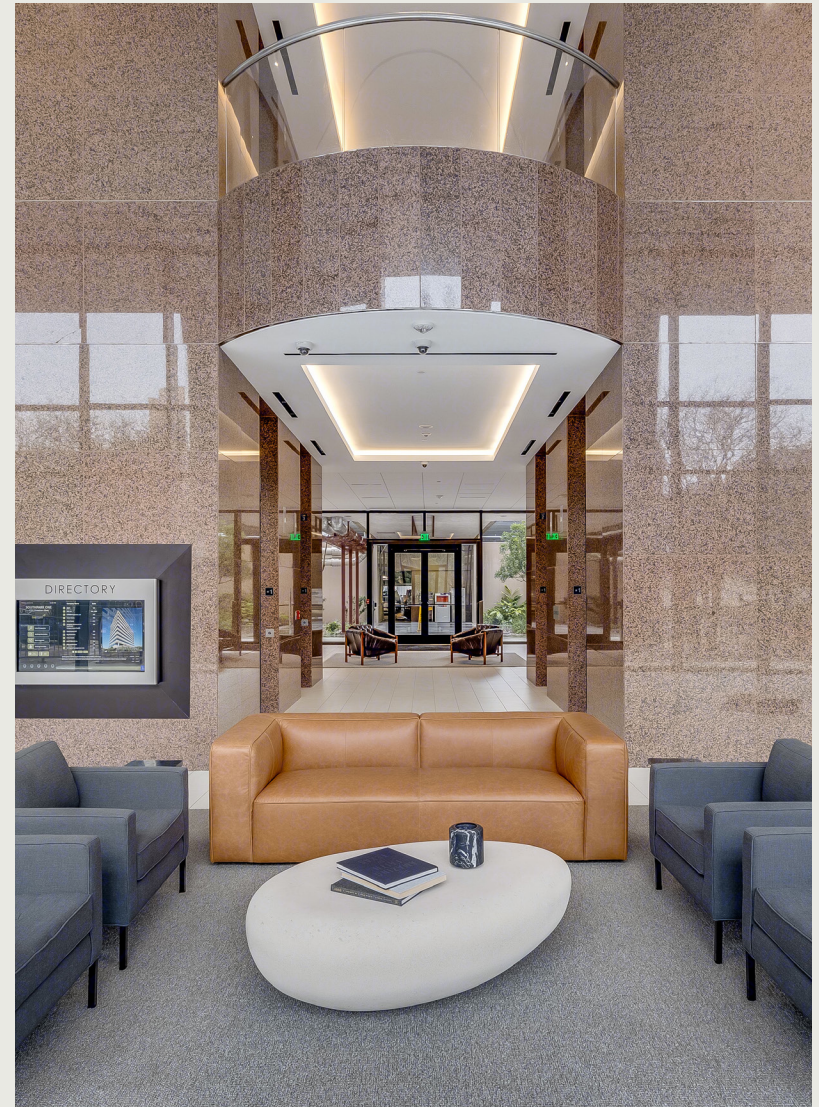
Outdoor communal space



On-site property management



Building conference center





Top amenities in close proximity.

SOUTHPARK ONE

1 ZILKER

Target
Juiceland
Uchi
Tesla Supercharging Station
Snooze an A.M. Eatery
Loro

2 BOULDIN CREEK

Starbucks
Toss Pizzeria & Pub
Summer Moon Coffee
Mattie's
Whataburger
Phoebe's Diner - Oltorf

3 TRAVIS HEIGHTS

Magnolia Cafe
Torchy's Tacos
H-E-B
Home Slice Pizza
Aba Austin
Whip In

4 SAINT ELMO

Cathedral of Junk
Casa Maria
CVS
St. Elmo Brewing Company
The Git Out - Bar + Kitchen
La Flor

5 EAST RIVERSIDE

Whataburger
P. Terry's Burger Stand
Café Crème
Jack in the Box
Planet Fitness
McDonald's

6 MCKINNEY

Little Caesars Pizza
Bakery Cloud Nine
CJ's Tacos
Pinhouse Brewing
Side Eye Pie
Austintatious Cheesecakes



AVAILABILITY

Suite 420

SIZE

2,813 sf

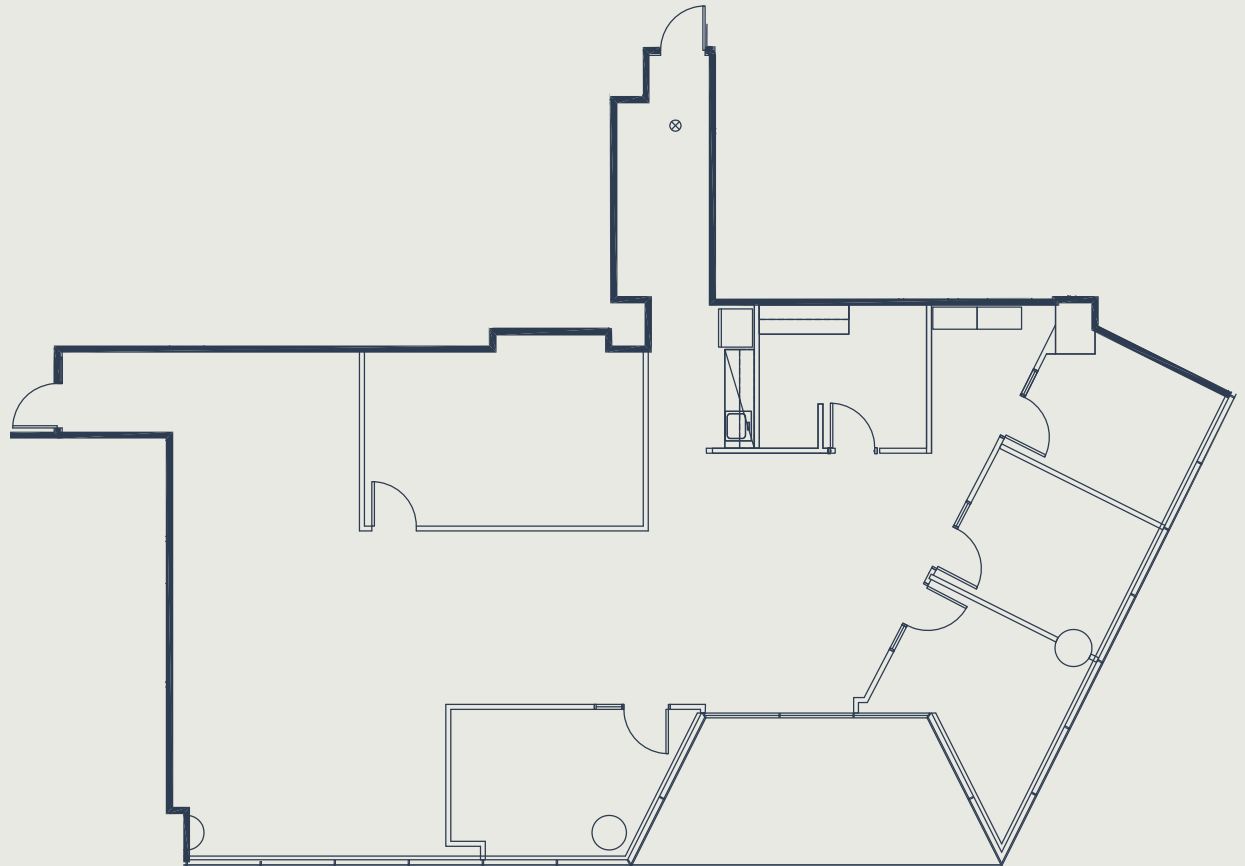
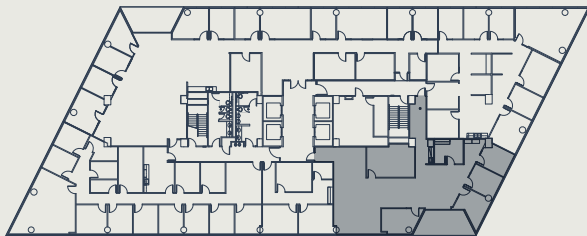
AVAILABILITY DATE

Available Now

LEVEL 5

► LEVEL 4

LEVEL 3





AVAILABILITY

Suite 510

SIZE

4,757 sf

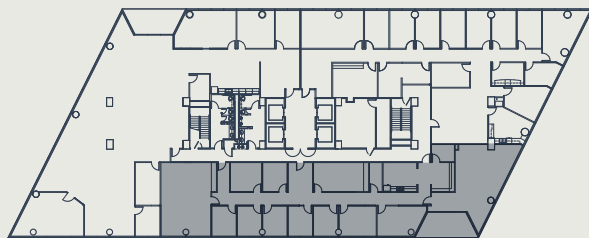
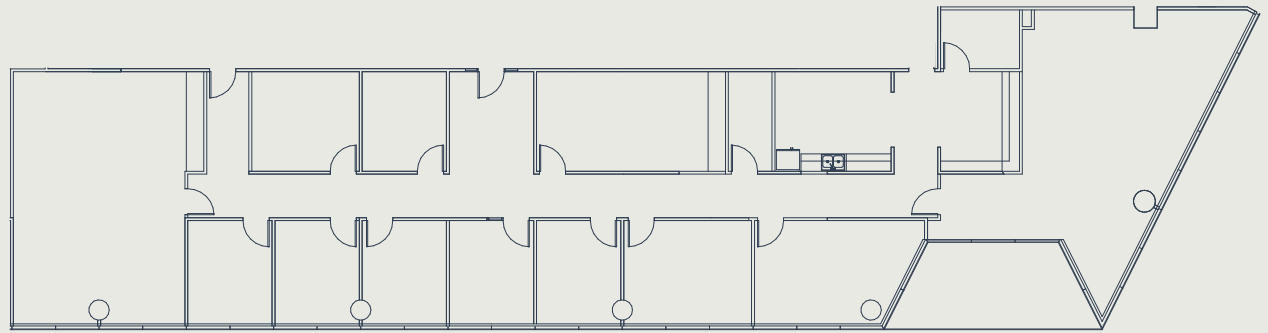
AVAILABILITY DATE

2/1/2026

LEVEL 6

LEVEL 5

▶ LEVEL 4





AVAILABILITY

Suite 600

SIZE

16,400 sf

(ENTIRE 6TH FLOOR)

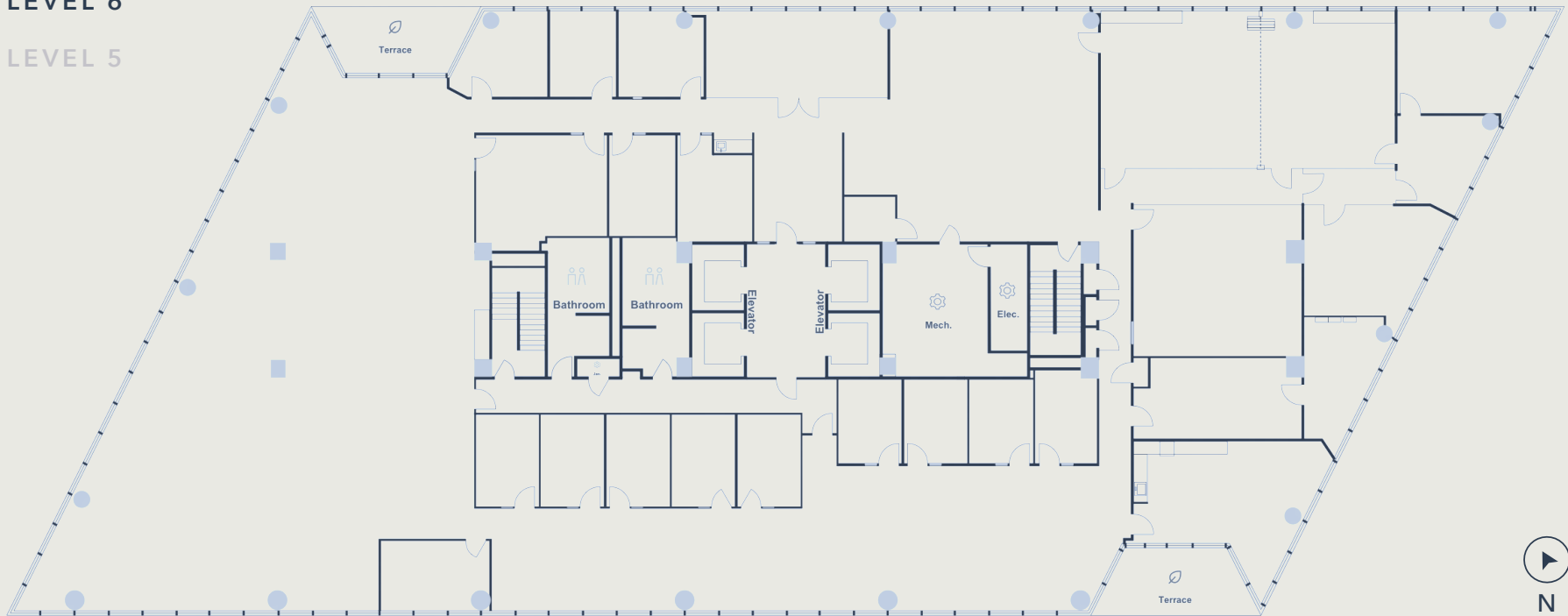
AVAILABILITY DATE

Available Now

LEVEL 7

► LEVEL 6

LEVEL 5





AVAILABILITY

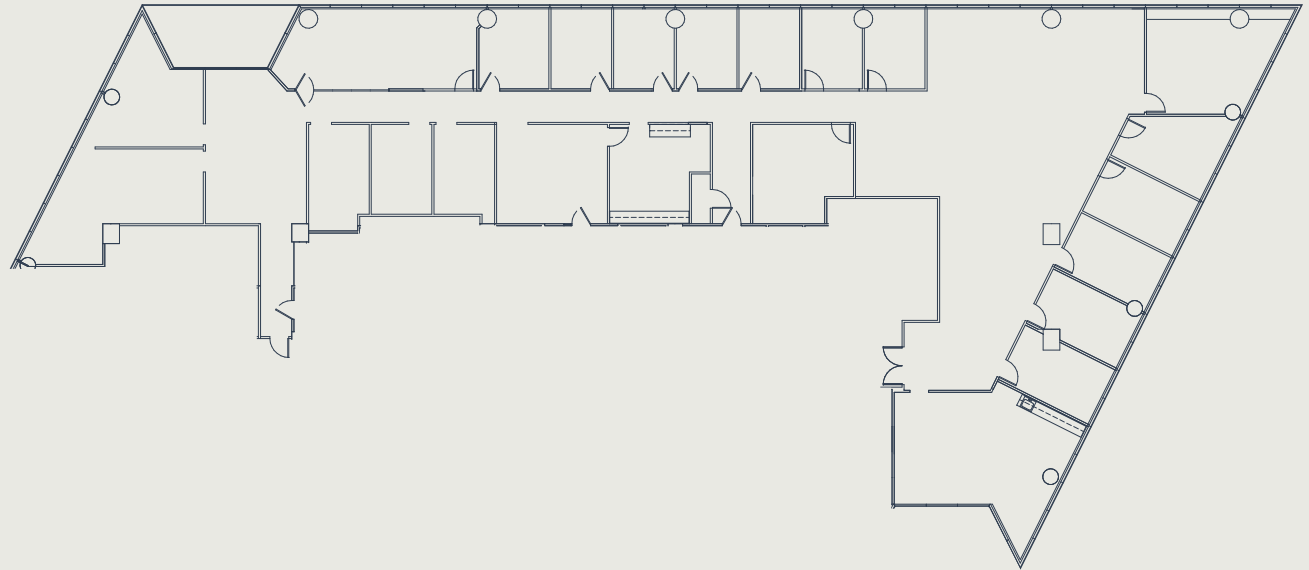
Suite 800

SIZE

9,670 sf

AVAILABILITY DATE

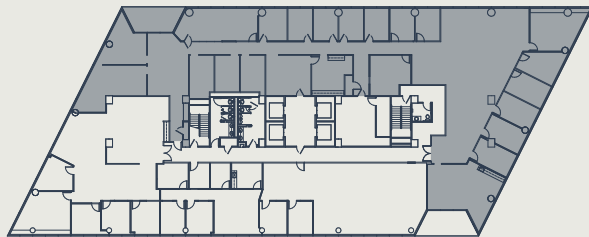
5/1/2026



► LEVEL 8

LEVEL 7

LEVEL 6





AVAILABILITY

Suite 810

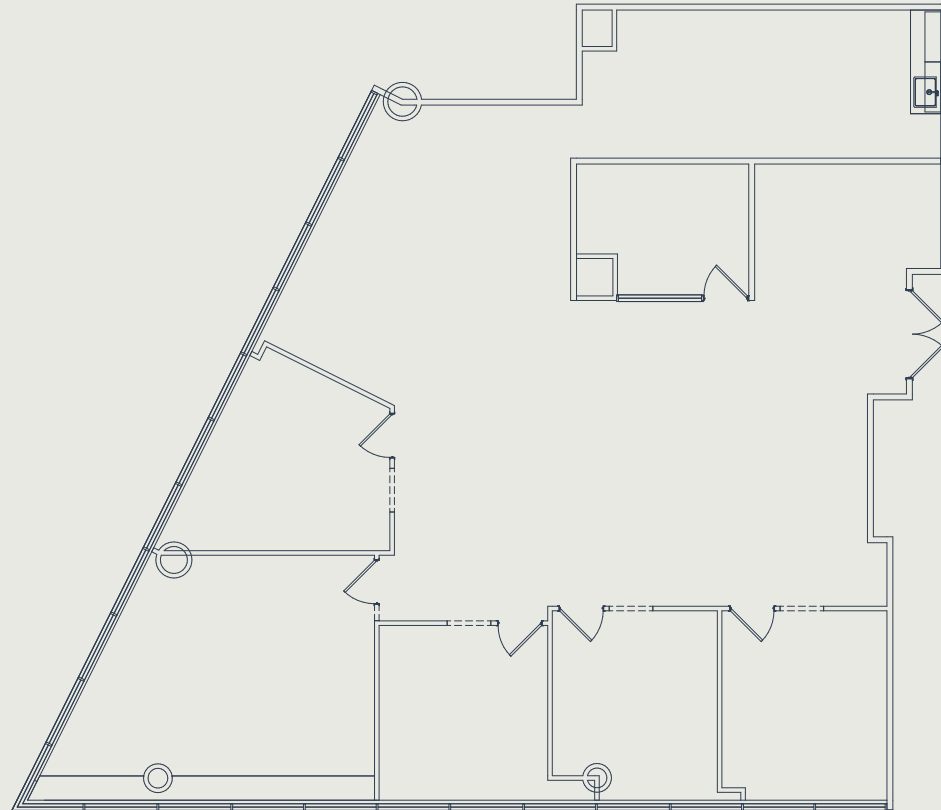
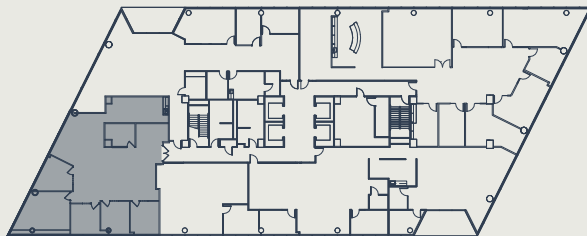
SIZE

3,070 sf

AVAILABILITY DATE

Available Now

- ▶ LEVEL 8
- LEVEL 7
- LEVEL 6





LEASING INFORMATION

Southpark One is locally owned and operated by OakPoint, a vertically integrated firm with a diverse portfolio in commercial, multifamily, office, residential, and industrial real estate.

For leasing information, please contact:

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DAN FRICKS

Leasing

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