



CUSHMAN &  
WAKEFIELD

| SACKMAN

AVAILABLE FOR LEASE

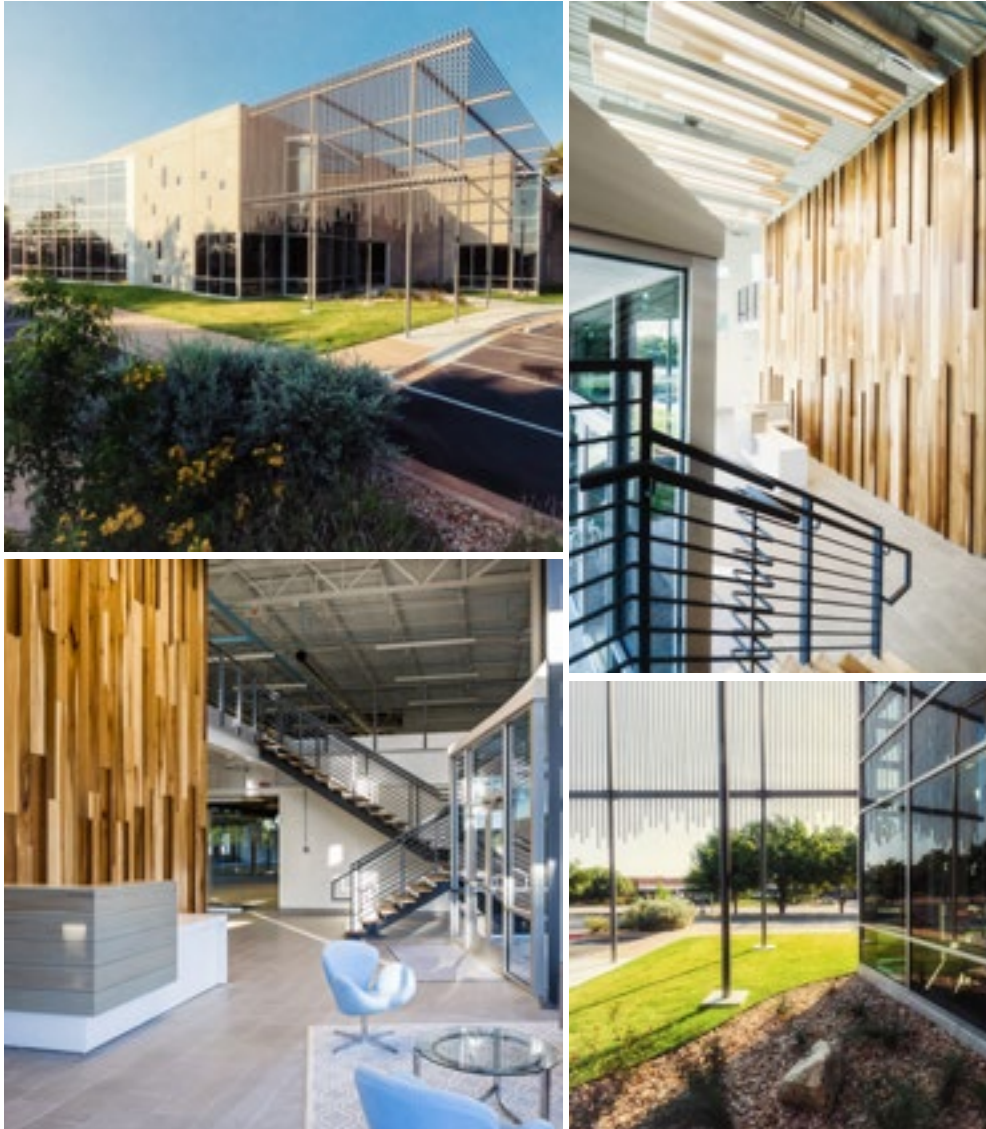
# 3100 ALVIN DEVANE

AUSTIN, TX 78741



# ALVIN DEVANE

(\*IMAGES ARE FOR VISUALIZATION ONLY. CURRENT VACANCY IMAGES ARE ON THE FOLLOWING PAGES.)



## FEATURES

**ADDRESS** 3100 Alvin Devane | Austin, TX 78741

**TOTAL SF** 70,388 SF

**SUBMARKET** Southeast Austin

**PARKING** 4:1,000 SF

**BUILDING TYPE** Creative Class Office

**OPEX** \$6.75+ E & J

**AVAILABILITY** Suite 100 - 4,463 SF \*\* \*\*\*

Suite 150 - 13,214 SF\* \*\*

Suite 200 - 20,141 SF \*\*\*

Suite 250 - 9,840 SF

*\*Suite 150 is Available 2.1.25*

*\*\* Suites 100 & 150 are contiguous up to 17,667 SF*

*\*\*\*Suites 100 & 200 are contiguous up to 24,604 SF*

## AMENITIES

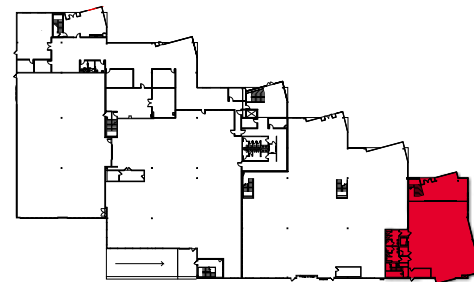
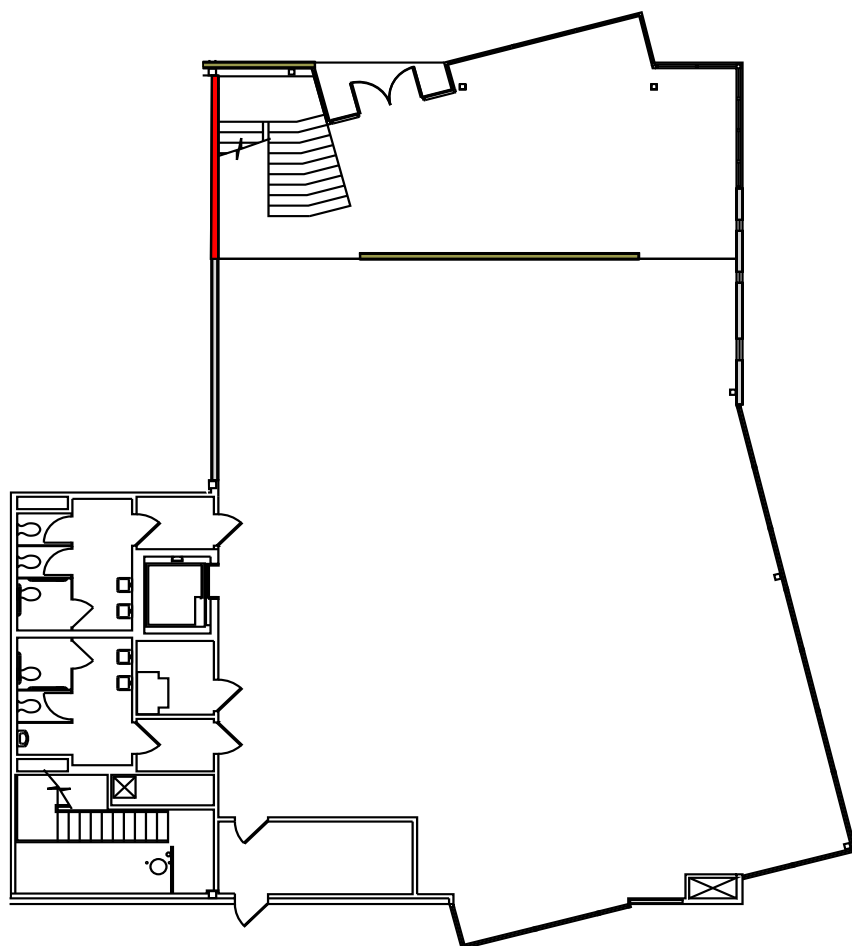
- Multi-million dollar renovation
- New energy efficient exterior windows throughout
- New HVAC system
- New roof and exterior entrances
- New exterior building signage available
- Monument signage available
- Conveniently located between ABIA & downtown Austin
- Custom steel trellis at main entrance
- Excellent visibility from Highway 71 with exterior signage available
- 5 minutes to South Congress Avenue & East Austin amenities in the urban corridor
- Flexible design can accommodate many uses:
  - 100% creative office
  - Lab uses
  - Showroom
  - Heavy power in place
  - Conditioned warehouse/showroom
  - Direct access to Suite
  - Exposed ceilings

# ALVIN DEVANE

## SUITE 100 - 4,463 SF

CONTIGUOUS WITH SUITE 200 UP TO 24,604 SF

CONTIGUOUS WITH SUITE 150 UP TO 17,667 SF

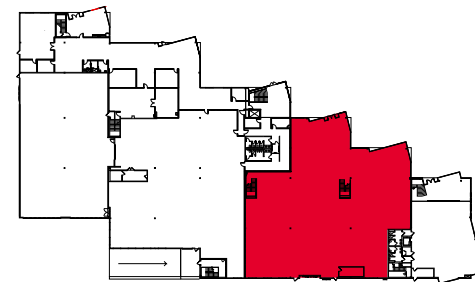
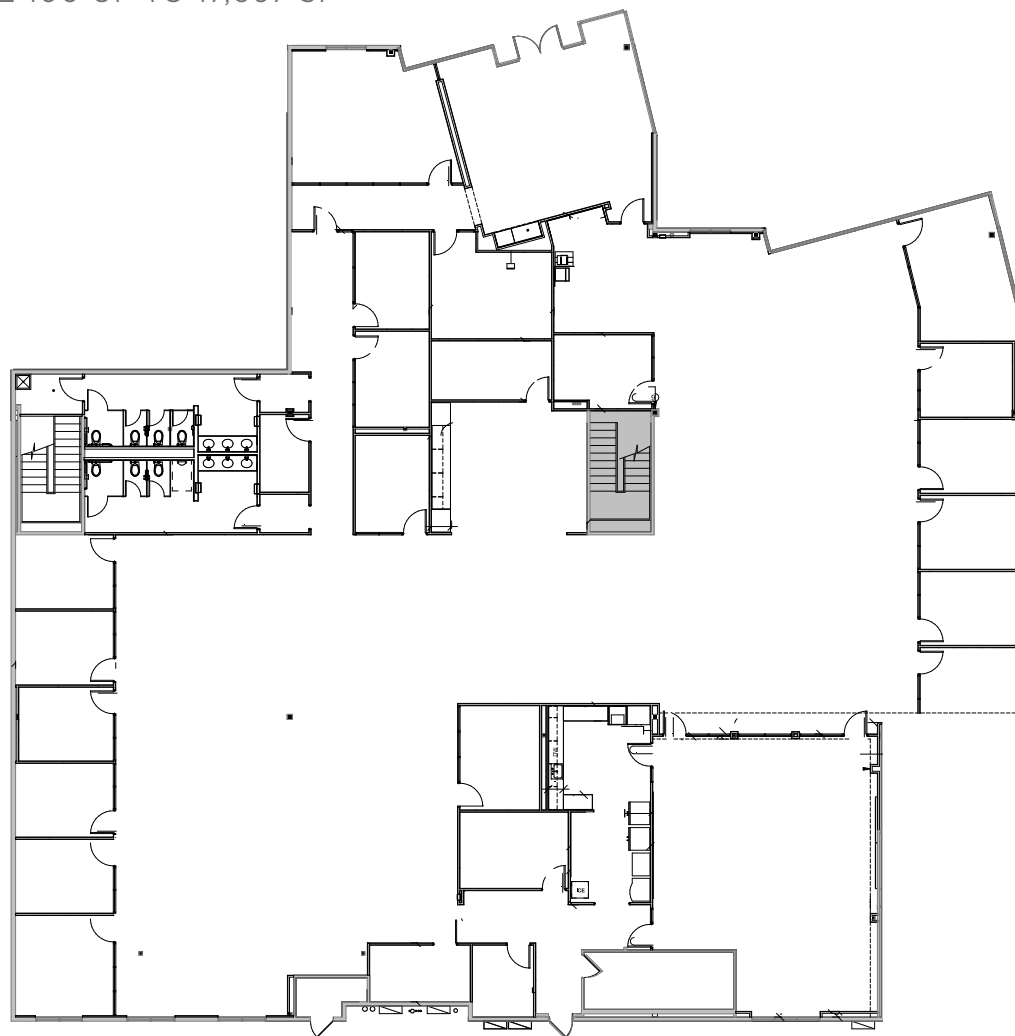


# ALVIN DEVANE

SUITE 150 - 13,216 SF

AVAILABLE 2.1.2025

CONTIGUOUS WITH SUITE 100 UP TO 17,667 SF





# ALVIN DEVANE

2ND FLOOR - 9,840 SF



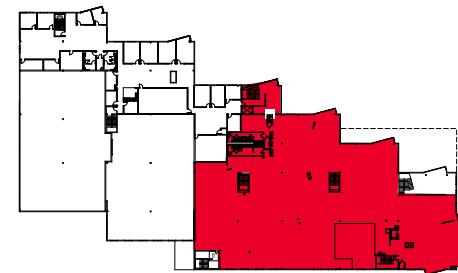
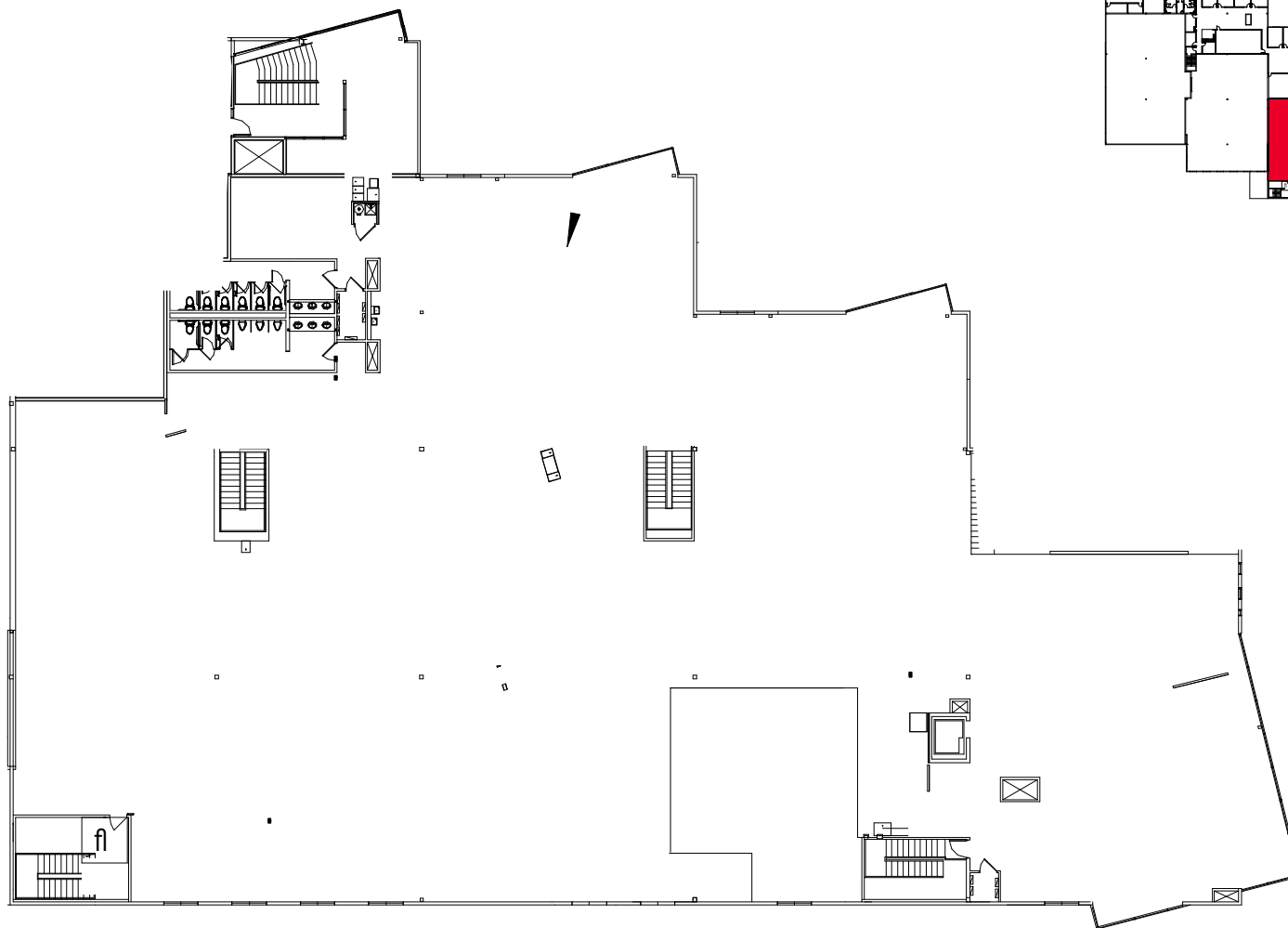
VIRTUAL TOUR



# ALVIN DEVANE

SUITE 200 - 20,141 SF

CONTIGUOUS WITH SUITE 100 UP TO 24,604 SF



# ALVIN DEVANE

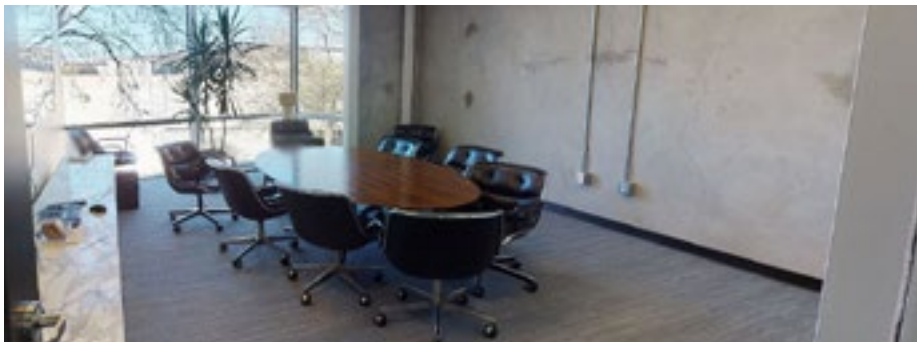
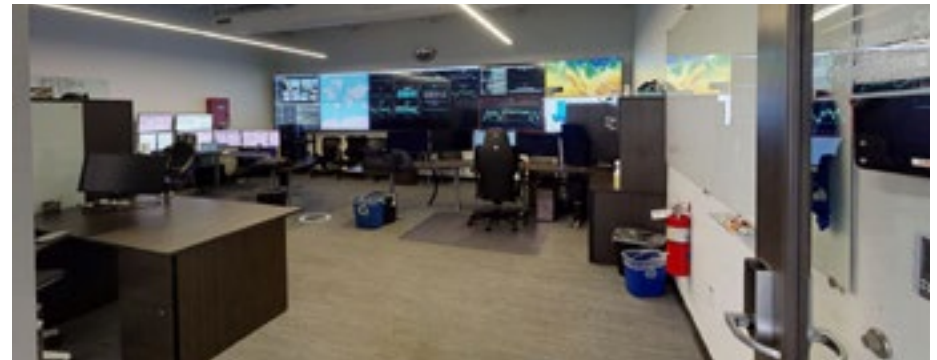
## 1ST FLOOR PHOTOS





# ALVIN DEVANE

## 2ND FLOOR PHOTOS





# ALVIN DEVANE

## LOCATION



The building is situated in Southeast Austin on Alvin Devane Boulevard, in between East Oltorf Road and Ben White Boulevard.

3100 Alvin Devane offers exceptional connectivity throughout Austin by way of Hwy 71, US-183, IH-35, & the SH-130 Tollway with mass transit options in close proximity.

The easily accessible location is in close proximity to downtown Austin (3 miles) & the Austin-Bergstrom International Airport (ABIA) (2 miles).

# ALVIN DEVANE

## LOCATION



### AREA 1

#### SHOP

GameFellas  
Lowe's home Improvement  
Music Lab  
Regal Cinemas Metropolitan  
RiverCity Sportswear  
Sprint  
Supercuts  
VIP Nails & Spa

#### EAT

Bill Miller Bar-B-Q  
Casa Brasil  
Casa Maria  
Chili's  
Chipotle Mexican Grill  
Fiesta Mart  
Hill's Cafe  
Jimmy John's  
Krispy Kreme Austin  
Logan's Roadhouse  
Mariana's Kitchen  
Restaurant Taqueria Chapala  
San Juanita Tacos  
Steak House Austin  
Tekila's Mexican Food  
Texas Land & Cattle  
Third Coast Coffee  
Twin Peaks South Austin  
Umi Sushi Bar & Grill  
Villa Mexico  
Warehouse Saloon & Billiards

#### STAY

Candlewood Suites Austin  
Days Inn Austin South  
La Quinta Inn Austin South

### AREA 2

#### SHOP

Cricket Wireless  
Fedex Office  
Gamestop  
Great Nails  
Habana House Cigars

Simply Austin Furniture  
Smartstyle Family Hair Salon  
The Home Depot- SE Austin  
T-Mobile Austin  
Walmart

#### EAT

Amy's Ice Creams  
Bird's Nest Bakery  
Cabo Bob's Burritos  
Chick-Fil-A  
El Borrego de Oro  
Hea Cafe  
La Moreliana Meat Market  
McDonald's  
Me, Myself and Pie  
Opal Divine's  
Starbucks  
Stompin' Grounds Lounge  
Subway  
Summermoon Coffee Bar  
Torchy's Tacos

#### STAY

Belair Motel  
Casulo Hotel  
Howard Johnson Inn  
La Quinta Inn  
Motel 6  
Village Motor Inn  
Wyndham Garden Hotel

### AREA 3

#### SHOP

Clothesmax  
Dollar Tree  
Four Hands Home  
Home Trends & Design  
Mike's Formal Wear  
World Interiors

#### EAT

Asia Chinese and Japanese  
Midnight Rodeo  
Onion Creek Grill Restaurant  
Saigon Kitchen  
Subway  
The Bistro

The Limestone Kitchen  
Restaurant & Lounge  
Yumi Ice Cream

#### STAY

Austin Marriott South  
Baymont Inn & Suites  
Comfort Suites South  
Courtyard Austin South  
Fairfield Inn & Suites Austin  
Hampton Inn Austin  
Homewood Suites by Hilton  
Omni Hotels Austin Southpark  
Residence Inn Austin South  
Springhill Suites Austin South

#### MISC

Austin Rock Gym

### AREA 4

#### SHOP

AbsolutelyAustin.com  
Ace Contractors Supply  
Austin Boat Wraps  
Gameday Boots  
Goodwill  
McCoy's Building Supply  
Outhouse Designs

#### EAT

Bella Donna Subs  
Casa Moreno's  
Catfish Parlour  
Don Juan's Mexican Restaurant  
El Meson Taqueria  
Jack in the Box  
Java Noodles  
McDonald's  
Patsy's Cafe  
Vic's BBQ

#### STAY

Holiday Inn  
Super 8 Austin

#### MISC

Creative Creation Catering  
US Post Office





**SACKMAN**  
ENTERPRISES

**For more information, please contact:**

**MATT FRIZZELL**

matt.frizzell@cushwake.com  
+1 512 814 3404

**KEVIN GRANGER**

kevin.granger@cushwake.com  
+1 512 814 3403

405 Colorado St  
Suite 2300  
Austin, TX 78701  
+1 512 474 2400  
cushmanwakefield.com

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