

SOUTHPARK ONE

NOW LEASING



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



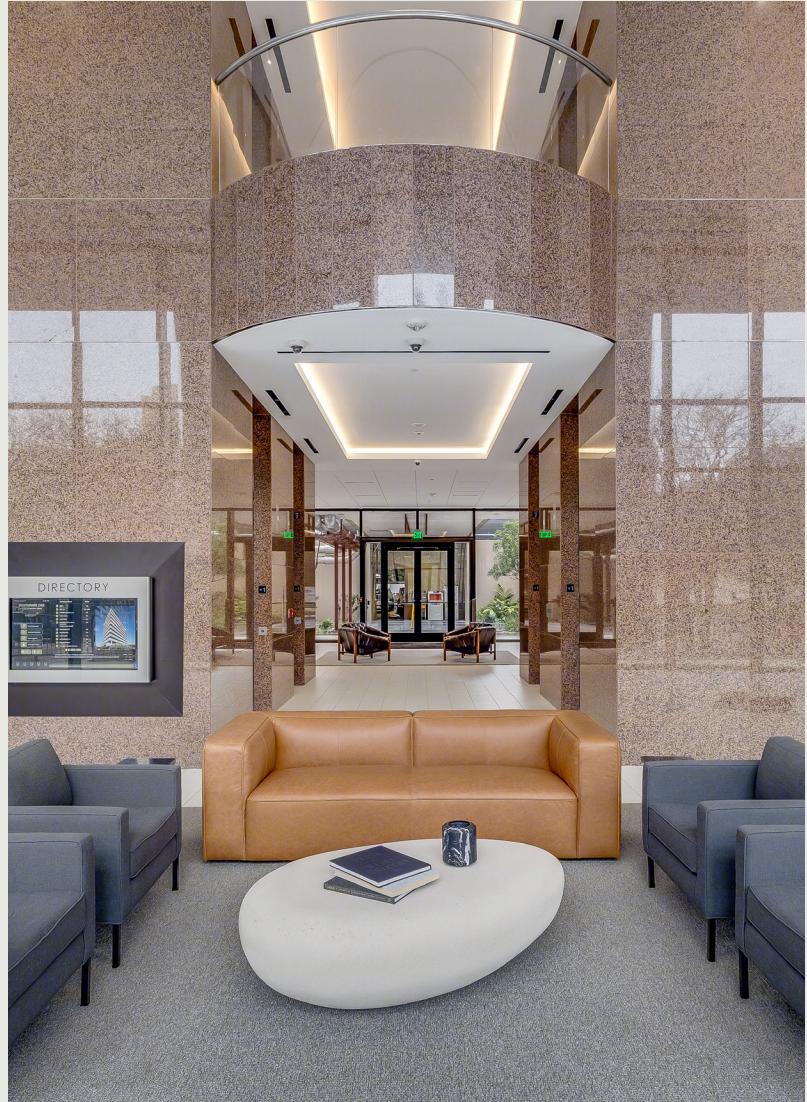
Outdoor communal space

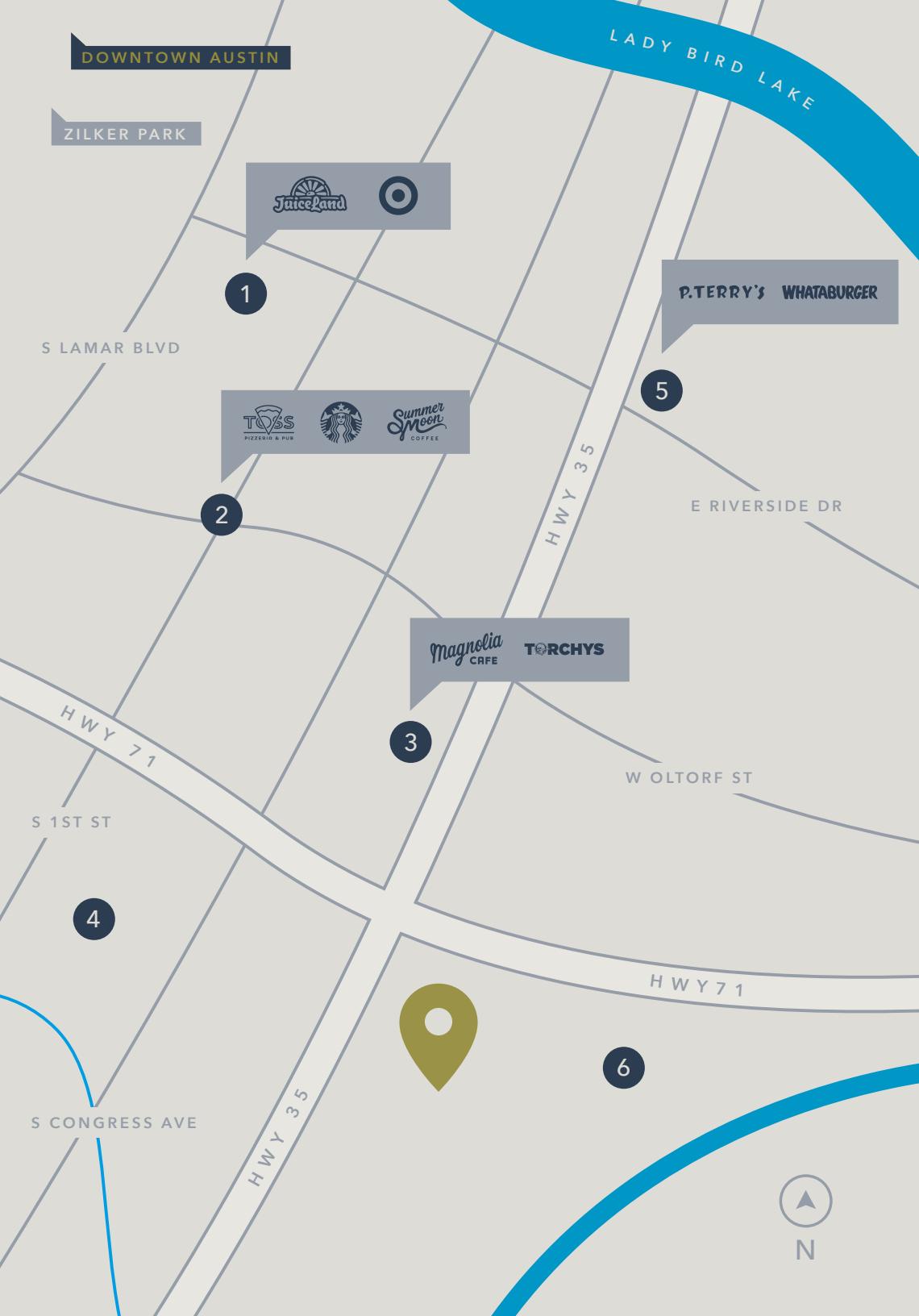


On-site property management



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
- Pinthouse Brewing
- Side Eye Pie
- Austintatious Cheesecakes



AVAILABILITY

Suite 110

SIZE

3,774 sf

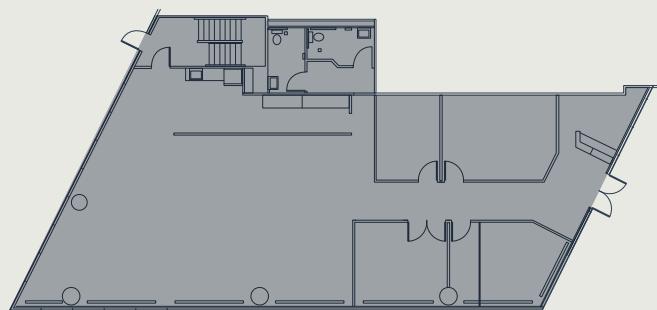
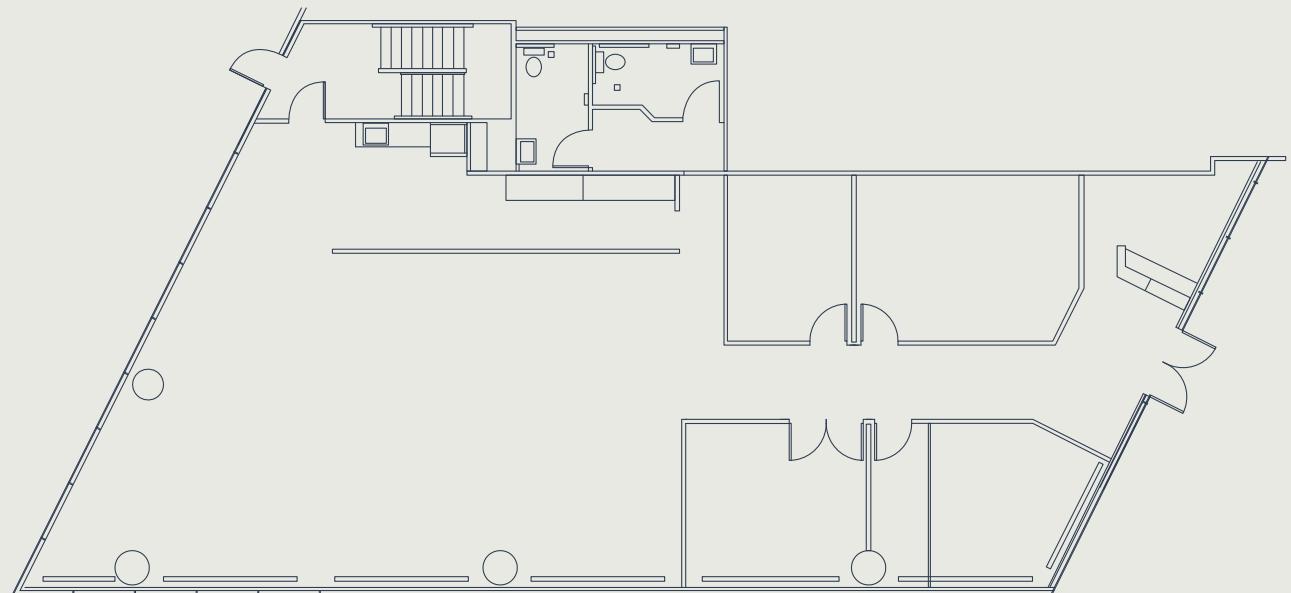
AVAILABILITY DATE

8/1/2026

LEVEL 3

LEVEL 2

► LEVEL 1





AVAILABILITY

Suite 420

SIZE

2,813 sf

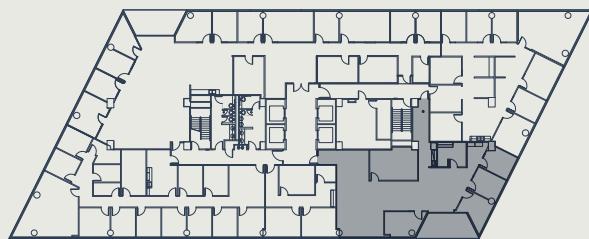
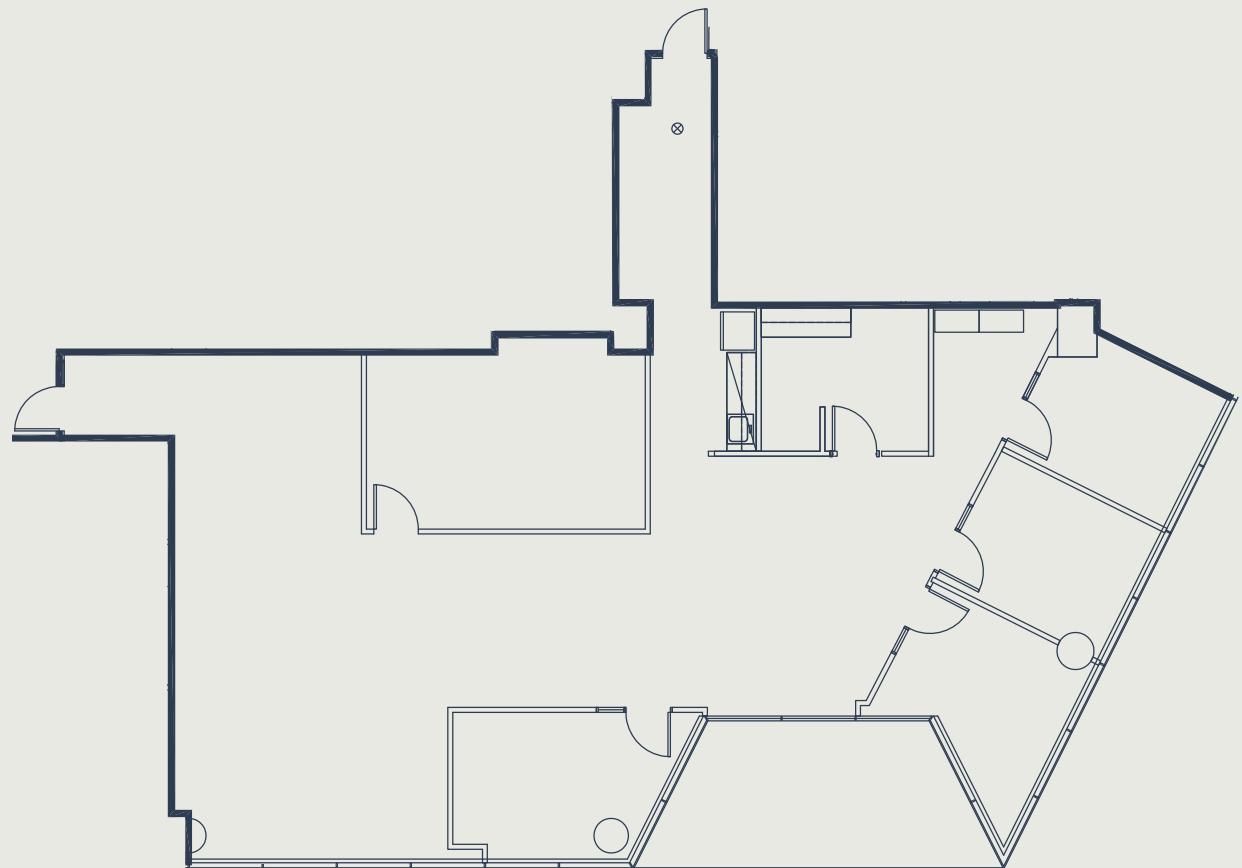
AVAILABILITY DATE

Available Now

LEVEL 5

► **LEVEL 4**

LEVEL 3





AVAILABILITY

Suite 510

SIZE

4,757 sf

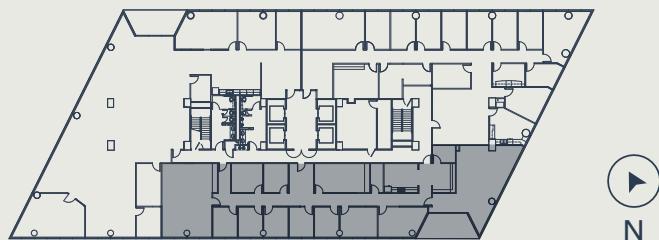
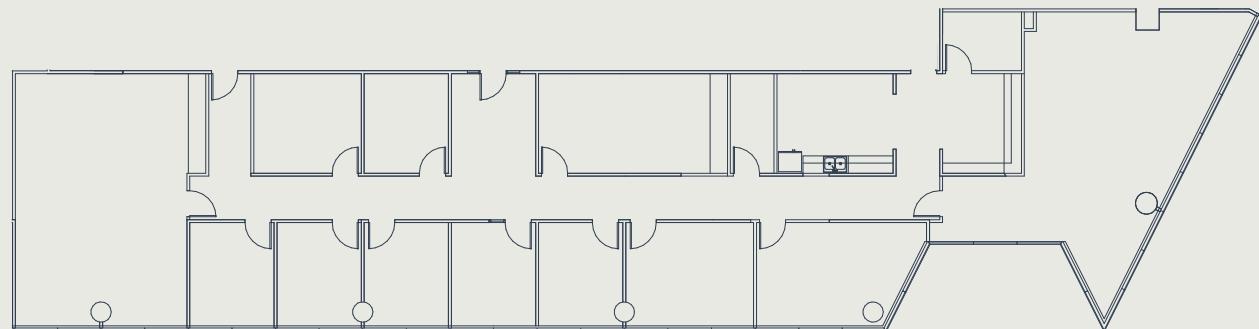
AVAILABILITY DATE

2/1/2026

LEVEL 6

LEVEL 5

LEVEL 4





AVAILABILITY

Suite 600

SIZE

16,400 sf

(ENTIRE 6TH FLOOR)

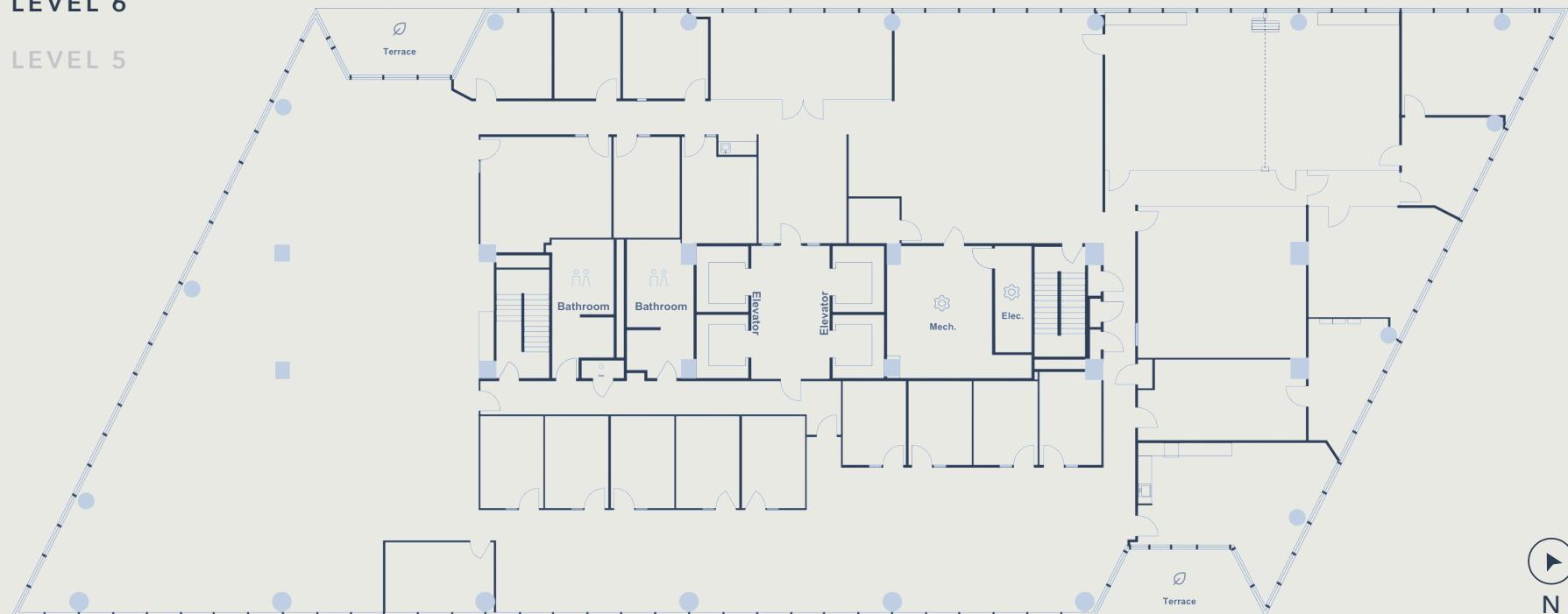
AVAILABILITY DATE

Available Now

LEVEL 7

► LEVEL 6

LEVEL 5





AVAILABILITY

Suite 800

SIZE

9,670 sf

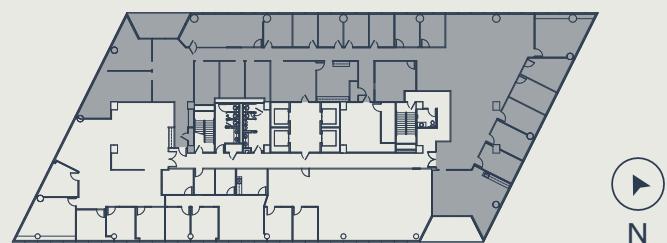
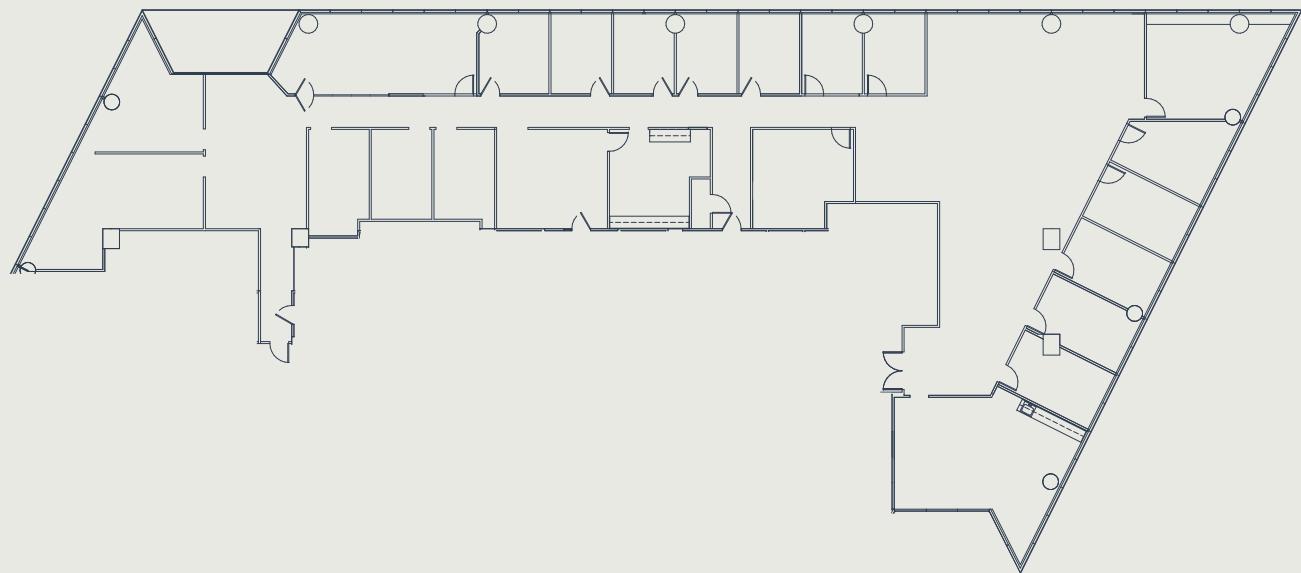
AVAILABILITY DATE

5/1/2026

► **LEVEL 8**

LEVEL 7

LEVEL 6





AVAILABILITY

Suite 810

SIZE

3,070 sf

AVAILABILITY DATE

Available Now

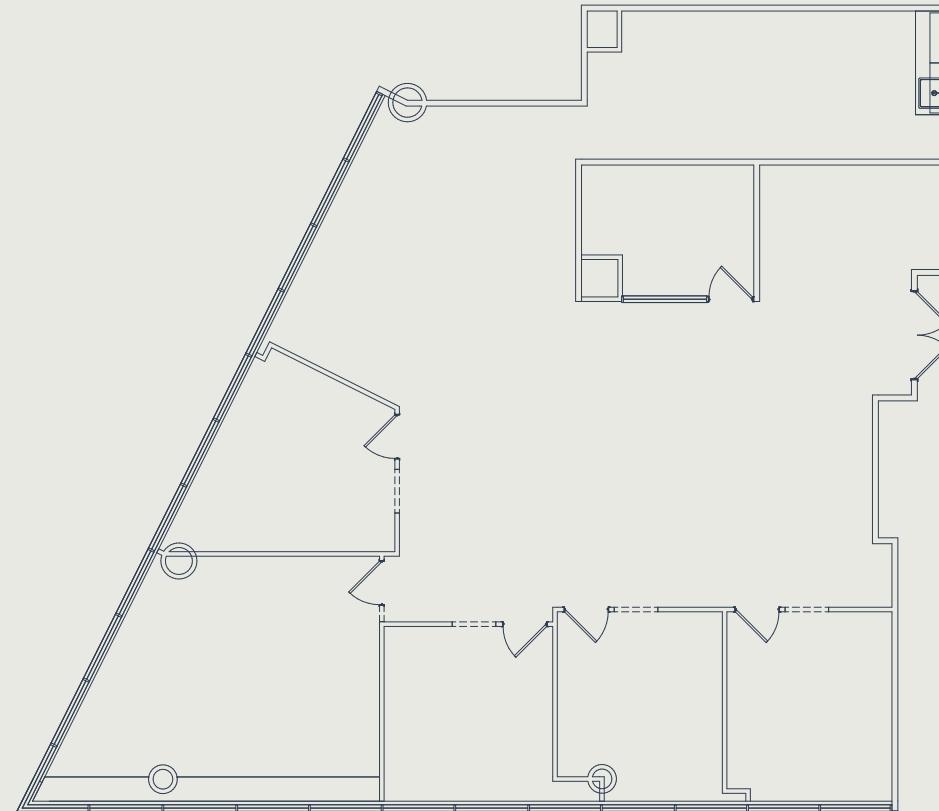
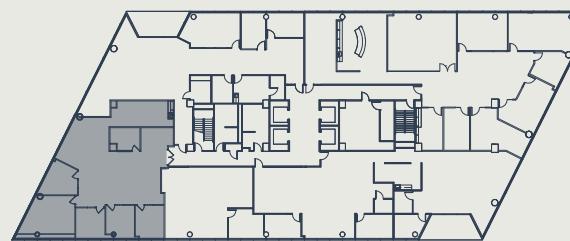
► LEVEL

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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