



# SUMMIT POINT

2512 S. IH-35, Austin, TX 78704

OFFICE SPACE - FOR LEASE







- **Whole Floor Available**
- Recent interior upgrades
- Enjoyable views
- Flexible floor plan options
- Ample open, surface-level parking
- Exterior Building Signage Available!
- Minutes to Downtown, Austin Airport, South Congress
- **Call Today to Schedule a Tour!**



## AREA RETAILERS



For more information please contact:

**Nick Tarantino, CCIM** [nick@tarantino.com](mailto:nick@tarantino.com)

**Chad Folts** [cfolts@tarantino.com](mailto:cfolts@tarantino.com)

502 East 11th St., Suite 400

Austin, Texas 78701

Tel (512) 302-4500

[www.tarantino.com](http://www.tarantino.com)



**AVAILABLE**

**1,381 - 5,260 SF**

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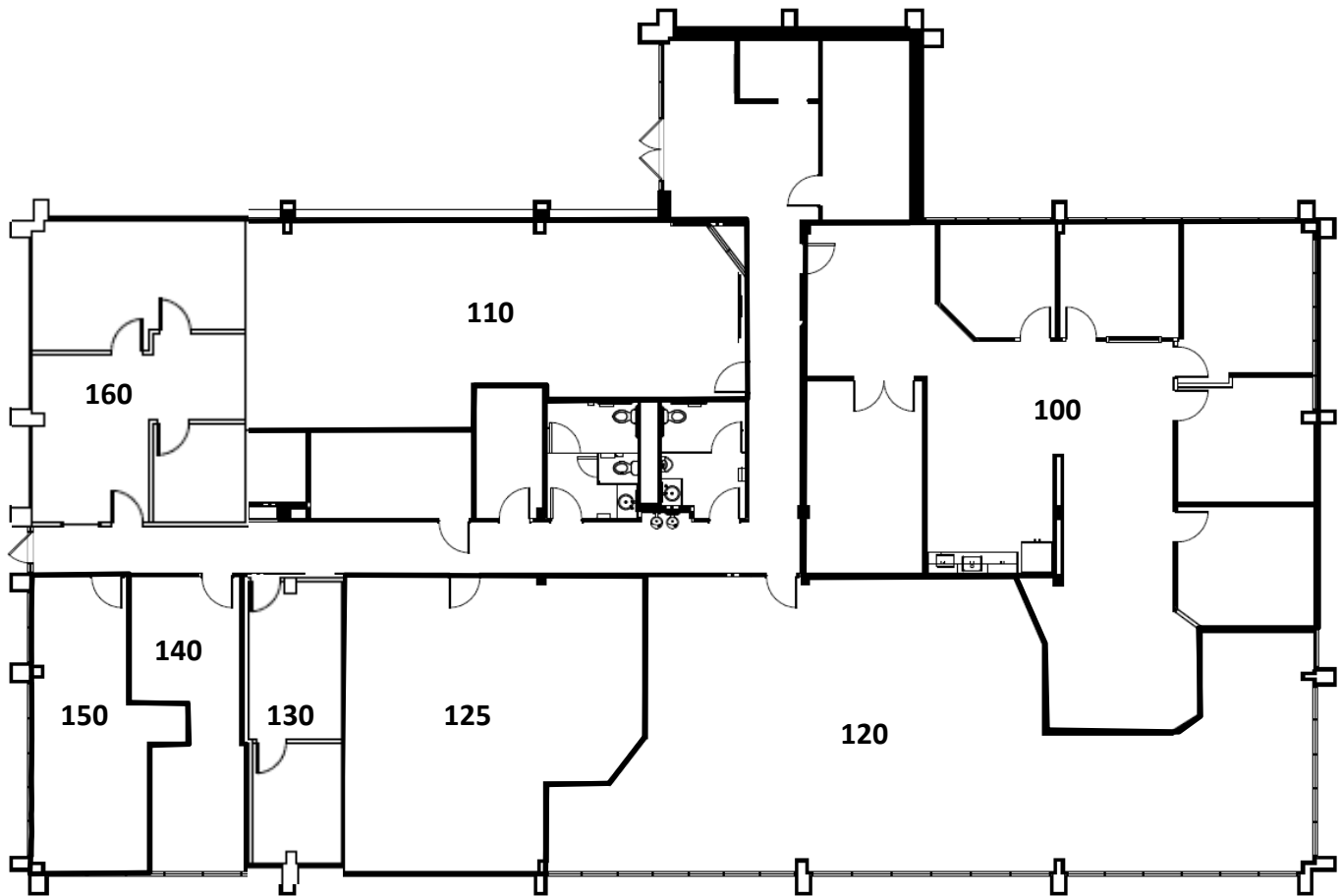
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# Floor Plan - 1st Floor

Summit Point



**AVAILABLE**

**FULLY OCCUPIED**

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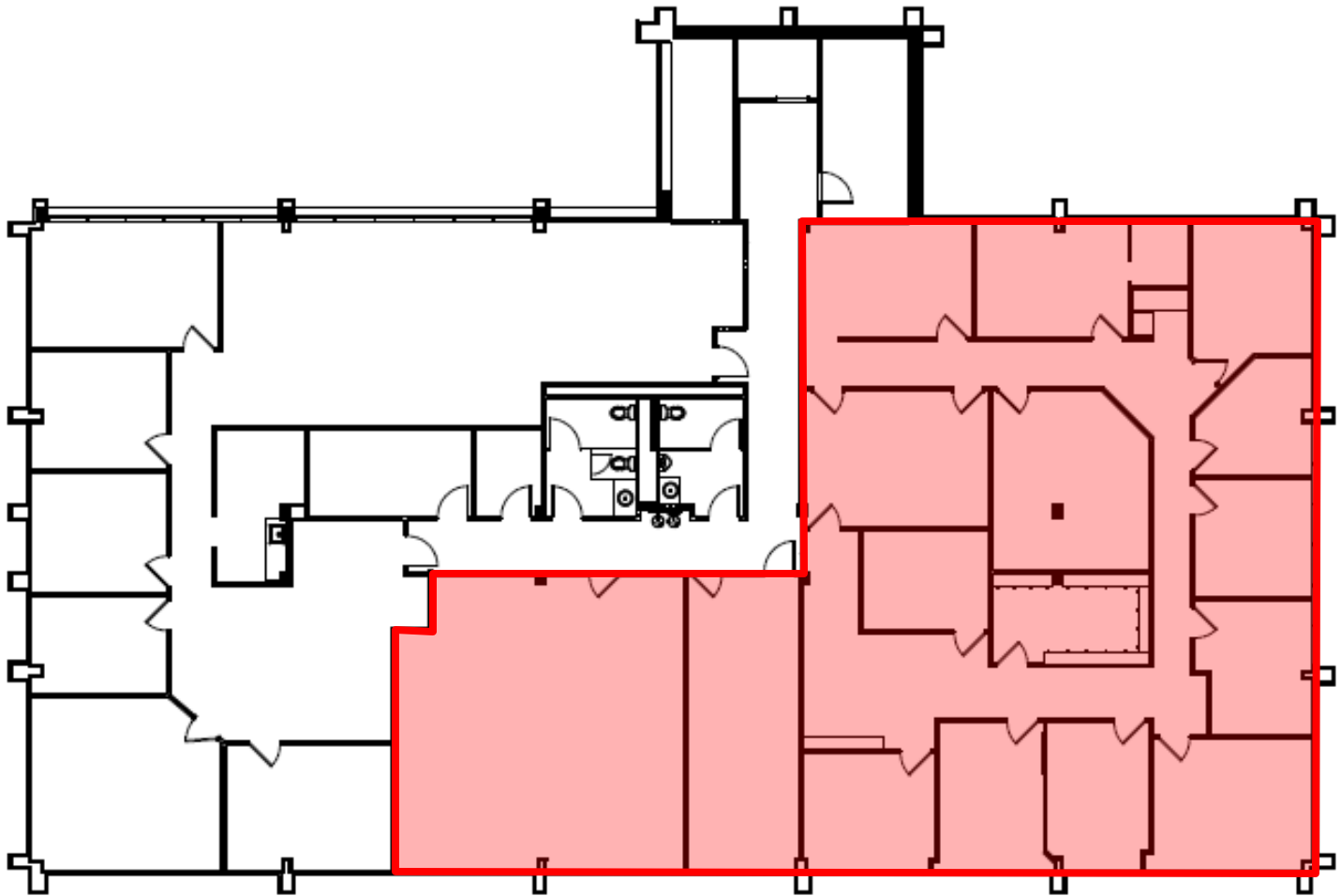
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**AVAILABLE**

**2nd Floor**

**5,260 SF**

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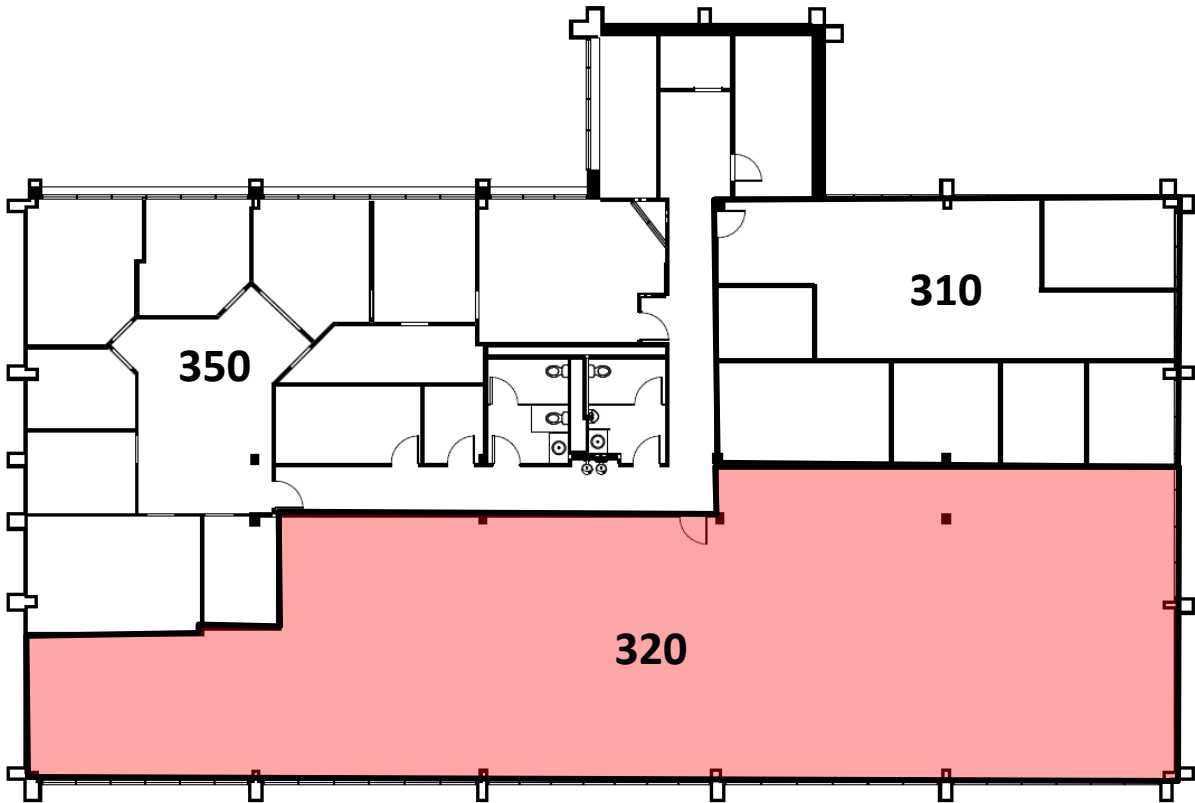
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| AVAILABILITY |          |
|--------------|----------|
| Suite 320    | 4,755 SF |

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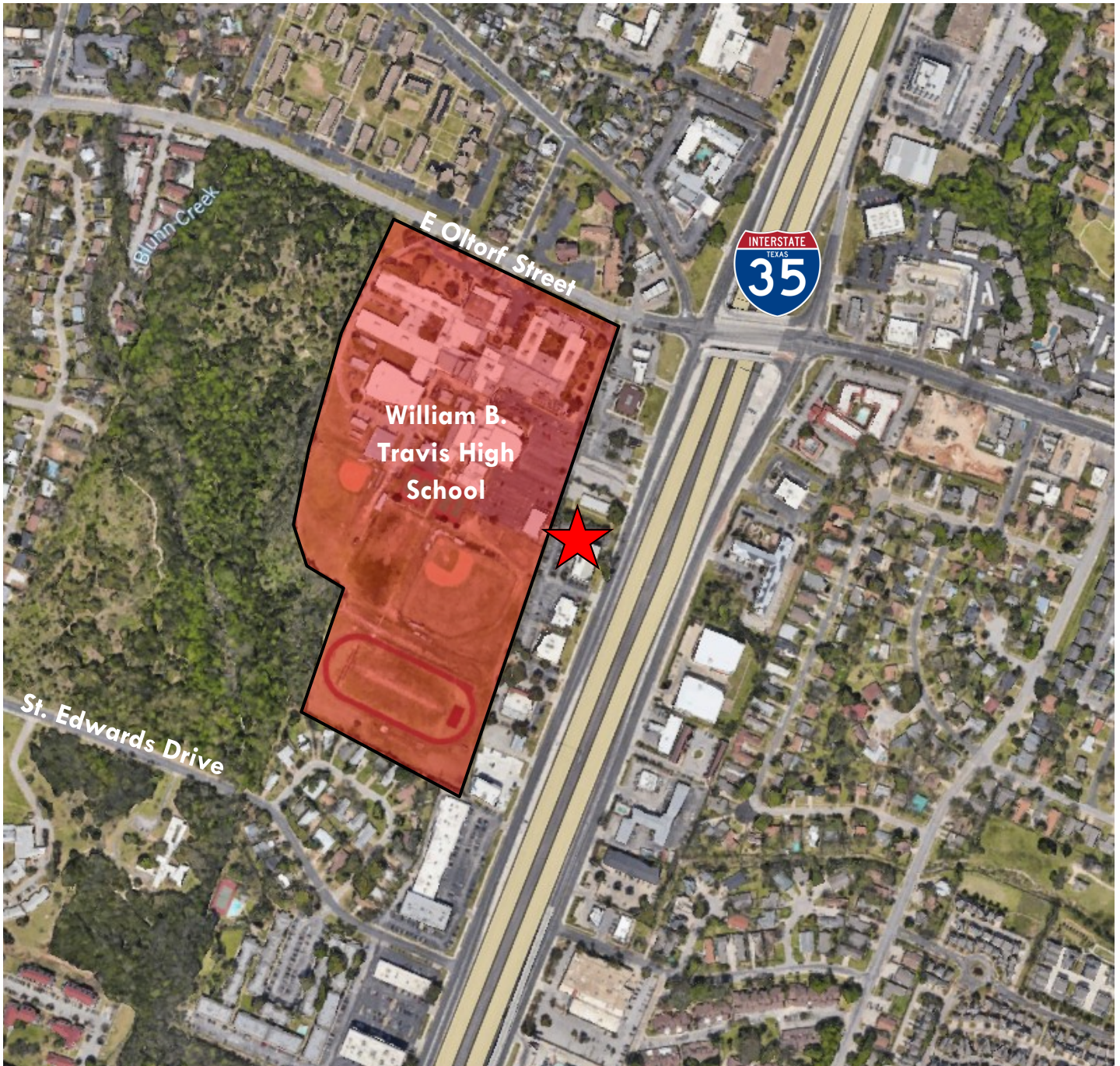
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| DEMOGRAPHICS (2024) |          |           |           |
|---------------------|----------|-----------|-----------|
| MILE(S)             | 1        | 3         | 5         |
| Total Population    | 25,118   | 172,770   | 352,998   |
| Total Households    | 11,840   | 83,596    | 158,328   |
| Average HH Income   | \$78,444 | \$105,604 | \$101,896 |
| Daytime Employment  | 8,138    | 157,535   | 277,705   |

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