

Professionally Owned by



University Business Center

OFFICE FOR LEASE

3019 Alvin Devane Boulevard, Austin, TX 78741

University Business Center



Located in a prime Southeast Austin Opportunity Zone, this campus-style property offers flexible space for a range of uses in a park-like setting. With quick access to South Congress, South Lamar, and nearby dining and retail, it's an ideal location for businesses seeking flexibility, connectivity, and room to grow.

Building One - 23,088 RBA

[VIEW AVAILABILITIES](#)

Building Two - 20,694 RBA

[VIEW AVAILABILITIES](#)

Building Three - 23,568 RBA

[VIEW AVAILABILITIES](#)

Building Four - 24,456 RBA

[VIEW AVAILABILITIES](#)

Building Five - 23,047 RBA

100% Leased

University Business Center

BUILDING ONE

3.19:1,000 RSF Parking Ratio

Rate: \$14.00-\$16.00/SF
NNN (2026 est.): \$8:32/SF



Prime Location in
Southeast Austin
Opportunity Zone



Flexible Space for Office,
Lab, R&D, Manufacturing
& Warehousing



Quick Access to CBD, South
Congress & South Lamar
Shopping & Restaurants

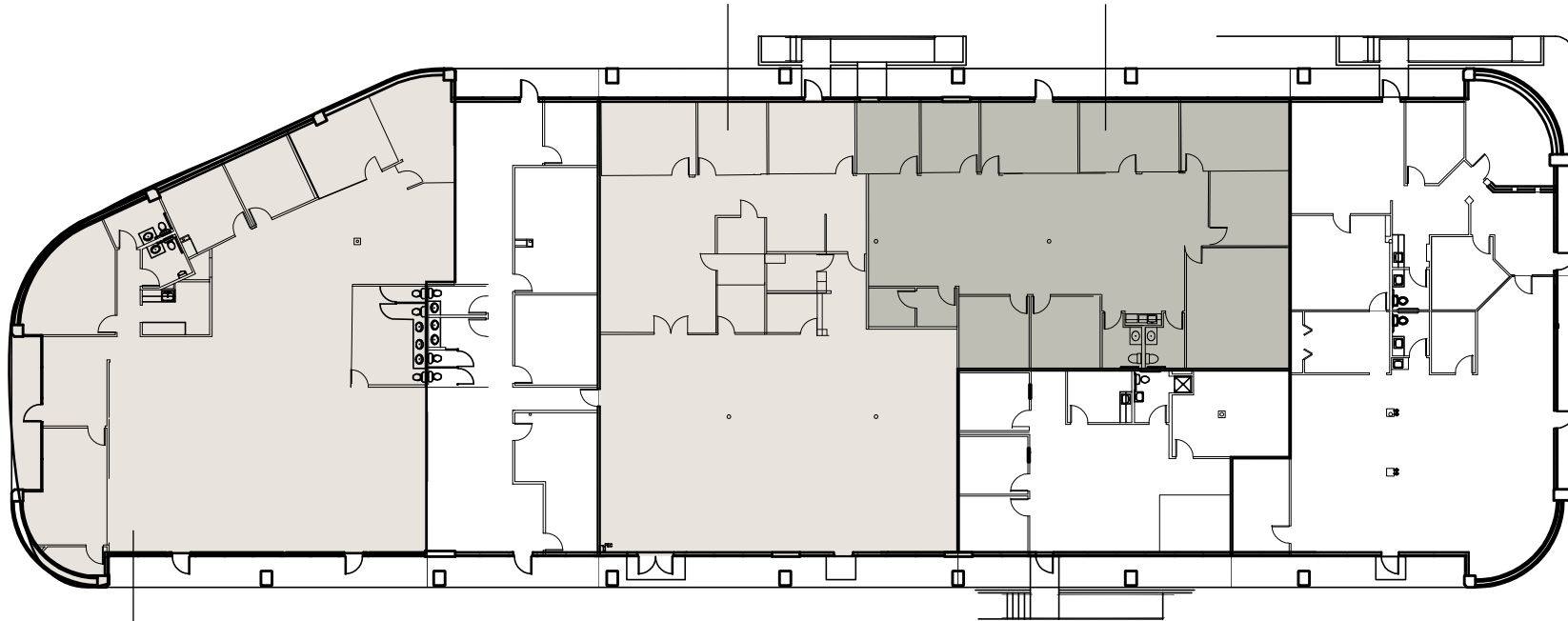


Park-Like Campus
with Convenient
Service Parking

*Contiguous up to 8,622 RSF

SUITE 115 - 4,676 SF
100% Office

SUITE 120 - 3,946 SF
100% Office



SUITE 100 - 5,469 SF
100% Office

University Business Center

BUILDING TWO

3.19:1,000 RSF Parking Ratio

Rate: \$14.00-\$16.00/SF
NNN (2026 est.): \$8:32/SF



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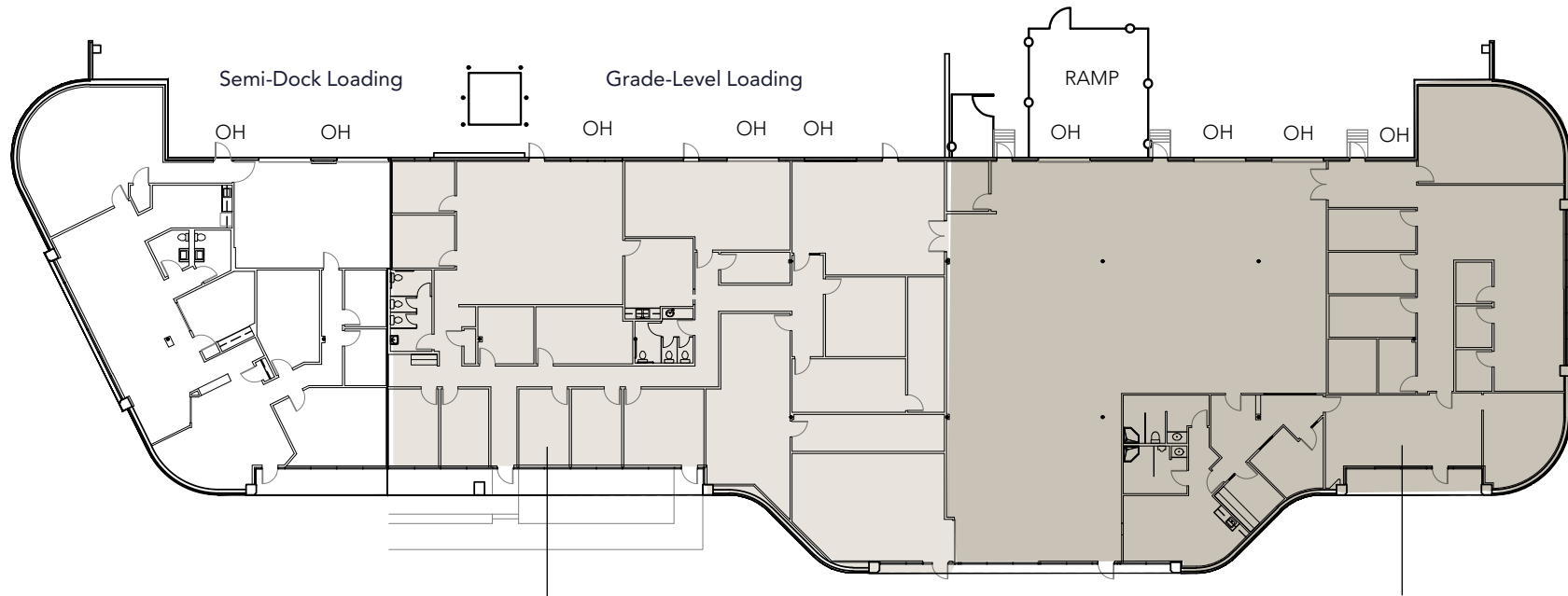
Flexible Space for Office,
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Quick Access to CBD, South
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Park-Like Campus
with Convenient
Service Parking



SUITE 210 - 7,420 SF
100% Office/Flex

*Contiguous up to 16,471 RSF

SUITE 220
9,051 RSF
50% Office/50% Warehouse
Semi-Dock Loading

University Business Center

BUILDING THREE

3.19:1,000 RSF Parking Ratio

Rate: \$14.00-\$16.00/SF
NNN (2026 est.): \$8:32/SF



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Opportunity Zone



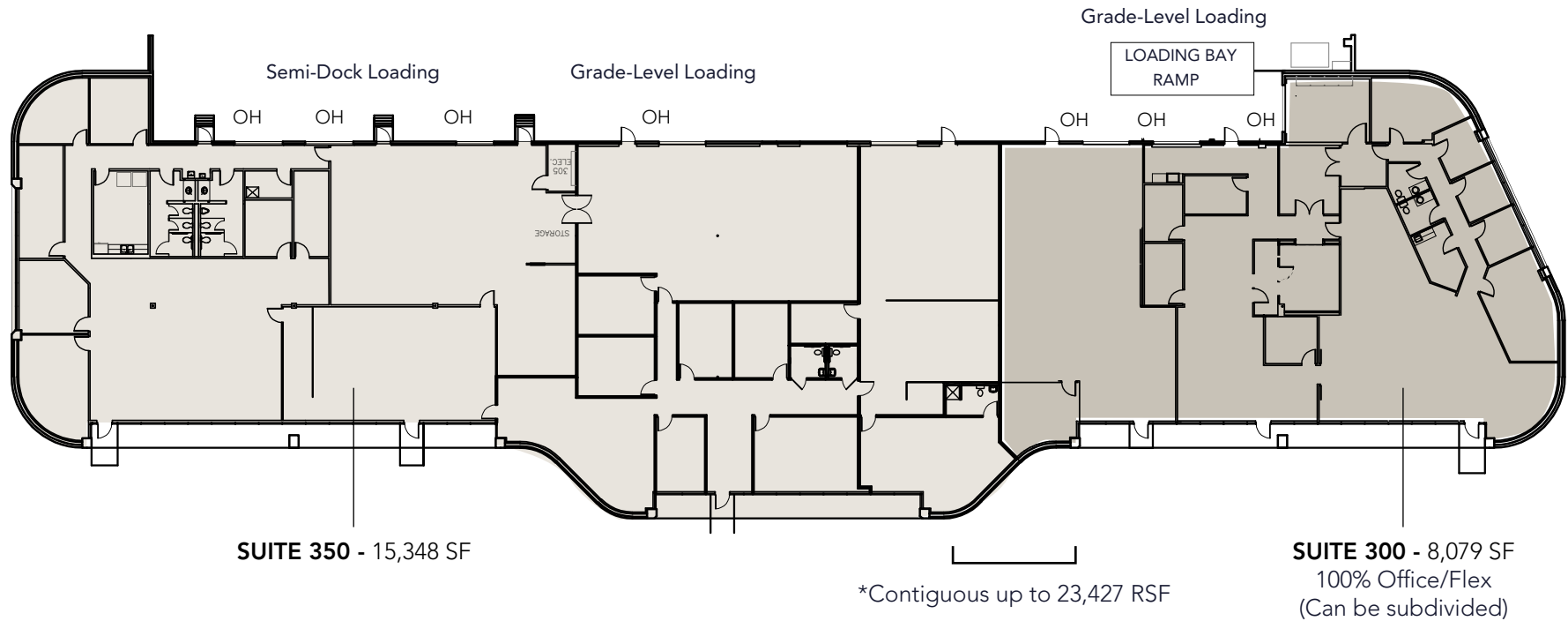
Flexible Space for Office,
Lab, R&D, Manufacturing
& Warehousing



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Park-Like Campus
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Service Parking



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BUILDING FOUR

3.19:1,000 RSF Parking Ratio

Rate: \$14.00-\$16.00/SF
NNN (2026 est.): \$8:32/SF



Prime Location in
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Opportunity Zone



Flexible Space for Office,
Lab, R&D, Manufacturing
& Warehousing



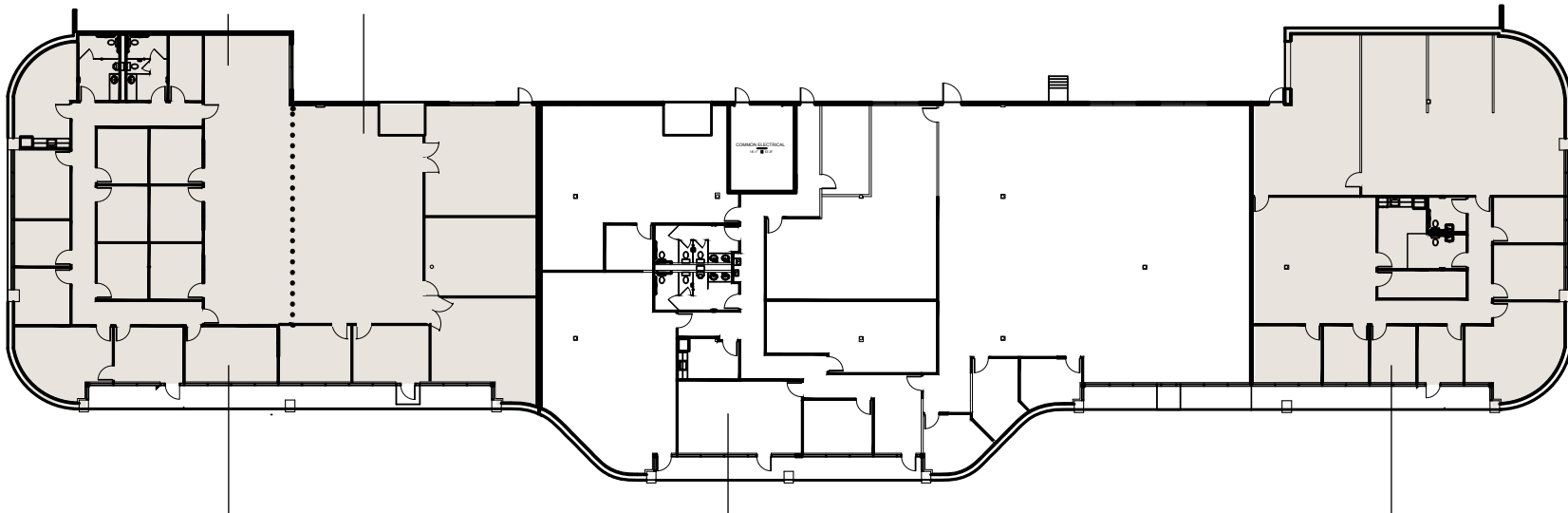
Quick Access to CBD, South
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Park-Like Campus
with Convenient
Service Parking

SUITE 400 Optional Configuration

Suite 400A Suite 400B
4,595 SF 3,580 SF



SUITE 400 - 8,174 SF
Vacant
100% Office/Flex
Available 01/01/26

SUITE 450 - 5,293 SF
Vacant
100% Office/Flex
Semi-Dock Loading



▲ SUITE 100 SPEC SUITE INCLUDES NEW FLOORING, PAINT, LIGHTS + CEILING TILES



University Business Center

NEARBY AMENITIES



Prime Location in
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Opportunity Zone



Flexible Space for Office,
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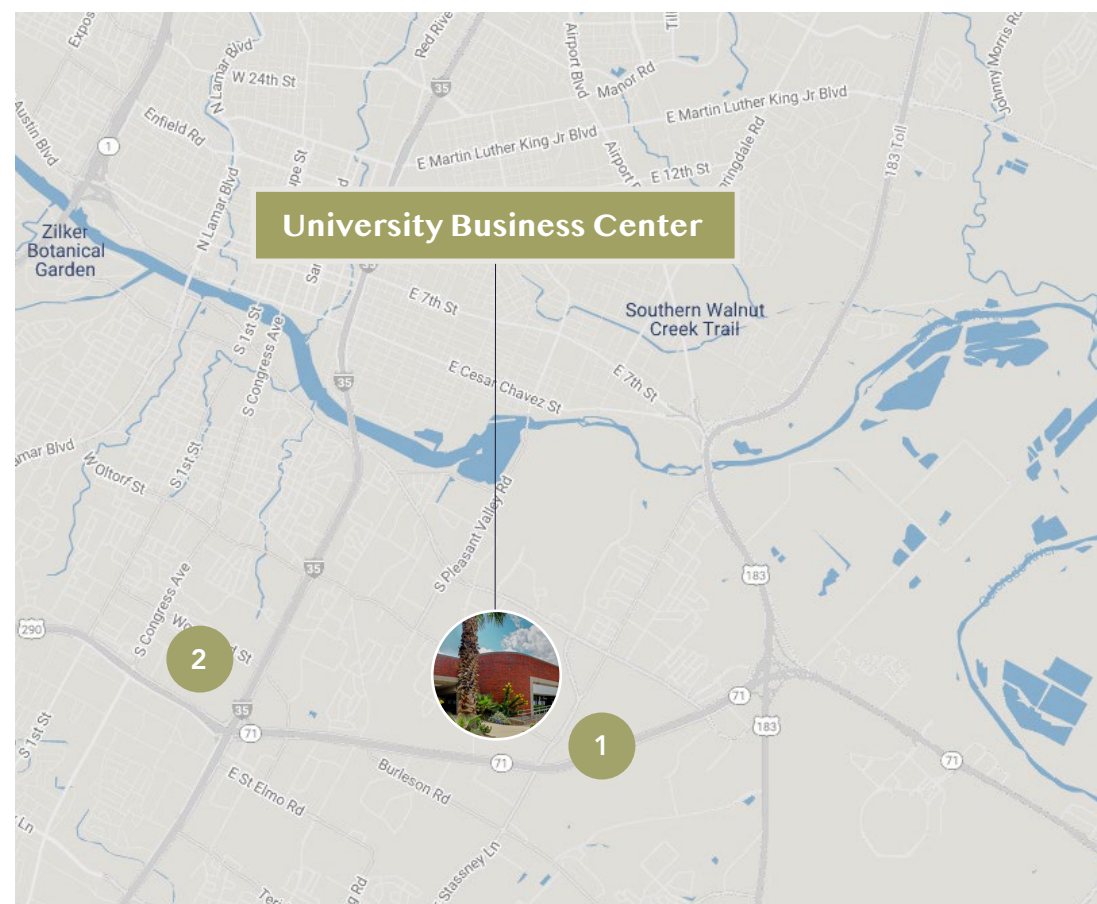
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Service Parking

1 E. BEN WHITE BLVD.

Catfish Parlour South
Pinhouse Brewing
Hideaway Kitchen & Bar
Independence Brewing Co
Meanwhile Brewing
Fierce Whiskers Distillery
Radio/EAST
Casa Morenos
Javi's Best of Tex Mex
Wells Fargo Bank
Residence Inn
Candlewood Suites
Holiday Inn
Hilton Garden Inn
Staybridge Suites
Tru by Hilton
Royal Palms
Super 8 by Wyndham
Hampton Inn

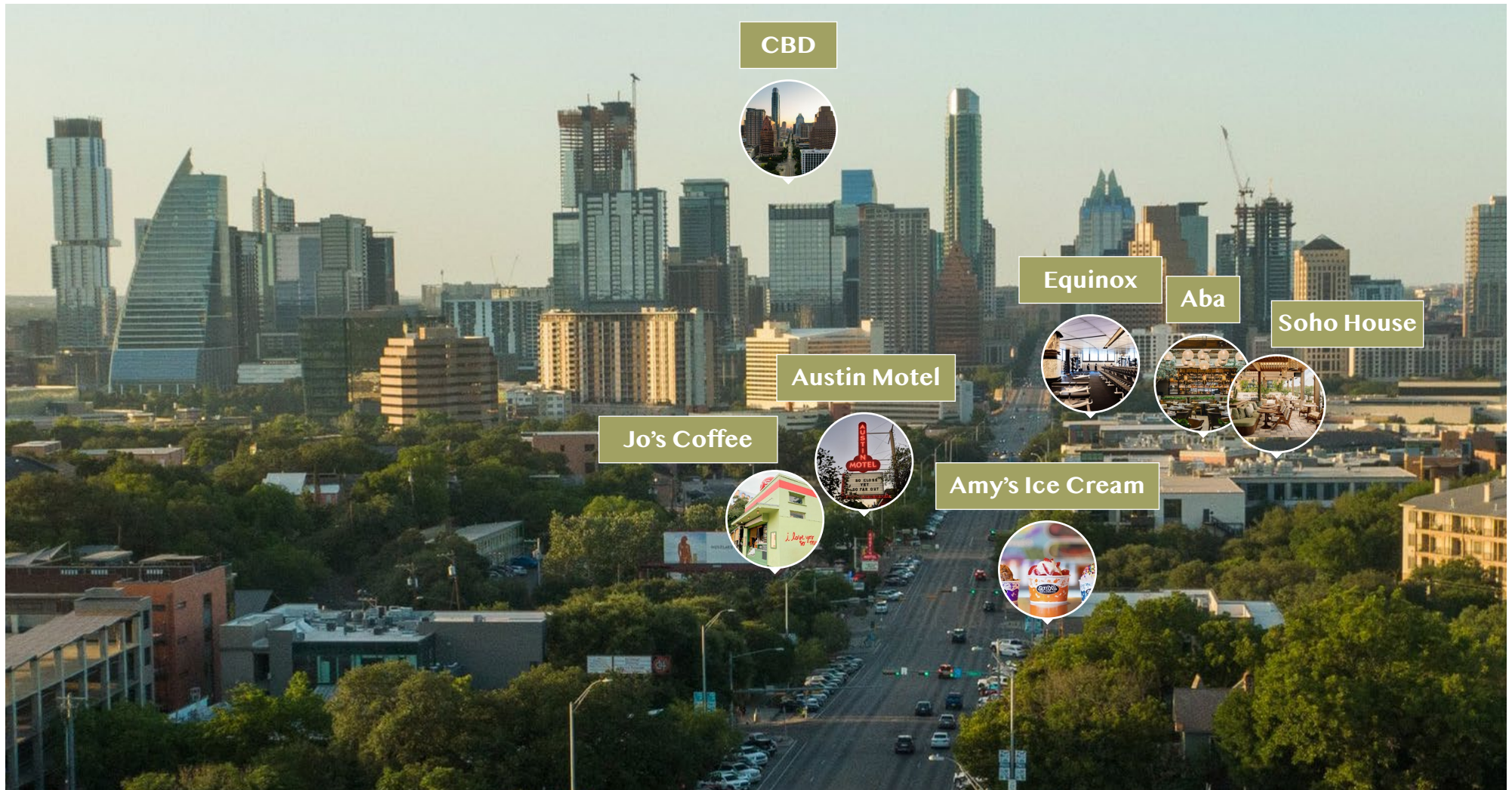
2 NW IH-35

St. Edward's University
The Austin Winery
St. Elmo Brewing Company
Nomadic Beerworks
Cosmic Pickle
P. Terry's Burger Stand
Poke Poke
Summer Moon Coffee
Donn's BBQ
Jersey Mike's Subs
Chick-Fil-A
Walmart Supercenter
The Home Depot



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NEARBY AMENITIES - Within a 10 Minute Drive



REACH OUT TO LEARN MORE

University Business Center

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