

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text, there are three horizontal lines in red, yellow, and blue, representing the company's branding colors.

2015

Southcliff

FOR LEASE

Southcliff

2015 S I-35, Austin, TX 78741

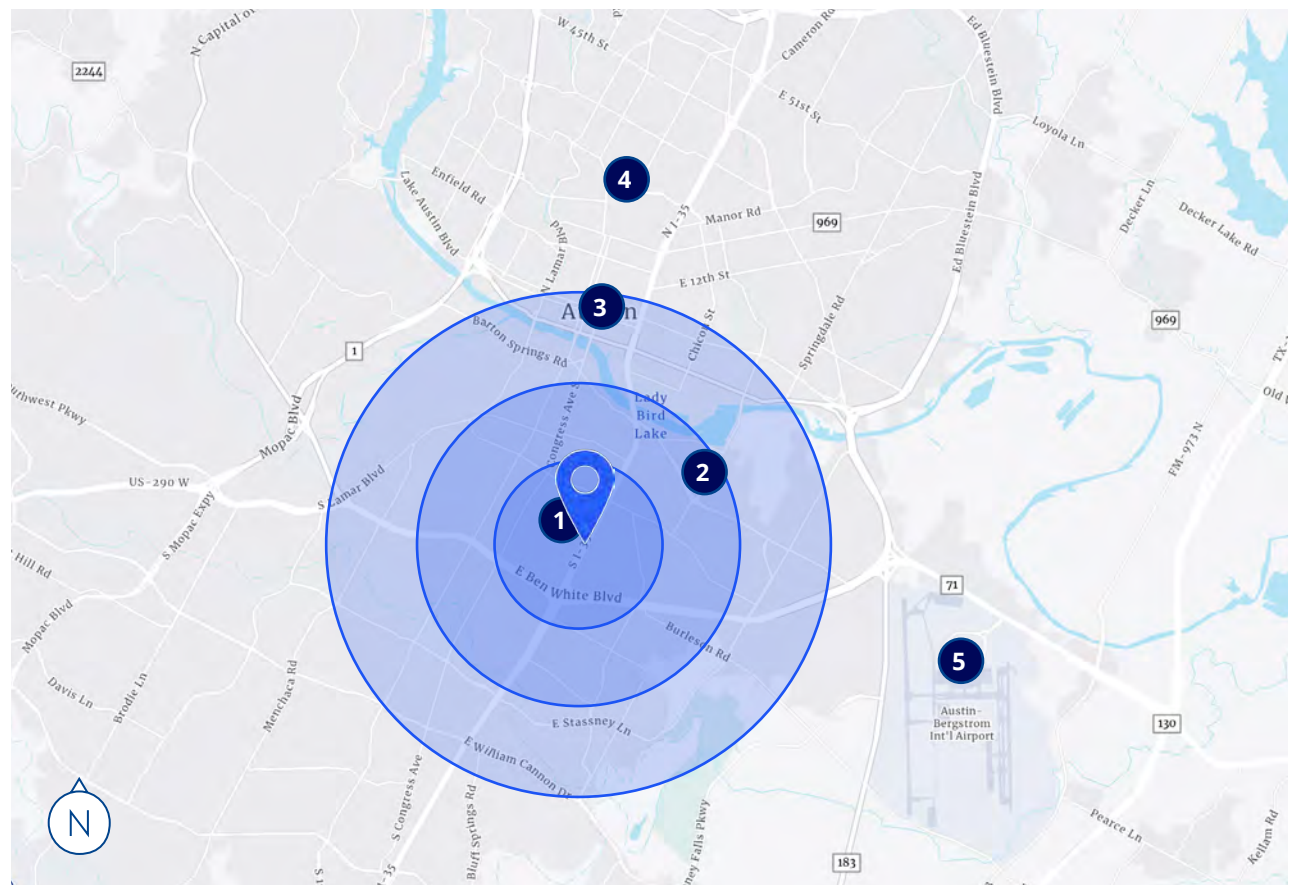
Newly Renovated Lobby!

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





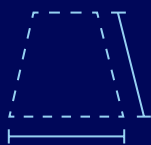
Neighborhood

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

2,545 - 3,696 SF



Parking Ratio

3.75:1000



Base Rate (NNN)

\$17.00 - \$20.00



2026 Est. OPEX (/SF)

\$10.50

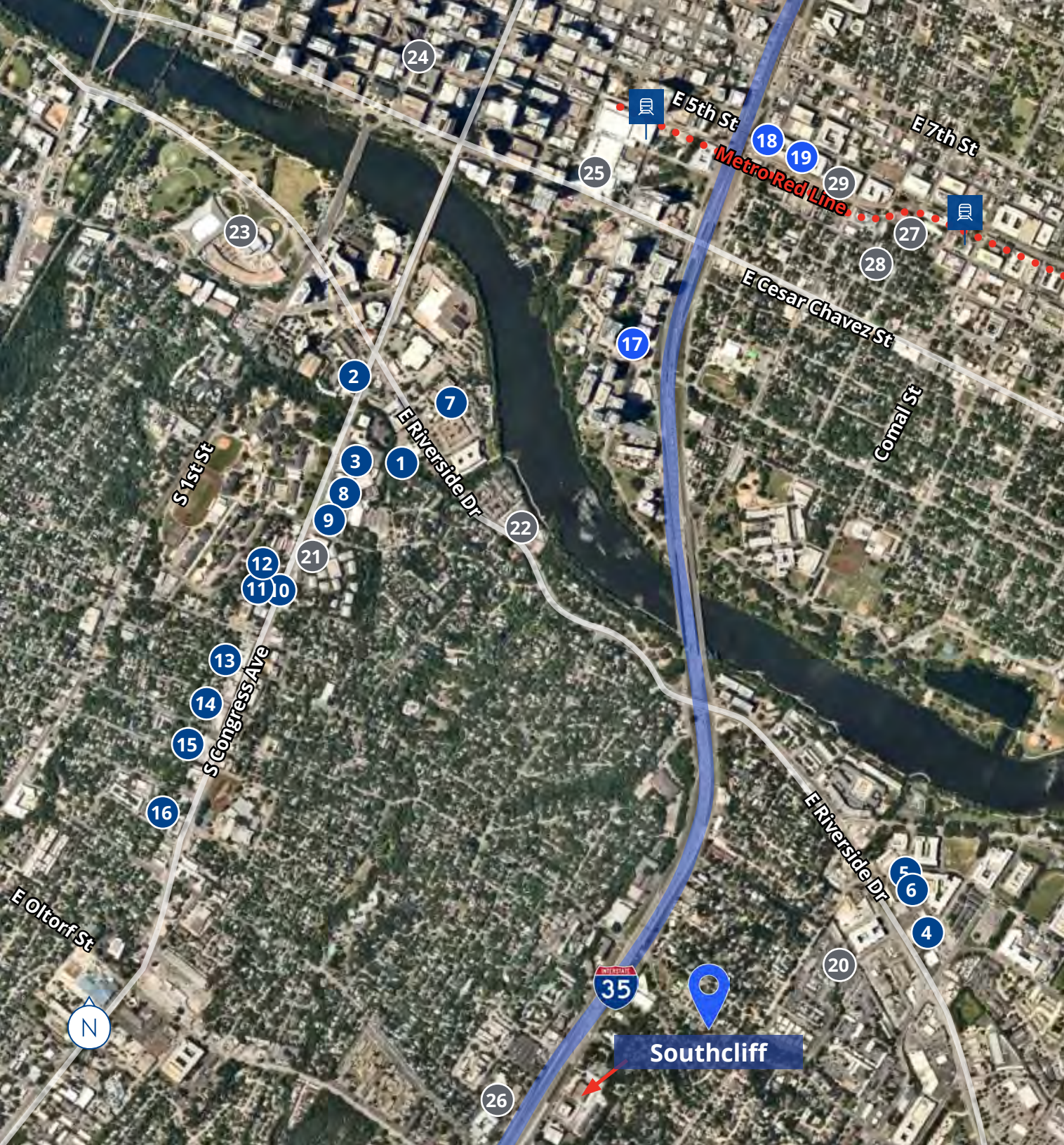


Campus Layout

 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**

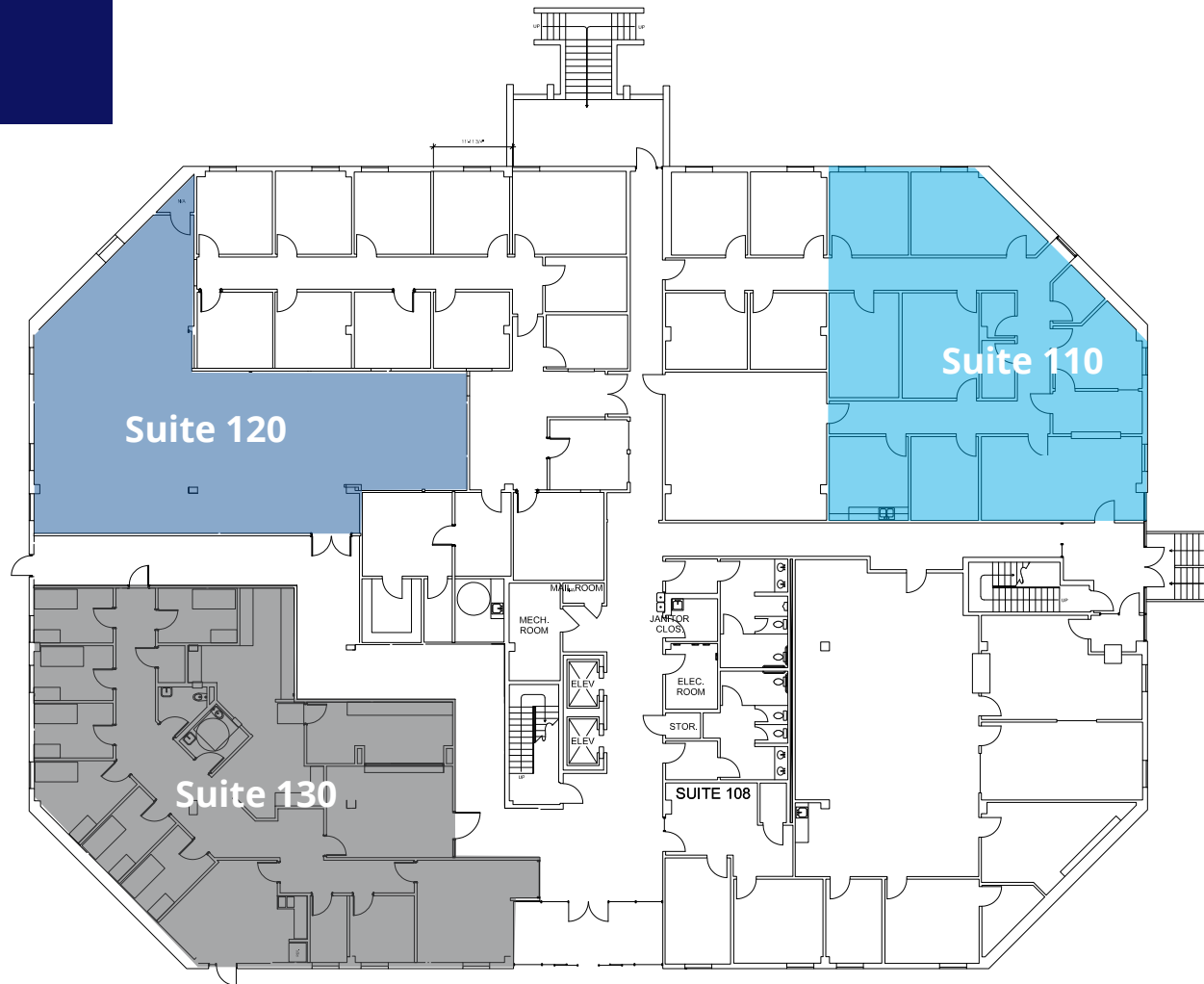


Updated Lobby



Floor Plan

Floor One



Availability

SUITE	SIZE	AVAILABLE	PRICE PSF	EST OPEX	PARKING RATIO
110	2,545 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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