



FOR LEASE

# Southgate

2101 S I-35, Austin, TX 78741

Newly Renovated Lobby!



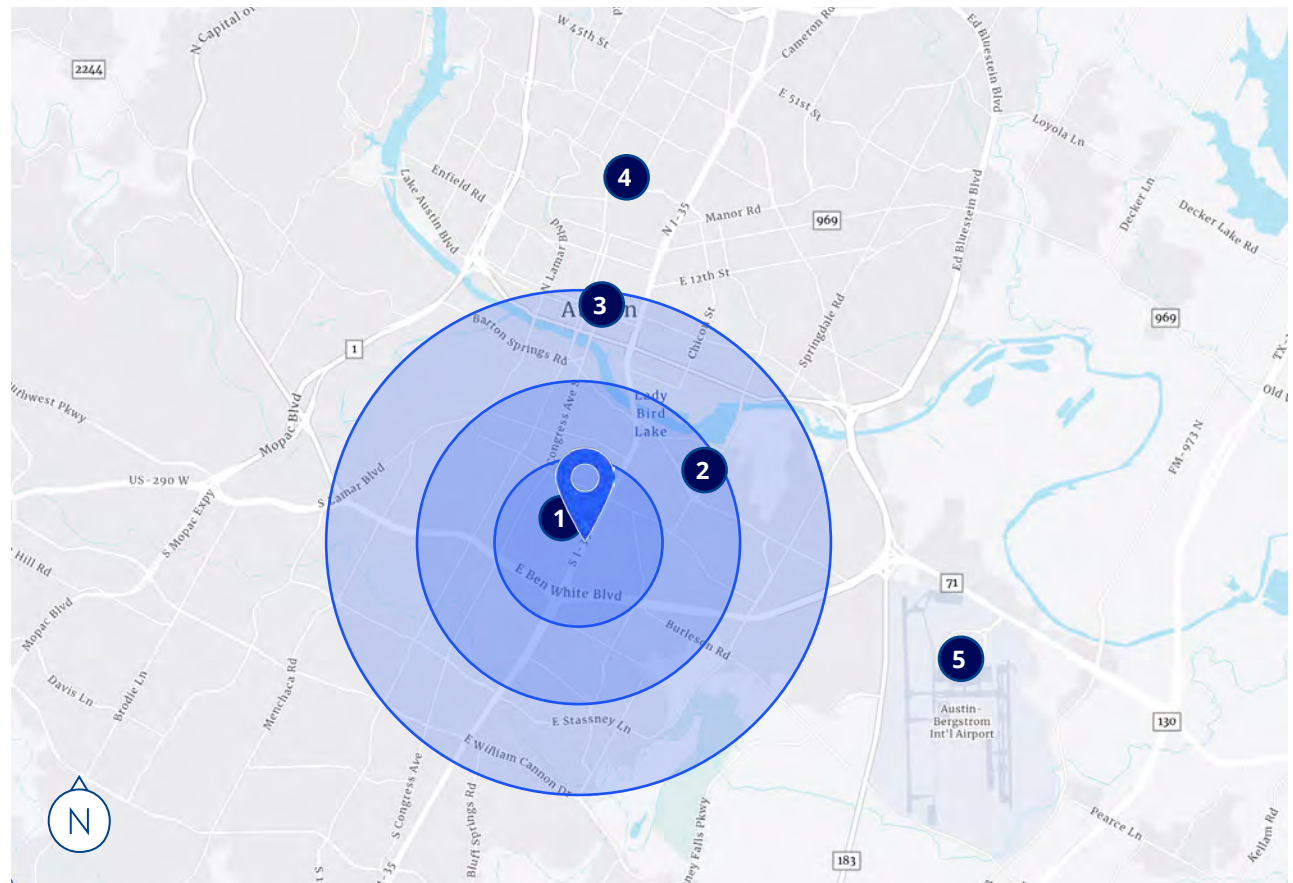


# The Property

## Highlights

- 5-story office building located in Riverside just minutes from Downtown Austin, The University of Texas, and the Austin Airport
- The building is on the east side of IH-35, just north of East Oltorf at 2101 S IH-35, with excellent highway access
- Conveniently located near the trendy shopping and dining districts of South Congress Ave - an amenity rich area with food, retail and entertainment options
- Recently renovated lobby

	Point of Interest	Drive Time	Distance
1	South Congress	3 min	1 mi
2	Oracle Campus	6 min	2 mi
3	Downtown Austin	8 min	2.5 mi
4	The University of Texas	15 min	4.3 mi
5	Austin Bergstrom Intl Airport	15 min	7.9 mi







# Campus Layout





# 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

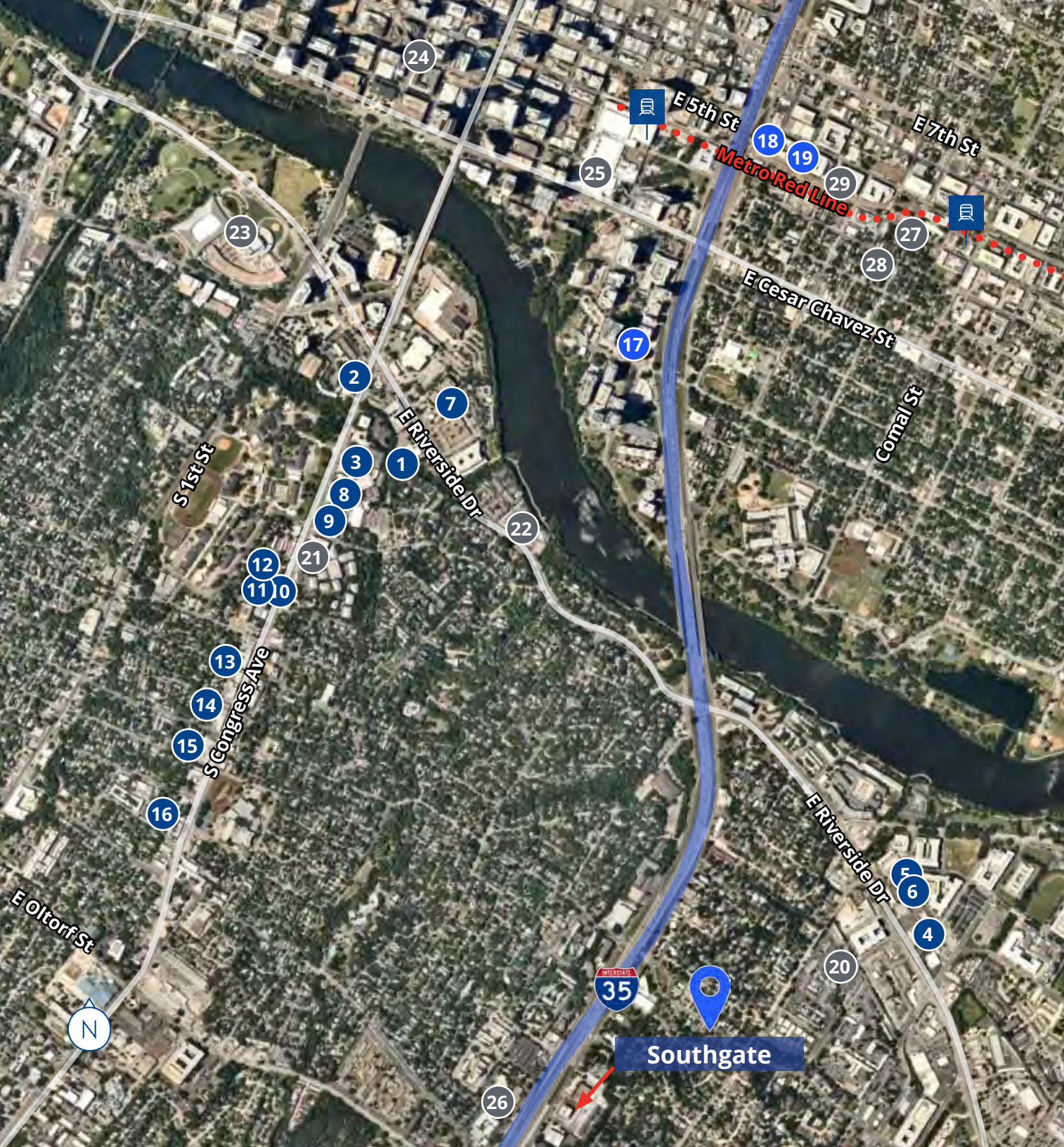
## Retail

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





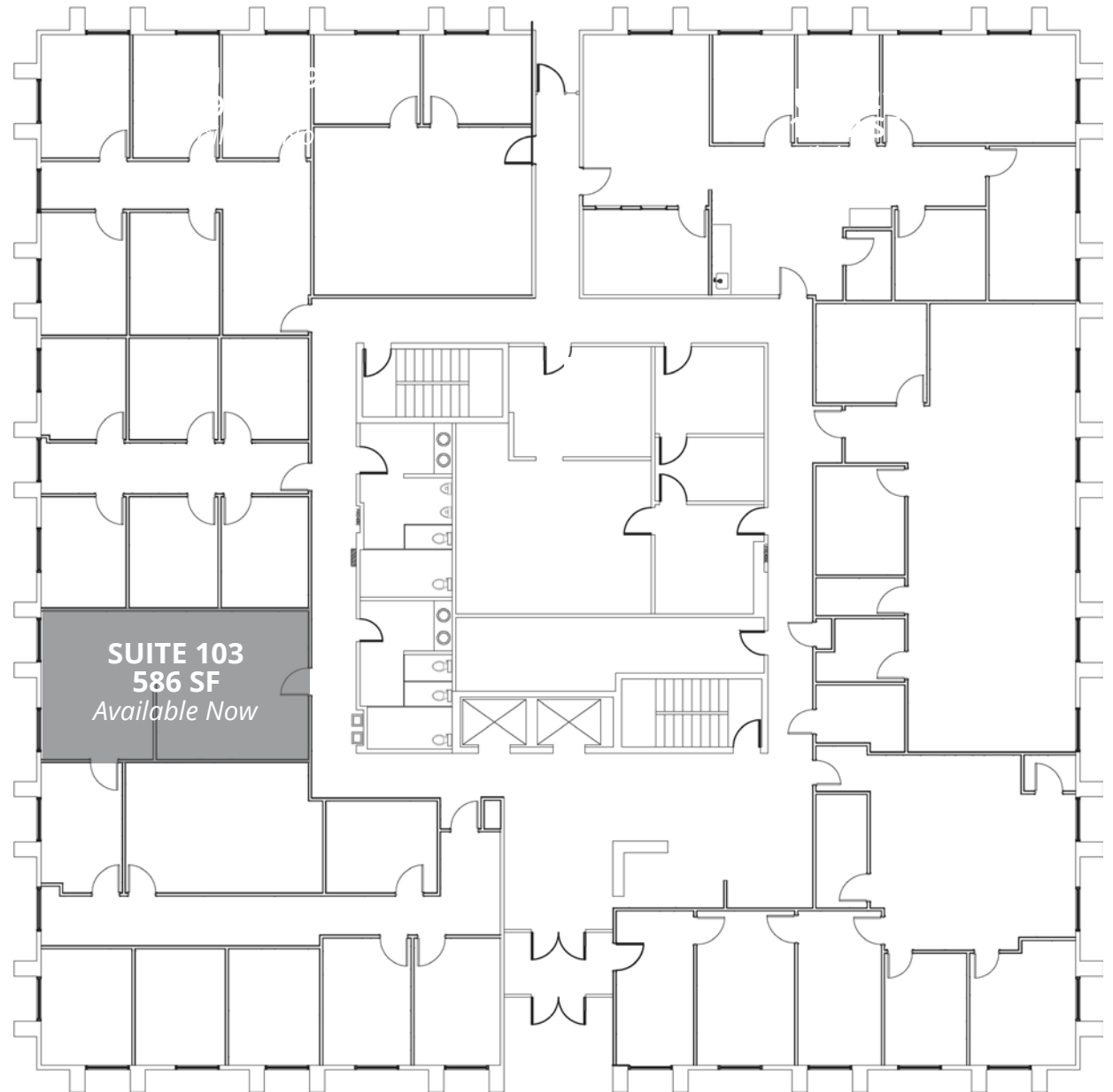
# Updated Lobby



# Floor Plans & Availability

## Floor One

Space Available	586 SF
Lease Rate	\$17.00 NNN
2025 OpEx	\$9.85/SF
Submarket	Southeast
Parking Ratio	3.75:1,000 Surface Unreserved



# Floor Plans & Availability

## Floor Two

<b>Space Available</b>	724 - 1,696 SF
<b>Lease Rate</b>	\$17.00 NNN
<b>2025 OpEx</b>	\$9.85/SF
<b>Submarket</b>	Southeast
<b>Parking Ratio</b>	3.75:1,000 Surface Unreserved

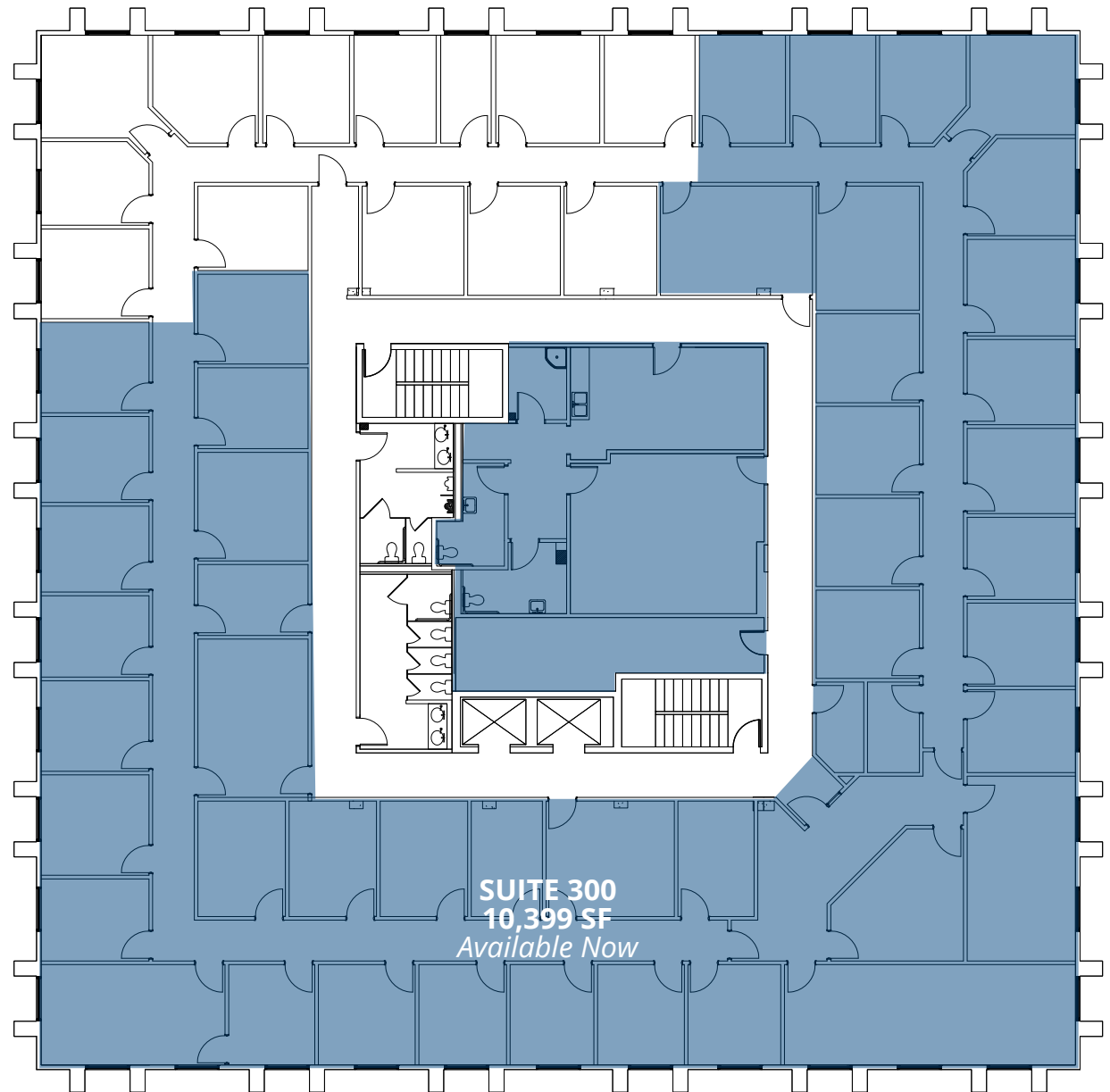
Suites 209 and 211:  
Contiguous for 1,696 SF



# Floor Plans & Availability

## Floor Three

<b>Space Available</b>	2,000 - 10,399 SF
<b>Lease Rate</b>	\$17.00 NNN
<b>2025 OpEx</b>	\$9.85/SF
<b>Submarket</b>	Southeast
<b>Parking Ratio</b>	3.75:1,000 Surface Unreserved





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