

# 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



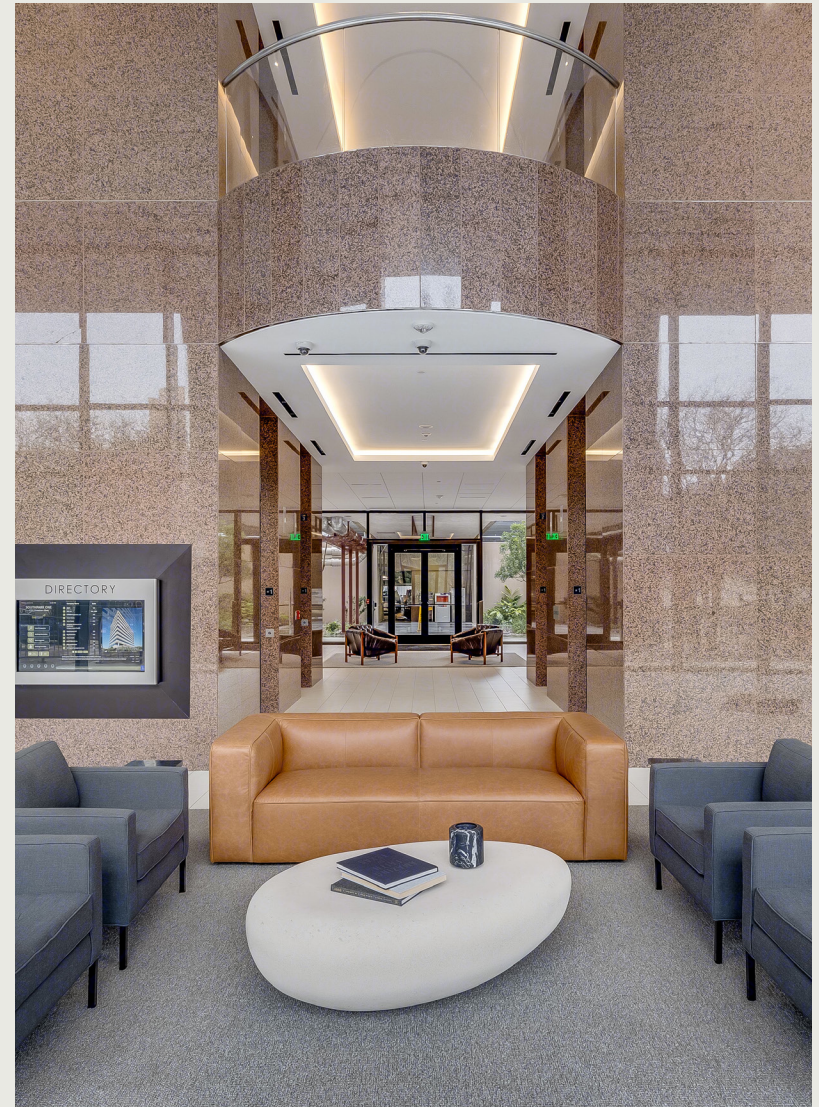
Outdoor communal space



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 110

SIZE

3,774 sf

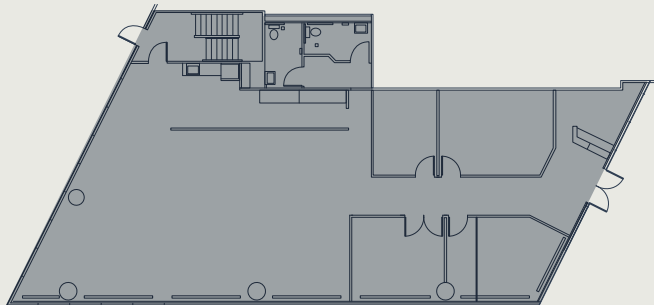
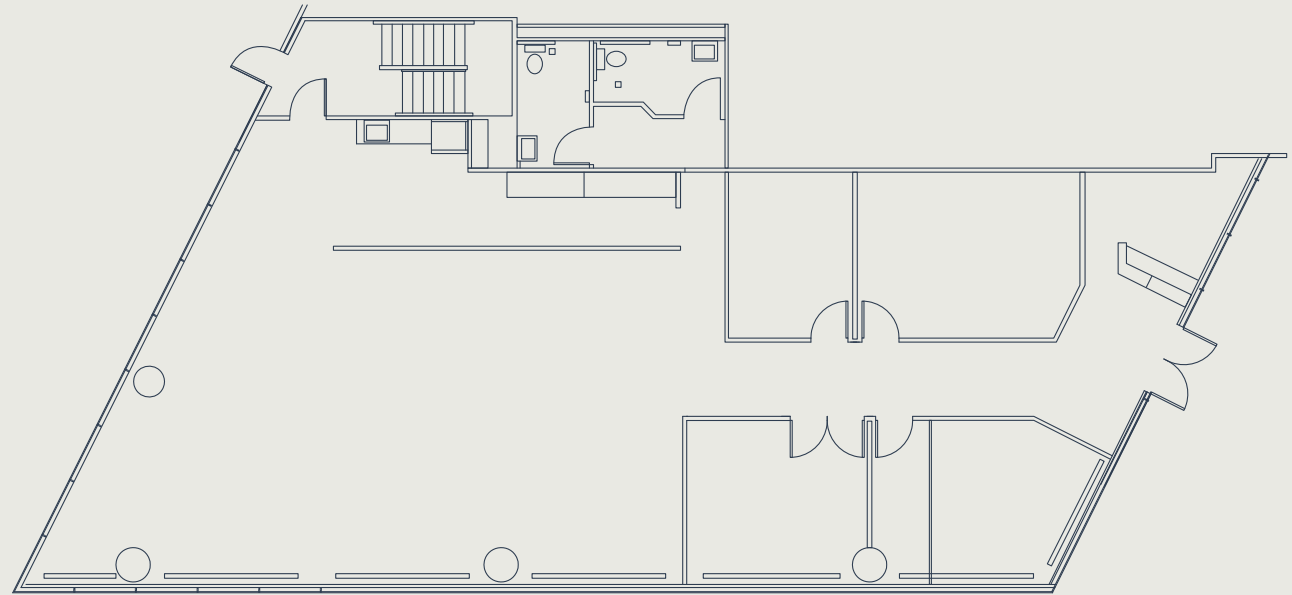
AVAILABILITY DATE

8/1/2026

LEVEL 3

LEVEL 2

► LEVEL 1







AVAILABILITY

Suite 420

SIZE

2,813 sf

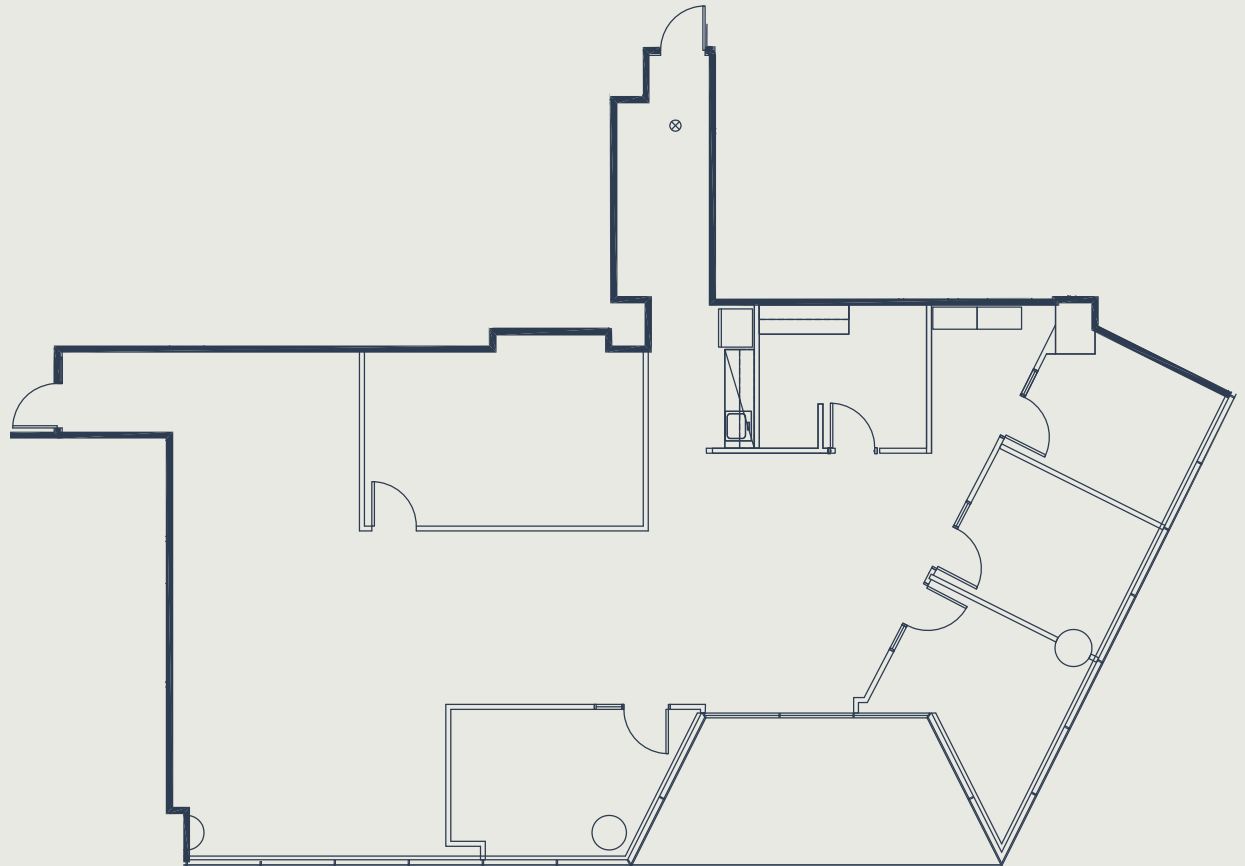
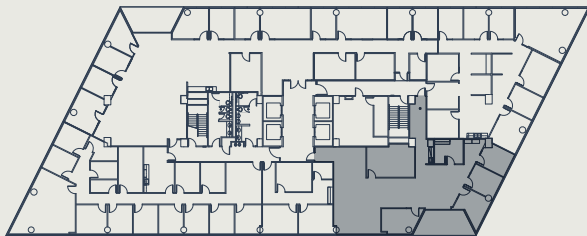
AVAILABILITY DATE

Available Now

LEVEL 5

► LEVEL 4

LEVEL 3







## AVAILABILITY

# Suite 510

## SIZE

# 4,757 sf

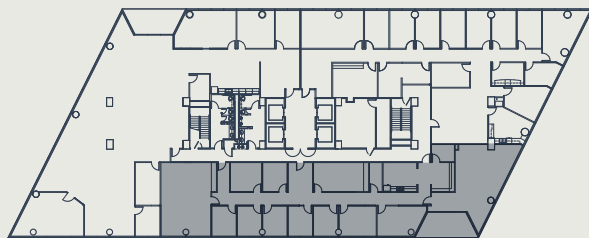
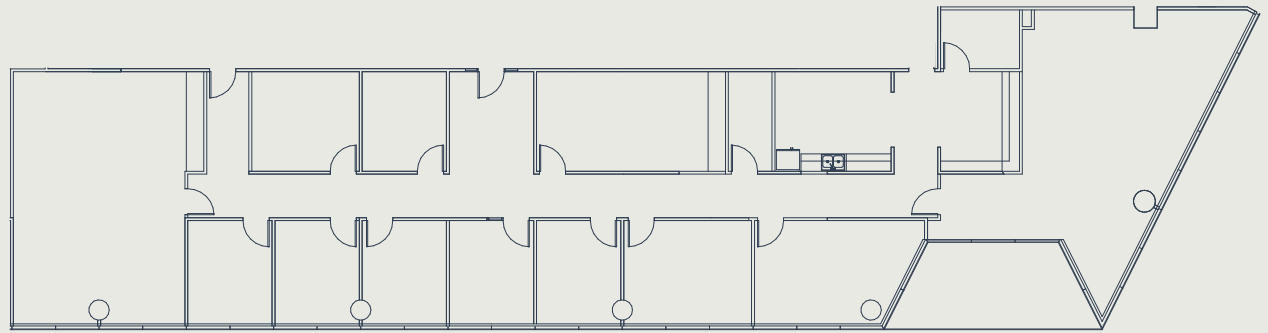
## AVAILABILITY DATE

# 2/1/2026

LEVEL 6

LEVEL 5

▶ LEVEL 4







AVAILABILITY

Suite 600

SIZE

16,400 sf

(ENTIRE 6TH FLOOR)

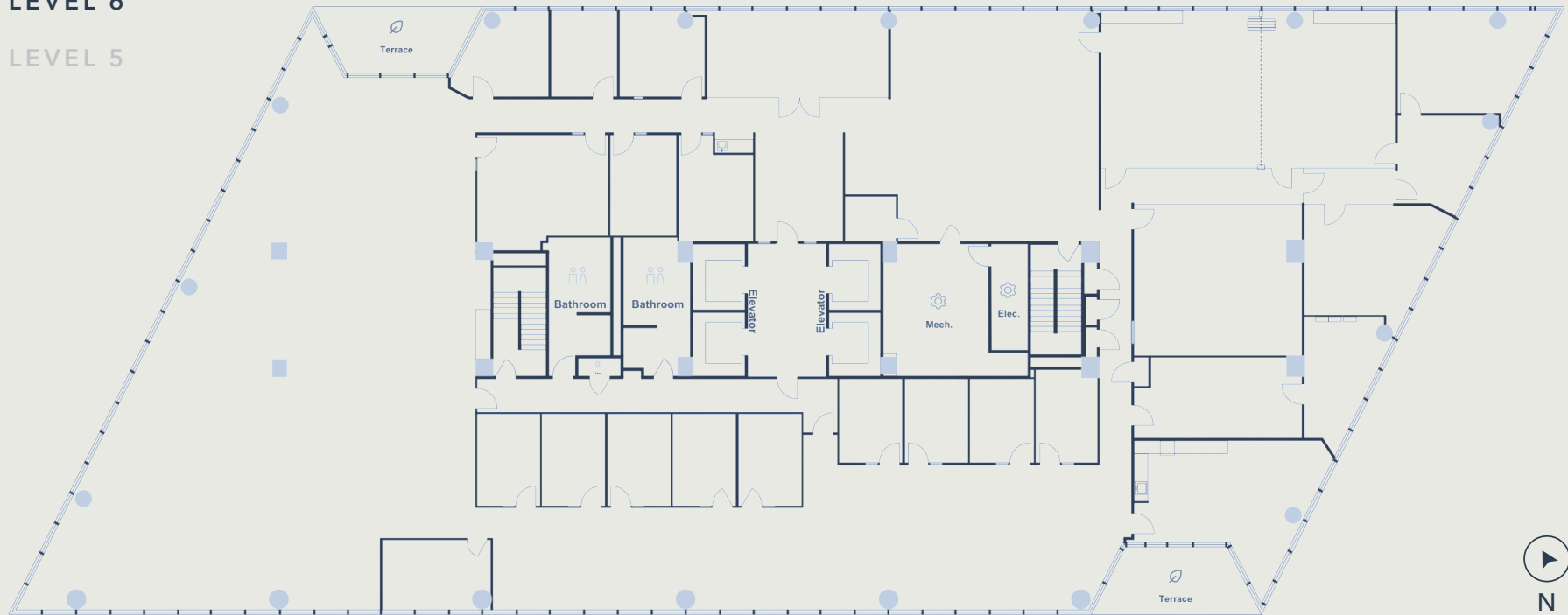
AVAILABILITY DATE

Available Now

LEVEL 7

► LEVEL 6

LEVEL 5







AVAILABILITY

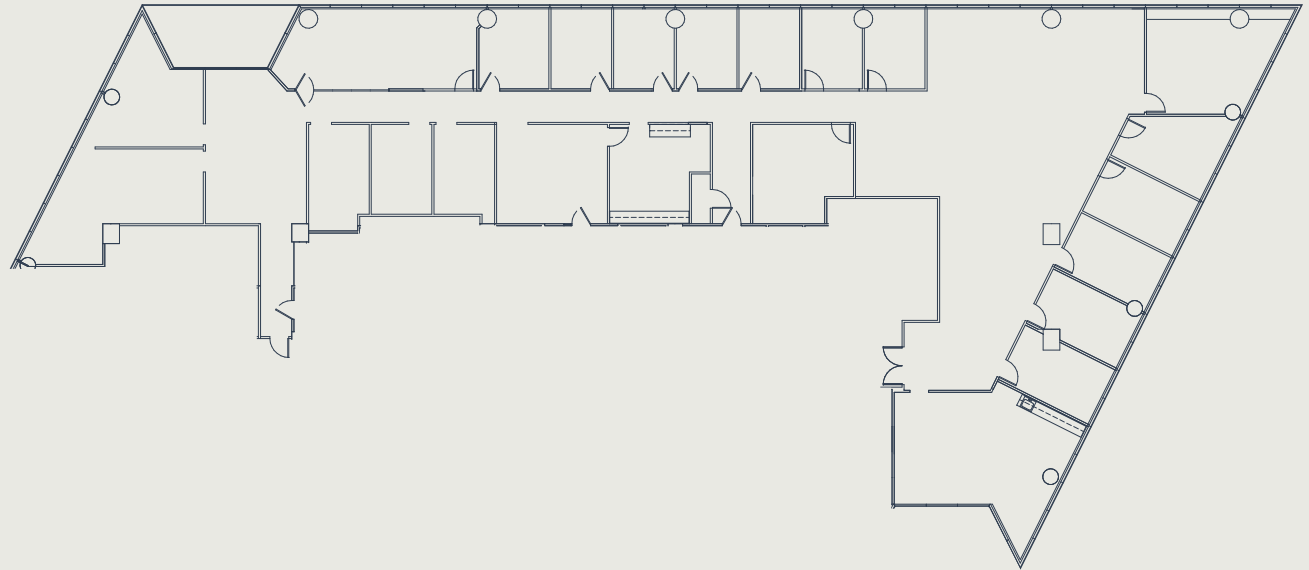
Suite 800

SIZE

9,670 sf

AVAILABILITY DATE

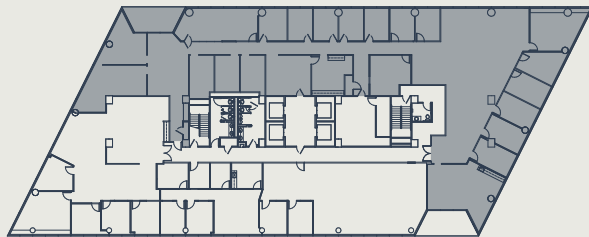
5/1/2026



► LEVEL 8

LEVEL 7

LEVEL 6





AVAILABILITY

Suite 810

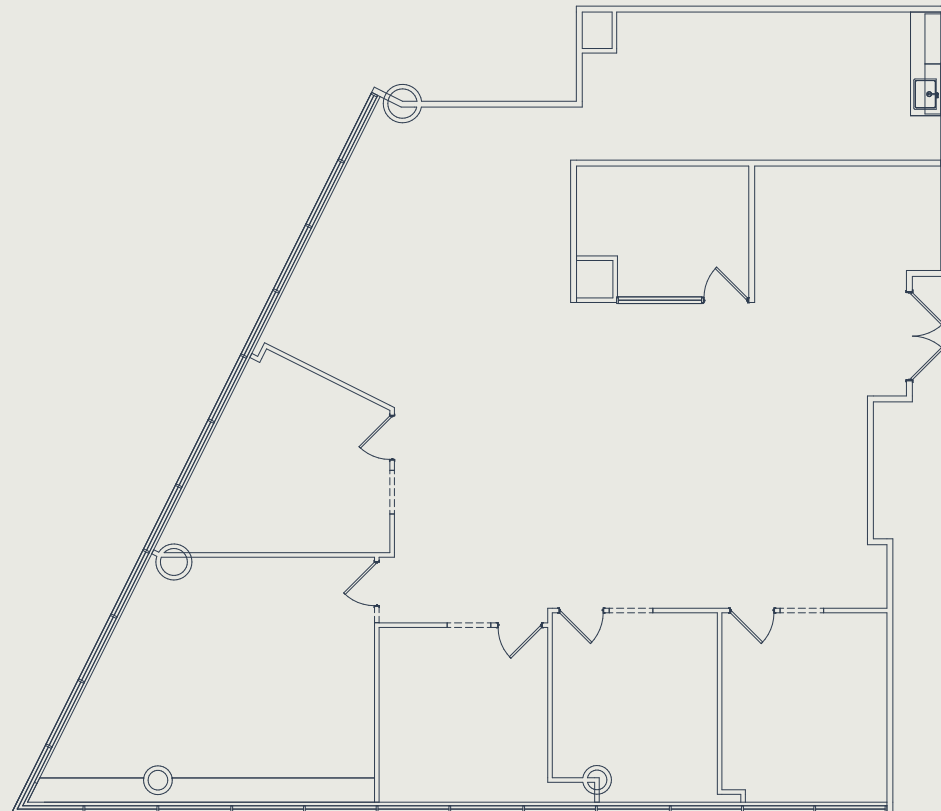
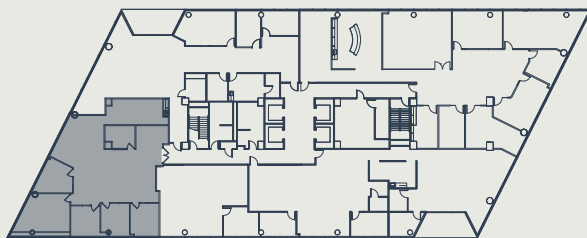
SIZE

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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