



**FOR LEASE**  
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FOR LEASE

# Southgate

2101 S I-35, Austin, TX 78741

Newly Renovated Lobby!

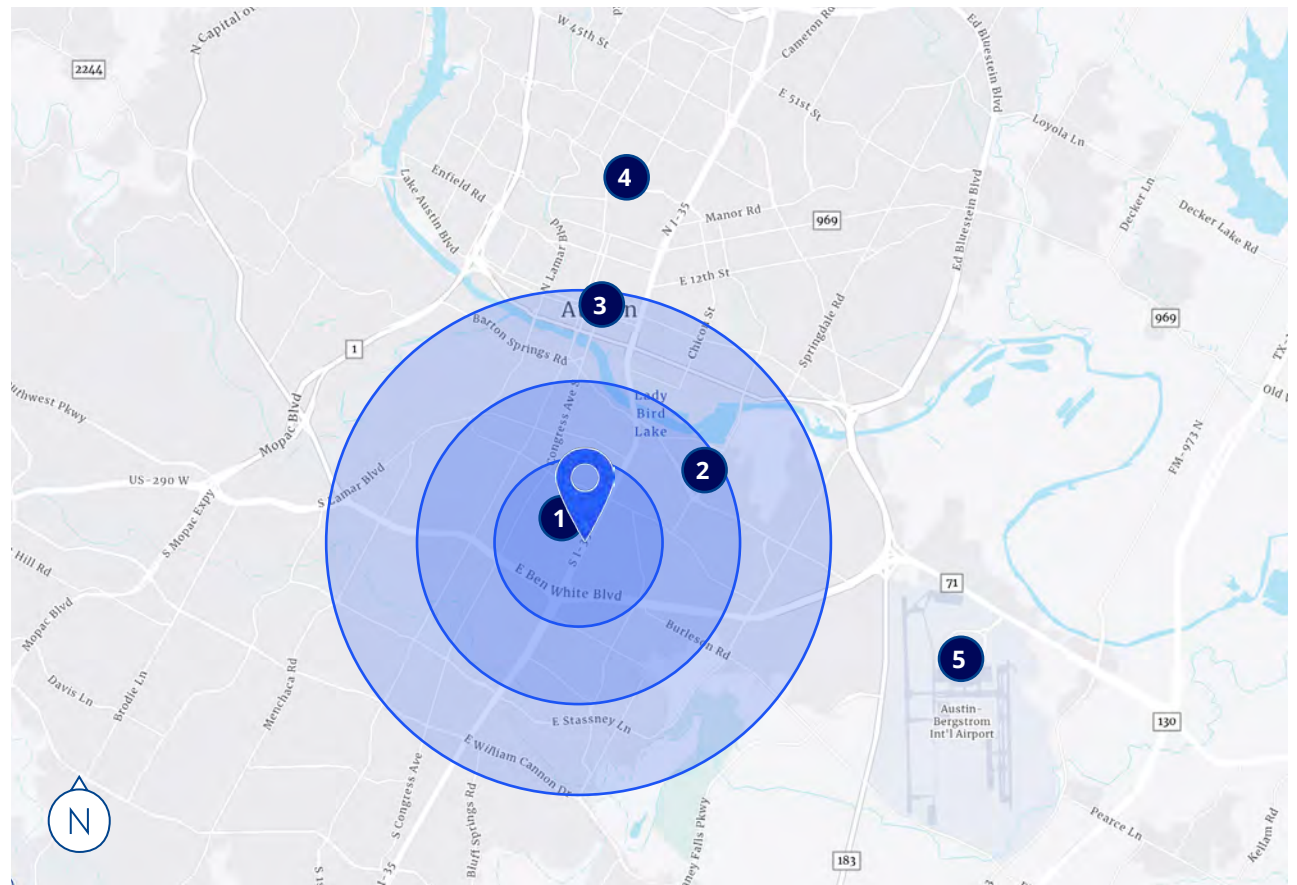


# The Property

## Highlights

- 5-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 2101 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



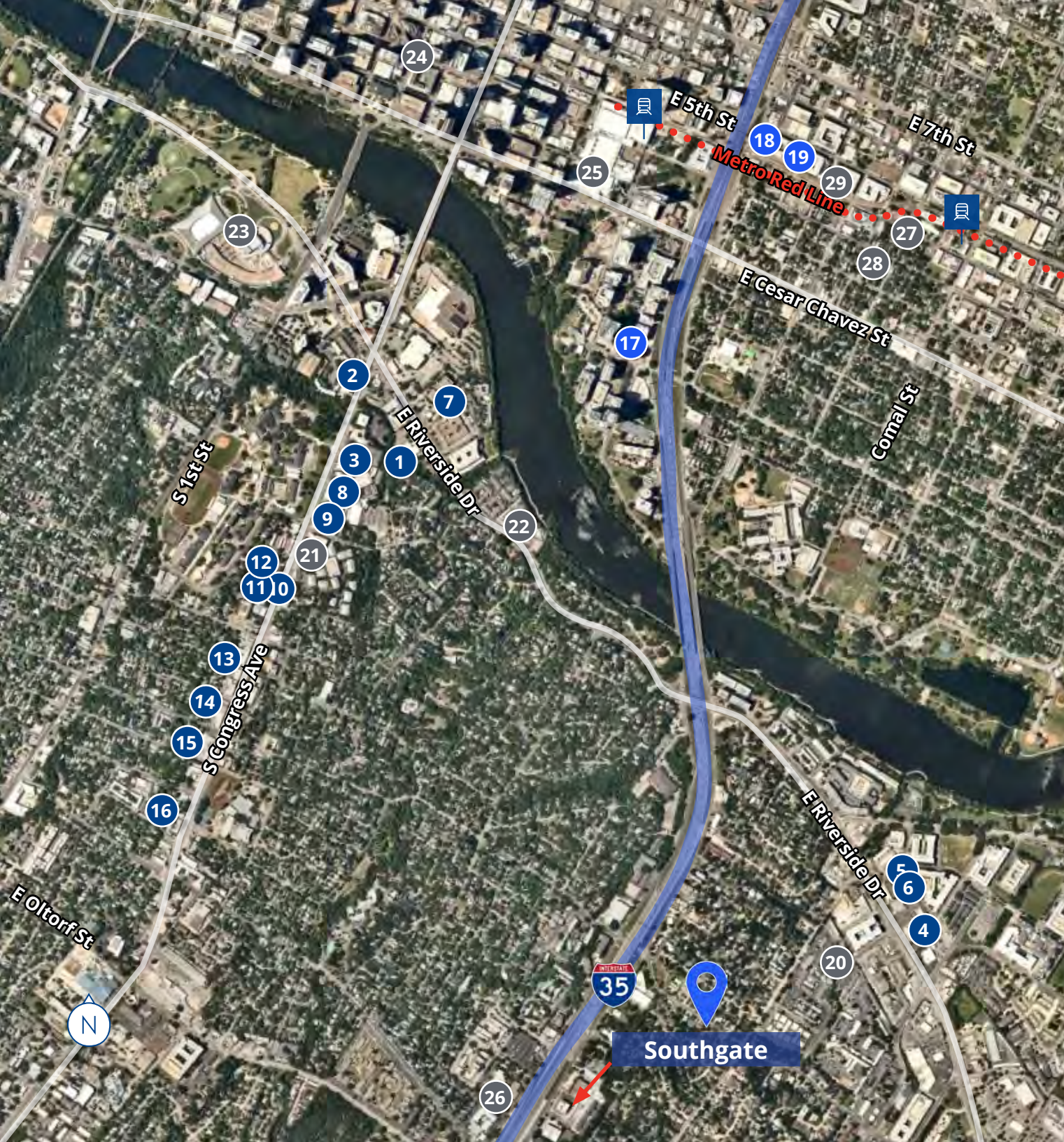


# Campus Layout

 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**



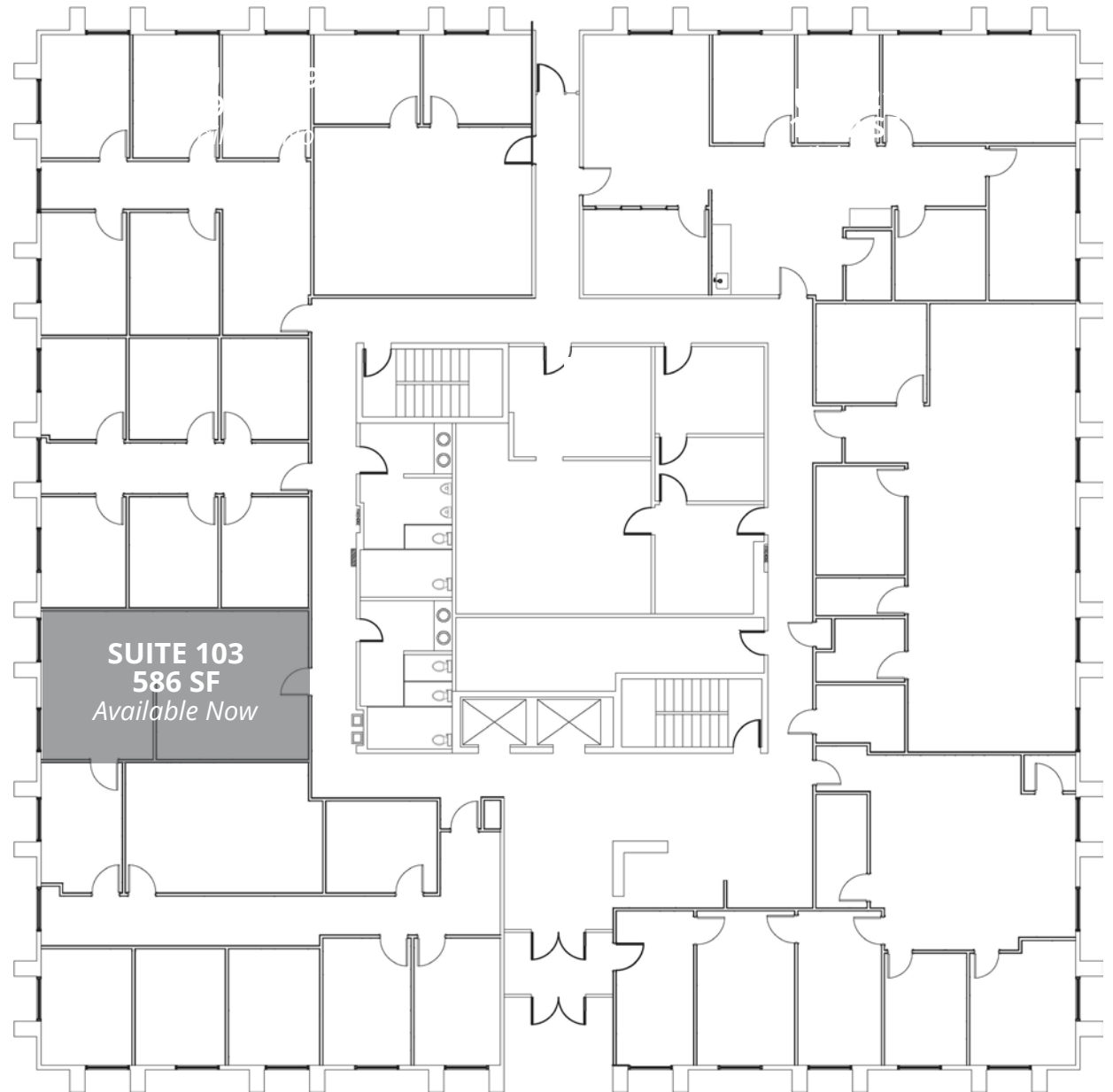
# Updated Lobby



# Floor Plans & Availability

## Floor One

<b>Space Available</b>	586 SF
<b>Lease Rate</b>	\$17.00 NNN
<b>2026 OpEx</b>	\$10.50/SF
<b>Submarket</b>	Southeast
<b>Parking Ratio</b>	3.75:1,000 Surface Unreserved



# Floor Plans & Availability

## Floor Two

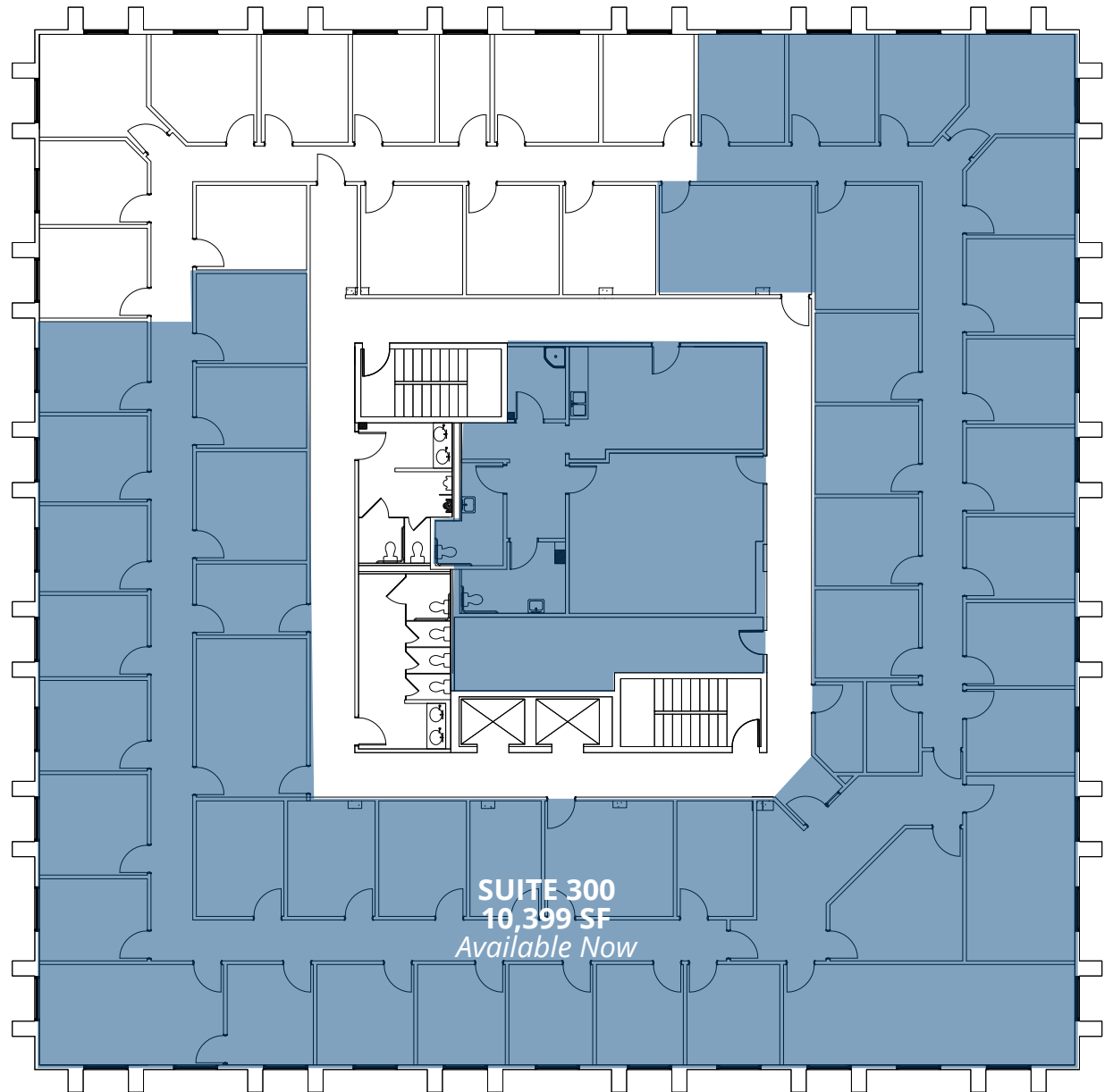
<b>Space Available</b>	581 - 1,412 SF
<b>Lease Rate</b>	\$17.00 NNN
<b>2026 OpEx</b>	\$10.50/SF
<b>Submarket</b>	Southeast
<b>Parking Ratio</b>	3.75:1,000 Surface Unreserved



# Floor Plans & Availability

## Floor Three

<b>Space Available</b>	2,000 - 10,399 SF
<b>Lease Rate</b>	\$17.00 NNN
<b>2026 OpEx</b>	\$10.50/SF
<b>Submarket</b>	Southeast
<b>Parking Ratio</b>	3.75:1,000 Surface Unreserved





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