

3901 + 3907 WOODBURY DR

A Space that  
Inspires Vision



TRANSWESTERN

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Where  
endless Potential  
and Opportunity  
Converge

# the Opportunity

- + Transwestern has been exclusively retained by the Owner to offer qualified investors an opportunity to purchase the recently redeveloped Class A Property, which was converted to an office zoned property at 3901-3907 Woodbury Dr (the "Property"), consisting of 13,756 SF on two parcels totalling 1.17 AC that was completed in 2024. The Property was redeveloped with a creative and collaborative vision, which includes high standards during every level of the construction and redevelopment process of 3901-3907 Woodbury Drive. There is an adjacent lot included in the purchase of the building that offers the opportunity to develop an additional office, warehouse, or research and development site on the vacant parcel that is included in this purchase and sale opportunity. The Property was designed for the ideal owner/investor that is looking to acquire an office property that is tailored for a creative company or a single tenant/owner.
- + The Property is currently 50% occupied by the Owner and they can vacate within 90 days
- + The property is located within a 10 minute drive to both downtown Austin and the Austin-Bergstrom International Airport.
- + 3901-3907 Woodbury Drive is offering a recently (2024) redeveloped Class A office building and adjacent land (0.55 Acres) that has been through all permitting, Austin Power upgrades, with high-end finishes that were completed in 2024 with a floor plan/space design that will meet the needs of any company looking for a creative, open plan design and high-end finishes. The Premises offers an optimal office setting with event space that will create a dynamic environment for any company.



THE PROPERTY

# The Perception

Creative building in the heart of South Austin

3901-3907 Woodbury Drive in South Austin is a single-story, Class A property with adjacent land totaling 1.17 acres. Redesigned in 2024, the space features high-end finishes and a modern, open floor plan suited for creative companies.

The property includes 33 surface parking spaces and offers 0.62 acres of improved land along with 0.55 acres of additional space. Zoned LI-CO-NP, the site provides flexibility for various business uses. Furniture is available and negotiable.





THE OPPORTUNITY

# The Reality

This one-of-a-kind space is crafted for creators, ready to become a hub where innovative ideas flourish and collaboration thrives. Imagine a dynamic environment where creativity takes center stage and events come to life, all in the vibrant heart of South Austin. Beautiful board room, large outside deck perfect for events (SXSW).



COLLABORATIVE AND EFFICIENT  
BUILDING DESIGN



A CHANCE TO BE IN THE CENTER OF  
AUSTIN'S THRIVING CREATIVE SCENE



CREATIVE AND HIGH END FINISHES  
COMPLETED AS PART OF THE  
REDEVELOPMENT IN 2024



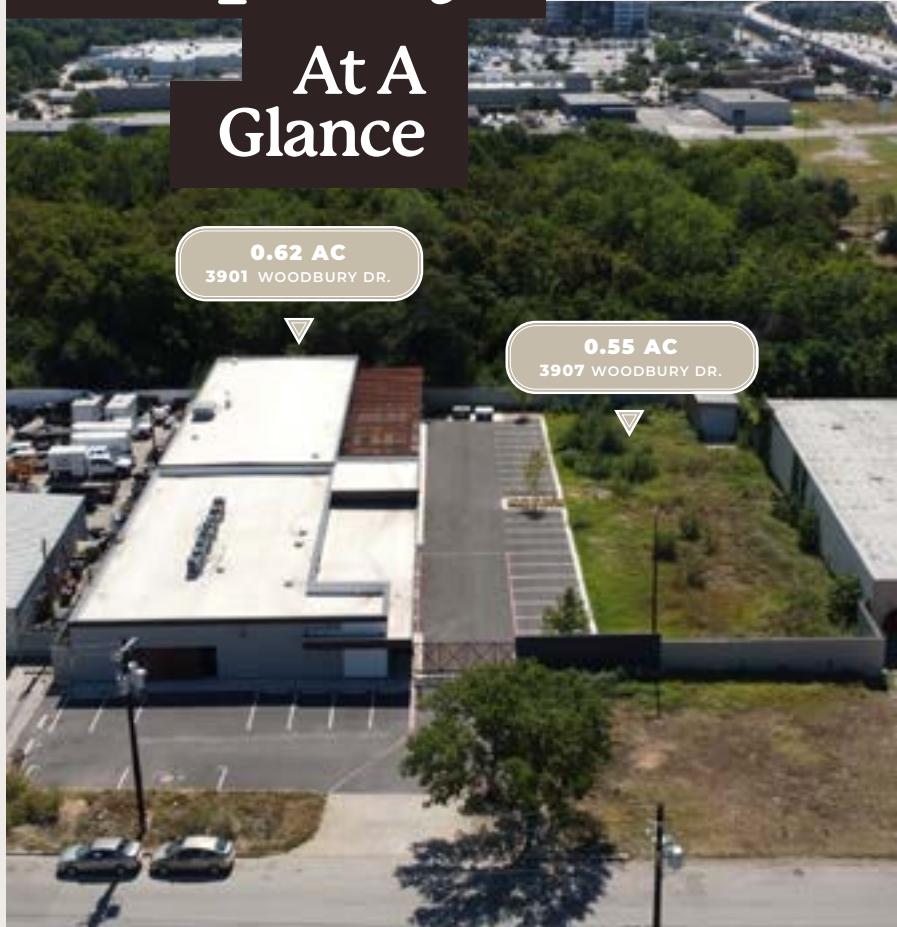
AN ASSET THAT TRULY EMBODIES  
THE AUSTIN CULTURE



EMERGING SUBMARKET WITH  
ABILITY TO EXPAND

# the Property

## At A Glance



**2024**

Year  
Built

**13,756**

Square  
Feet

**2,582 SF**

Outdoor Covered  
Event Space

**33**

Parking  
Spaces

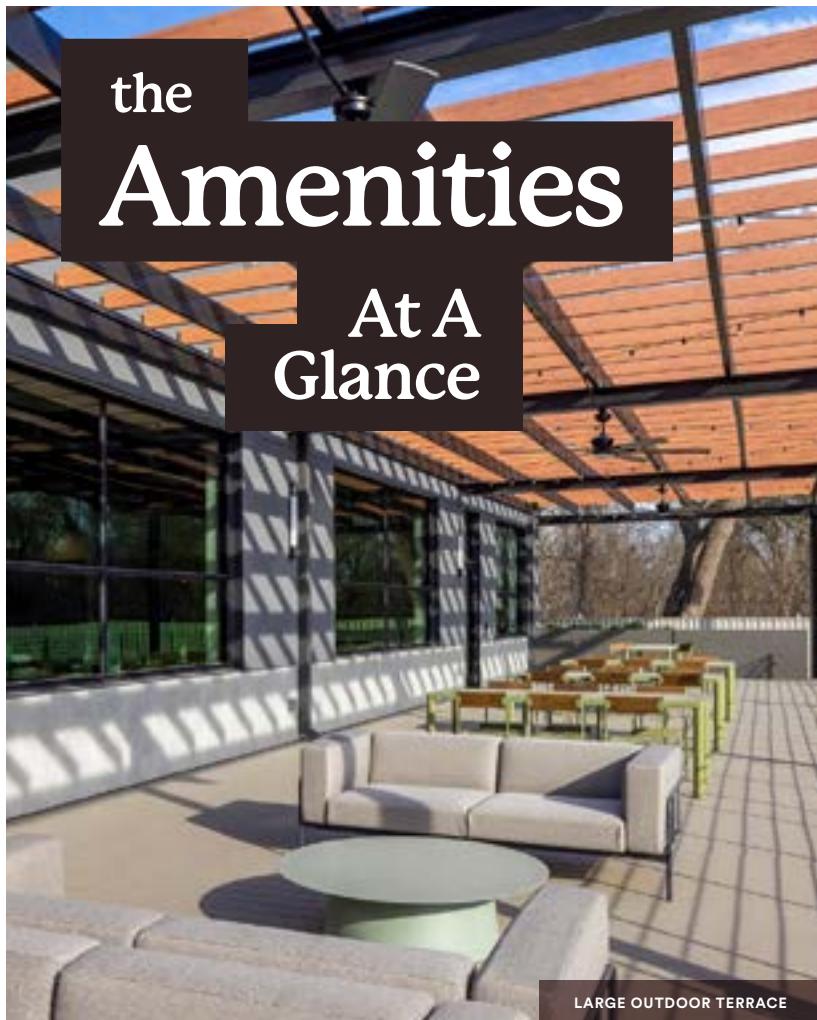


### PROPERTY & EQUIPMENT SPECIFICATIONS

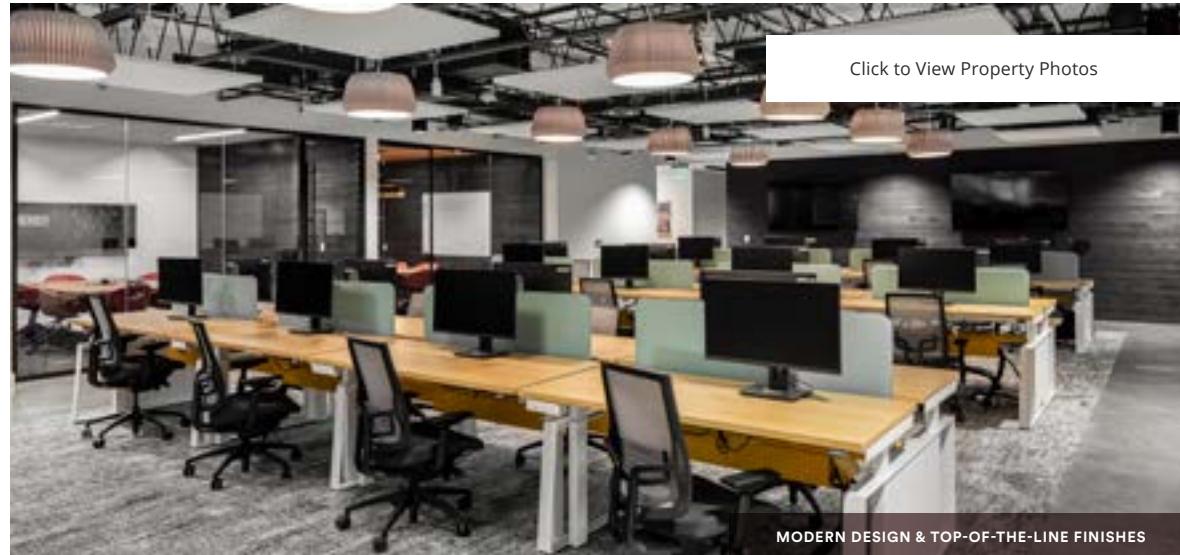
- + Stories: 1
- + Improved Land: 0.62 AC
- + Class: A
- + Zoning: LI-CO-NP
- + Surface Parking: 33 Spaces
- + Additional Land: 0.55 AC
- + Furniture: Available/  
Negotiable
- + Land (Both  
Parcels): 1.17 AC

# the Amenities

At A  
Glance



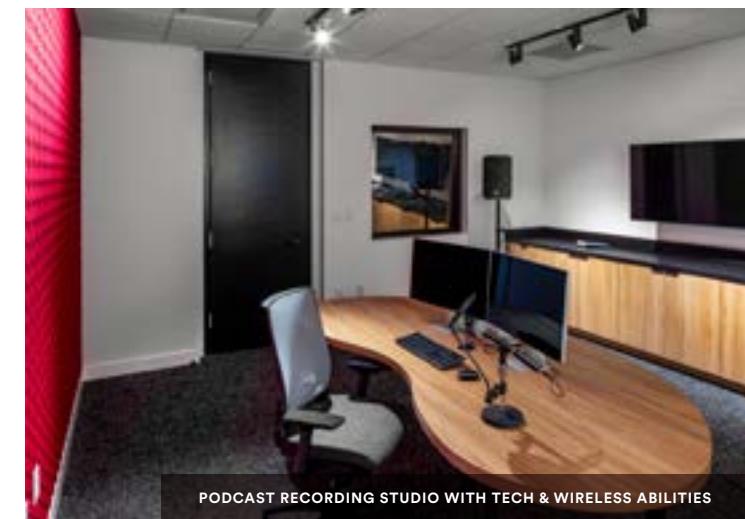
LARGE OUTDOOR TERRACE



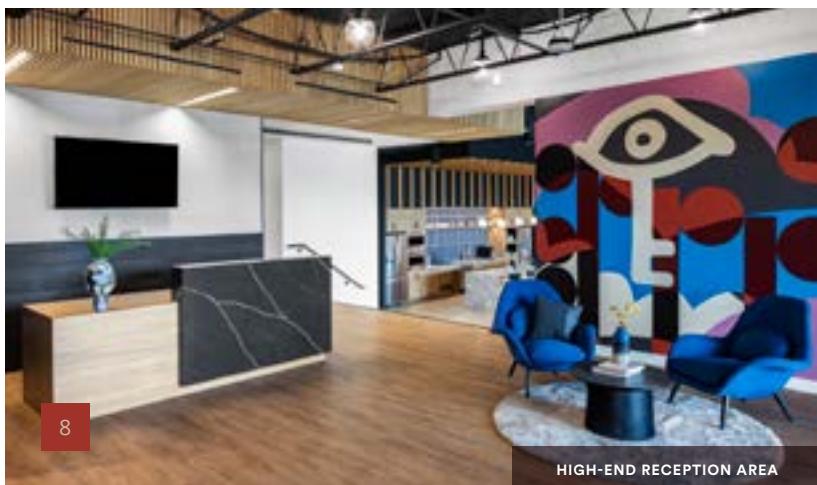
MODERN DESIGN & TOP-OF-THE-LINE FINISHES



MEETING & HUDDLE ROOMS



PODCAST RECORDING STUDIO WITH TECH & WIRELESS ABILITIES



HIGH-END RECEPTION AREA



OPEN EVENT SPACE & BREAK AREA



# building Features

New Building HVAC  
**NEW SYSTEM (2023)**

Construction  
**CONCRETE & STEEL  
FOUNDATION**

2024  
**COMPLETION**

Water lines  
**DOMESTICA (NEW)**

Austin Energy  
**PROPERTY ELECTRICAL  
SERVICE UPDATED IN 2023**

Full Redevelopment  
& Renovation  
**13,756 SF & 1.17 AC**



# building Features

## Interior Building Improvements (Finished in 2024)

- Redesigned and remodeled from the roof to the street
- New facade, storefront windows and storefront doors were added to the building
- Polished Concrete
- New showers/restrooms
- New kitchen with top of the line appliances and team break area
- New electrical throughout the Building
- New lighting installed throughout the Building
- New building HVAC system installed in 2024
- New Domestic water lines
- A substantial Electrical Service upgrade was performed with Austin Energy
- New Structural steel upgrades for new window openings
- ADA Compliant/Wheelchair Lift Added
- New low voltage cabling for data and AV
- Installed new Muraflex demountable office front system and operable wall system within the board room
- Podcast room was installed with professional acoustics
- Custom designed T&G wood walls
- Custom Millwork was installed throughout

## Exterior Improvements (Finished in 2024)

- New covered parking awning
- New exterior deck that included new structural steel and concrete foundation for deck piers. Custom guard rail/handrail
- New concrete sidewall and ADA ramp
- New fiber cement panels on exterior walls
- New roof system
- New prefinished sheet metal at parapet walls
- New exterior lighting
- Installed box planters w/ irrigation system
- Site work consisted of replacement of existing asphalt for all building parking
- New concrete curbs throughout and landscaping
- New corrugated metal fencing around the perimeter of the building
- New pedestrian gate with access control system
- New motorized vehicular gate with access control system
- New exterior/outdoor fans for the outdoor terrace/event space

\*Full construction drawings available on request

# Investment Highlights



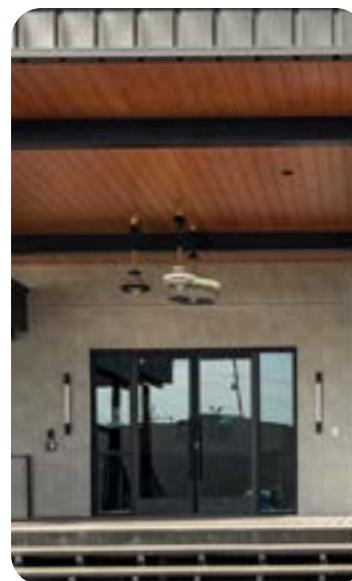
- + **Electrical** –  
New electrical throughout the Building, Substantial Electrical Service upgrades performed with Austin Energy, New power, low voltage cabling for data and AV



- + **HVAC** –  
New building HVAC system installed in 2024



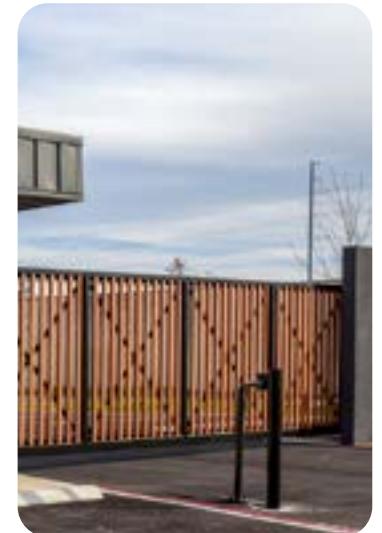
- + **Millwork/Finishes** –  
New façade, storefront windows and storefront doors, Custom designed T&G wood walls, Custom Millwork installed throughout



- + **Roof** –  
New roof system installed in 2023



- + **Building Security** –  
New Exterior lighting, New corrugated metal fencing around the perimeter of the building, New pedestrian gate with access control system, new motorized vehicular gate with access control system.



# A Space that's Performance Ready

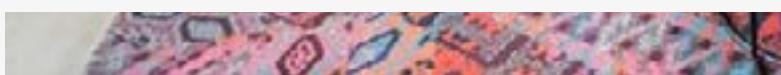


The property features a large 2,582 SF outdoor deck, providing **ample space to host a food truck, live band, and additional activities**. Its versatile layout makes it ideal for various outdoor events, from casual gatherings to larger celebrations.

# Collaborative Space and Event Premises



The space has accommodated speaking events during SXSW (South X Southwest), comfortably seating 200 attendees. SXSW is an annual event in Austin, Texas, that features festivals and conferences on film, music, and interactive media.



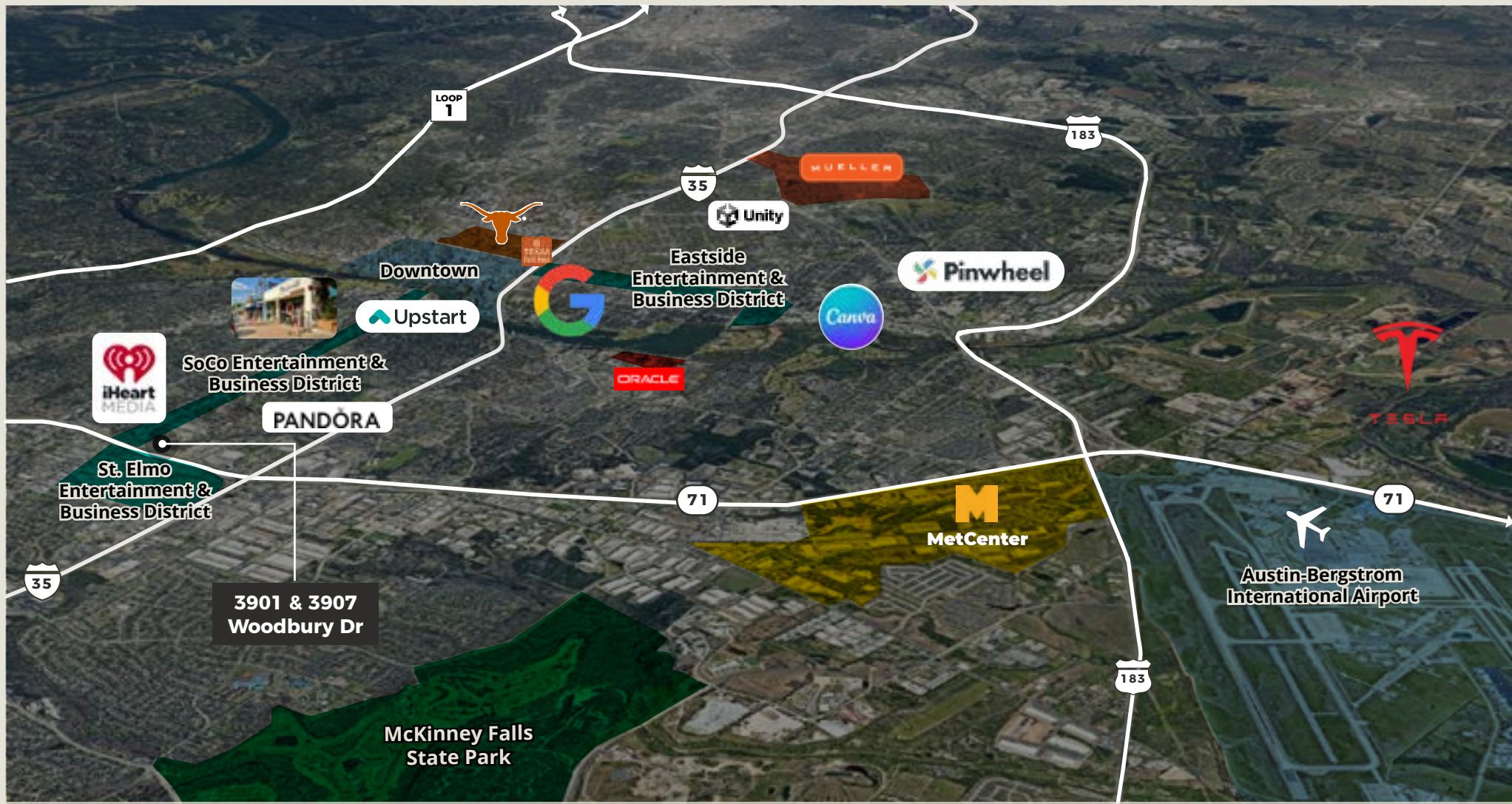
the  
**Center** of  
Austin's **Creative Hub**



# Community & Amenities



# General Submarket

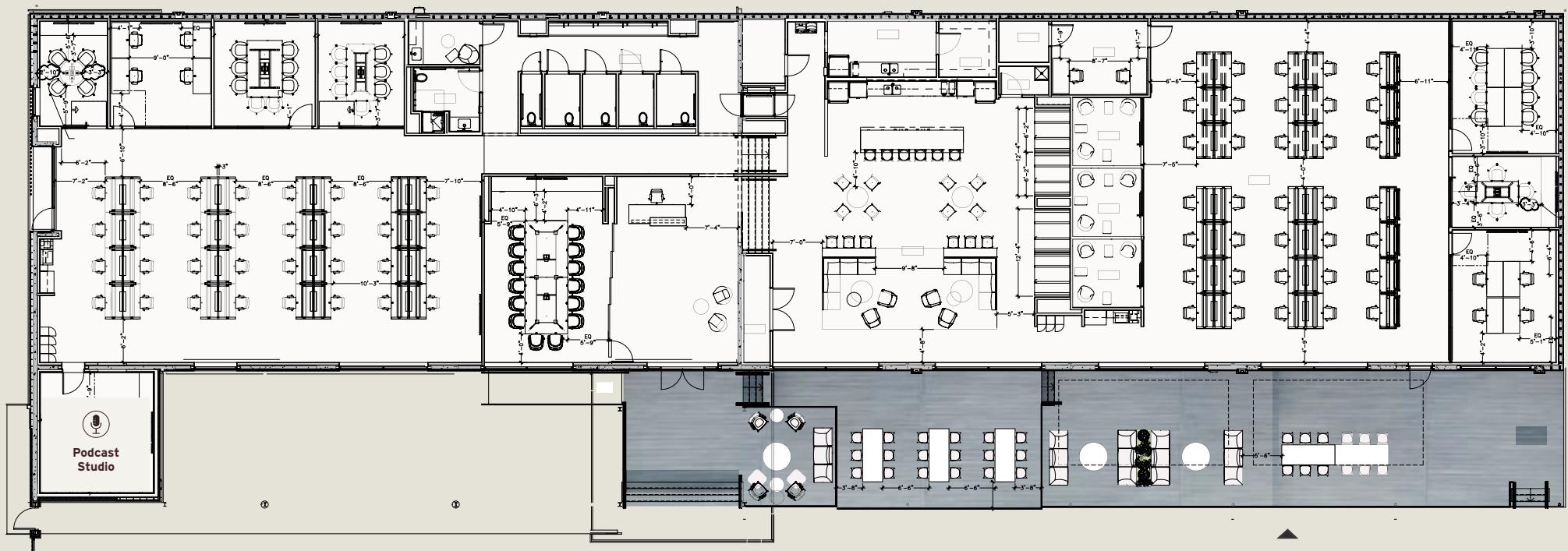


10 Minute Drive to Downtown Austin & 10 Minute Drive to the Airport

# Floor Plan of 3901 Woodbury Drive

- ~ 65-70 Workstations
- 2 large Conference rooms
- Podcast Room (professionally constructed)
- 5 Team Meeting Rooms (convertible to office(s))
- 3 Offices
- Large Cafe style Kitchen and Event space with top of the line appliances
- Open Conference/Event Space that connects the building with immediate access to the outdoor 2,582 SF outdoor deck/premises.
- 33 Parking Spaces - additional parking available
- Wellness Room
- Secure Tenant and Parking entrances to the building and Property, provided with new ACS system.

Total Building SF: **13,756 RBA**



Total Deck SF: **2,582 SF**

# Tenant Highlights

## NEXT PRACTICES GROUP (NPG)

- + NPG is an ecosystem of creative problem solvers and emerging technologies working together to unlock organizations.
- + NPG's platform is designed to support the growth of any practice by helping create advantage in the market.
- + With firms who are experts in communications, marketing and public affairs, NPG provides support to firms via its expertise in data science and analytics, digital transformation, performance marketing, combatting mis and disinformation, security and threat intelligence, content creation and much more.
- + NPG is open to occupying a portion of the space for a negotiated period.



# Technology Infrastructure

## 3901 Woodbury Drive Technology Breakdown

### MDF Closet



- IT rack has 2 redundant firewalls that support multiple ISPs. Currently supporting Google fiber and Spectrum fiber w auto failover.



- Edge Switch - Aruba EdgeConnect EC-M-H



- Aruba switches
  - HPE ANW 6200F 48G CL4 4SFP+740W Switch
  - 1 TP-Link switch



- Aruba WIFI 10 – AP 615s
  - 1 – AP 375 (Outdoor)
  - 1 – AP 502 H (Studio)



- Meraki Security Cameras 4 MV 12s
  - 2 MV 93s



- 1 UPC power back up



- 2 PDUs

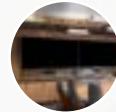


- Every Desk has one hardwired cable

### Conference Room AV



- Conference rooms equipped with Logitech conference equipment
  - a. Door Scheduler
  - b. Camera
  - c. Table Tap Smart Pad
  - d. Scribe Whiteboard
  - e. System driven by Intel NUC computers
  - f. Teams Room Licensed



- Smart Displays
  - 4 Signage Displays driven by Mac Minis attached to network. Also are smart monitors that can play streaming channels.

immerse yourself in

# Austin's thriving Entertainment Scene



# Austin Office Market Statistics

South Austin is a vibrant and eclectic area known for its laid-back, creative culture. Historically a hub for artists, musicians, and those seeking a more relaxed lifestyle, South Austin embodies the city's unofficial slogan, "Keep Austin Weird." The area is home to iconic music venues like the Continental Club as well as street art, local boutiques, and vintage shops that give it an artistic edge. With a blend of old Austin charm and a progressive mindset, South Austin has become a melting pot for diverse communities, where creativity and individuality are celebrated.

Alongside its artistic flair, South Austin has experienced significant growth in its business climate. In recent years, it has attracted a range of startups, tech companies, and small businesses. Entrepreneurs are drawn to South Austin for its unique vibe and affordable spaces, compared to the high costs of downtown. With an influx of co-working spaces, coffee shops, craft breweries and collaborative environments, the area has become a hotspot for innovation. This, combined with the proximity to Austin's tech industry and the wider Texas business ecosystem, makes South Austin a compelling place for both creatives and professionals alike.

Despite rapid growth, South Austin continues to balance its cultural identity with modern development. While new businesses and residential spaces have emerged, the community remains protective of its artistic roots and local character. Events like the South Congress Avenue shopping district's First Thursdays and the eclectic SoCo market continue to attract both locals and visitors, reflecting the area's commitment to maintaining its distinctive culture while embracing economic opportunities. South Austin's ability to harmonize growth with creativity makes it one of the most dynamic and appealing neighborhoods in Austin.



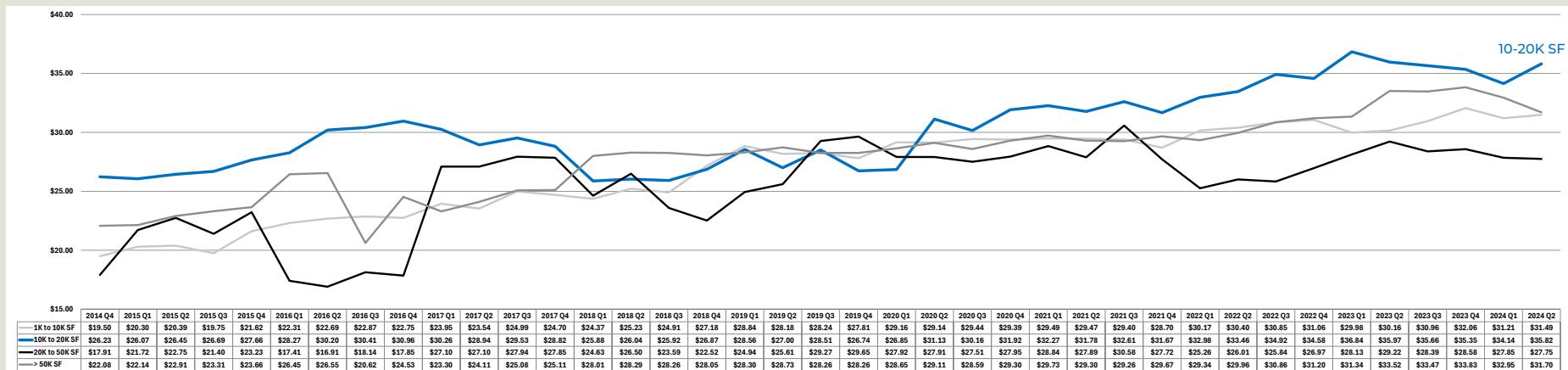
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WITHIN 1 MILE RADIUS OF 3901 & 3907 WOODBURY DR

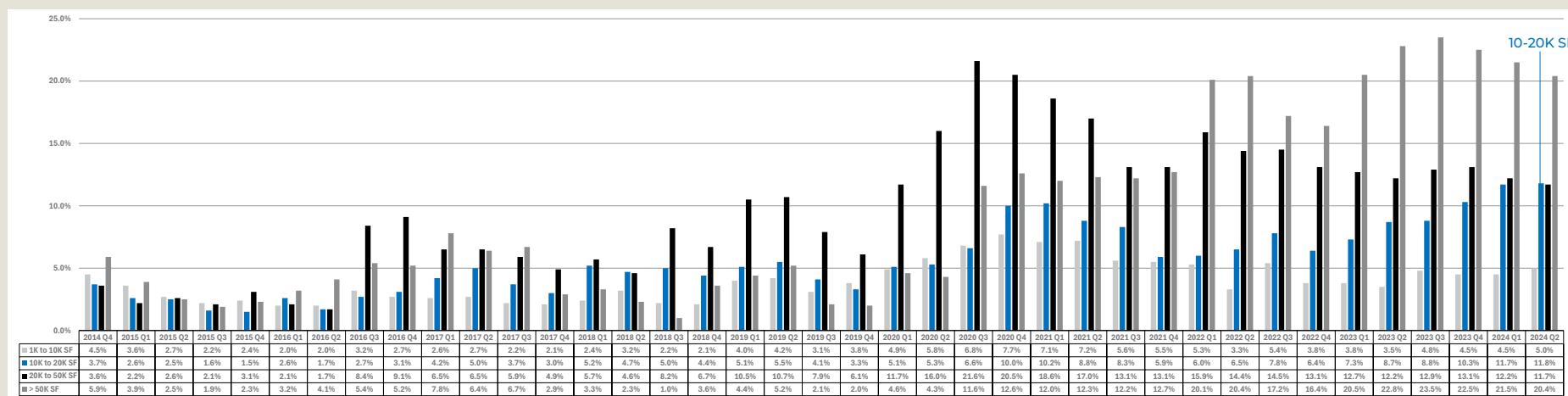
<b>15,145</b>	<b>6,779</b>	<b>1,882</b>	<b>17,828</b>
Population	Households	Number of Businesses	Number of Employees

# South Austin Office Market Statistics

**Rental Rates:** Asking rental rates for office buildings in the 10K to 20K square foot range consistently outperform other size classes in the South submarket, illustrating a demand for this building size. Additionally, the South submarket of Austin has more single-tenant office space than any other submarket besides the East submarket.



**Vacancy:** Buildings in the 10K to 20K square foot range have historically remained below 12% vacancy, while other size classes have reached as high as 23% vacancy. This reflects strong market fundamentals for South Austin buildings in this size range.



# Austin Office Market Statistics

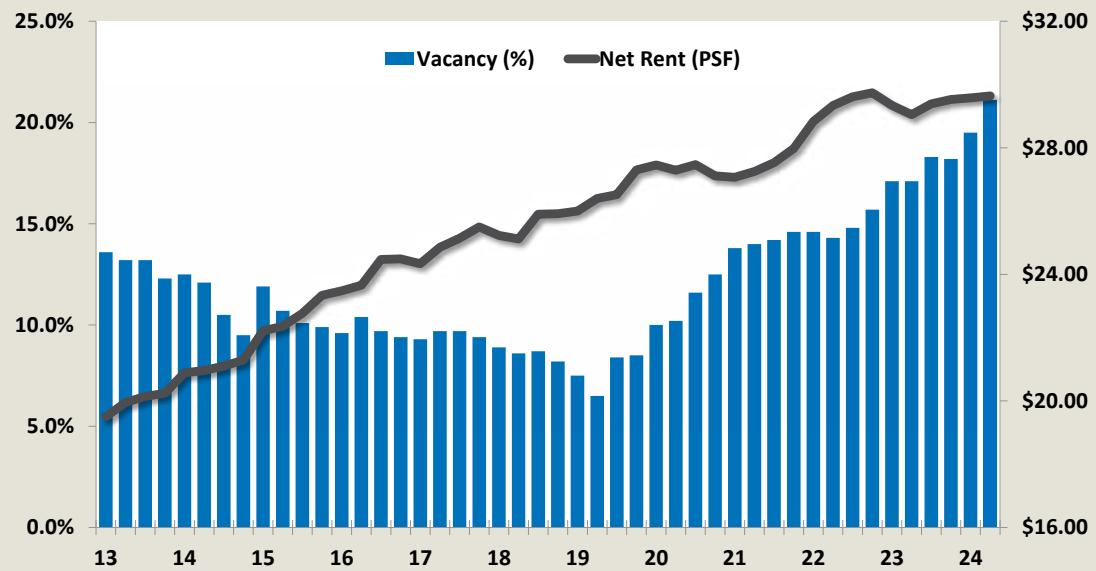
As of Q2 2024, the Austin multi-tenant office market totals 91M square feet and was 78.9% occupied as of this quarter. This is down (1.6%) from last quarter's occupancy and down (2.8%) from one year ago.

Asking rents for Class A space averaged \$36.26 (NNN) per RSF with average Class A operating expenses at \$22.80 per RSF (\$59.06 per RSF). Class A asking rent is up 0.4% from the previous quarter's ask and up 3.0% over last year. Overall asking rent averaged \$29.64 (NNN) per RSF with average overall operating expenses at \$19.61 per RSF (\$49.25 per RSF).

At the close of this quarter there was 5.5M SF of office construction underway which is currently 46.8% preleased, and 1.4M SF of new office product has delivered.



Q2 2024 Office Market Statistics



let

# Innovation Fuel Your Investment



# CONFIDENTIAL MEMORANDUM & DISCLAIMER

Transwestern ("Agent") has been engaged as the exclusive agent for the sale of 3901 & 3907 Woodbury Dr. located in Austin, Texas ("Property"), by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Transwestern as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Without limiting the foregoing, the materials, information and data contained herein may not account for or reflect the situation surrounding COVID-19 and its effect on local economic, demographic and real estate market conditions. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Transwestern.



TRANSWESTERN

REAL ESTATE SERVICES

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