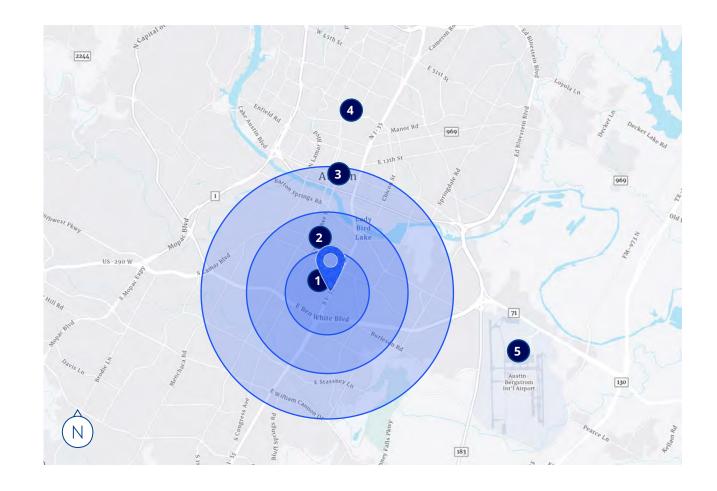


The Property

Highlights

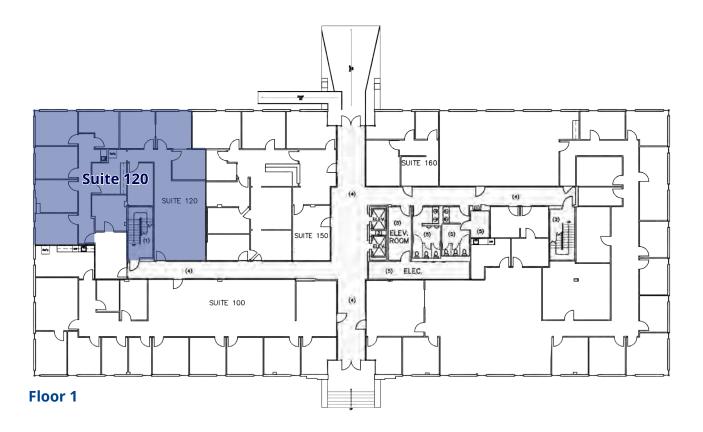
- 4-story office building located in Travis Heights just minutes from Downtown Austin, St.
 Edwards University and the Austin Airport
- The building is on the west side of IH-35, just south of Oltorf at 3000 S IH-35, with excellent highway access
- The neighborhood is one of the older Austin neighborhoods and one of the more exclusive and affluent areas of south Austin
- Conveniently located near the trendy shopping and dining districts of South Congress Ave - an amenity rich area with food, retail and entertainment options
- Interior and exterior renovations complete

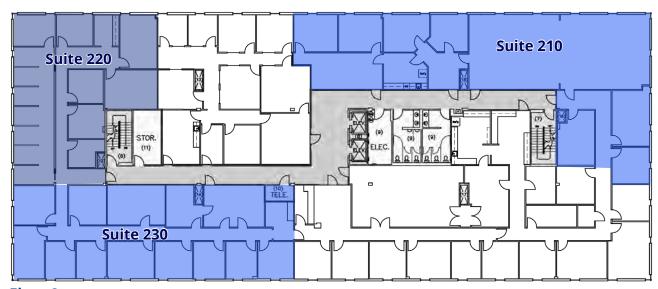
	Point of Interest	Drive Time	Distance
1	St. Edwards University	2 min	0.2 mi
2	South Congress	6 min	1.5 mi
3	Downtown Austin	10 min	3 mi
4	The University of Texas	12 min	5.3 mi
5	Austin Bergstrom Intl Airport	15 min	6.6 mi



Floor Plans & Availability

Suite	Size (SF)	Date Available
120	2,613 SF	Now
210	3,953 SF	Now
220*	2,382 SF	Now
230*	3,012 SF	Now



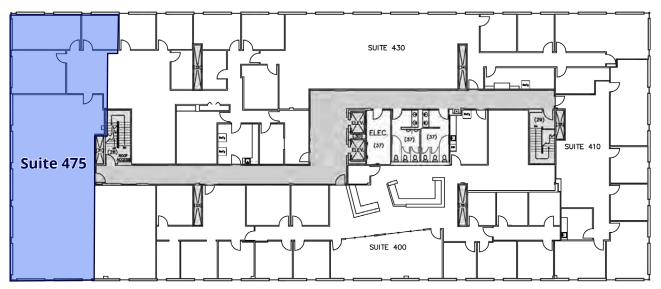


Floor 2

^{*}Suites are contiguous for 5,394 SF

Floor Plans & Availability

Suite	Size (SF)	Date Available
475*	2,761 SF	Now



Floor 4

^{*}Downtown views, recently renovated, modern space.



Building Amenities

- Renovated in 2019
- Bus Line
- Property Manager on Site
- Building Break Room on 4th Floor
- Building Conference Room on 4th Floor
- Signage Available
- Direct IH 35 Access
- Downtown Views



Available Space Space





Base Rate (NNN)



Building Conference Room & Break Room





Mission Plaza

Area Amenities



Restaurants & Bars

- 1. Thundercloud Subs
- 2. Freebirds
- 3. Bennu Coffee
- 4. The Buzz Mill
- 5. Baby A's
- 6. The Jackalope
- 7. Taco Joint
- 8. Aba
- 9. Prim and Proper
- 10. Home Slice Pizza
- 11. Perla's
- 12. Hopdoddy Burger Bar
- 13. June's
- 14. Torchy's Tacos
- 15. Magnolia Cafe
- 16. The Meteor Cafe



Retail

- 17. Royal Blue
- 18. Whole Foods
- 19. Target



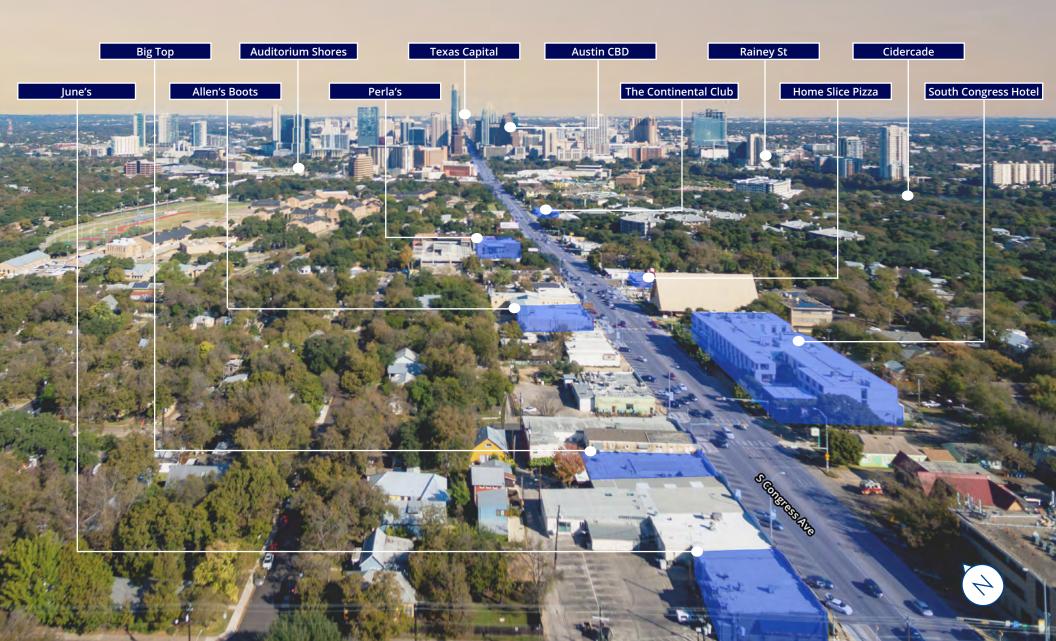
Entertainment

- 20. Come and Take it Live
- 21. The Continental Club
- 22. Cidarcade
- 23. Auditorium Shores
- 24. ACL Live
- 25. Austin Convention Center
- 26. Whip-in
- 27. Historic Scoot Inn
- 28. East Austin Comedy Club
- 29. Orange Theory Fitness



Train

South Congress





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