



FOR LEASE

Southcliff

2015 S I-35, Austin, TX 78741

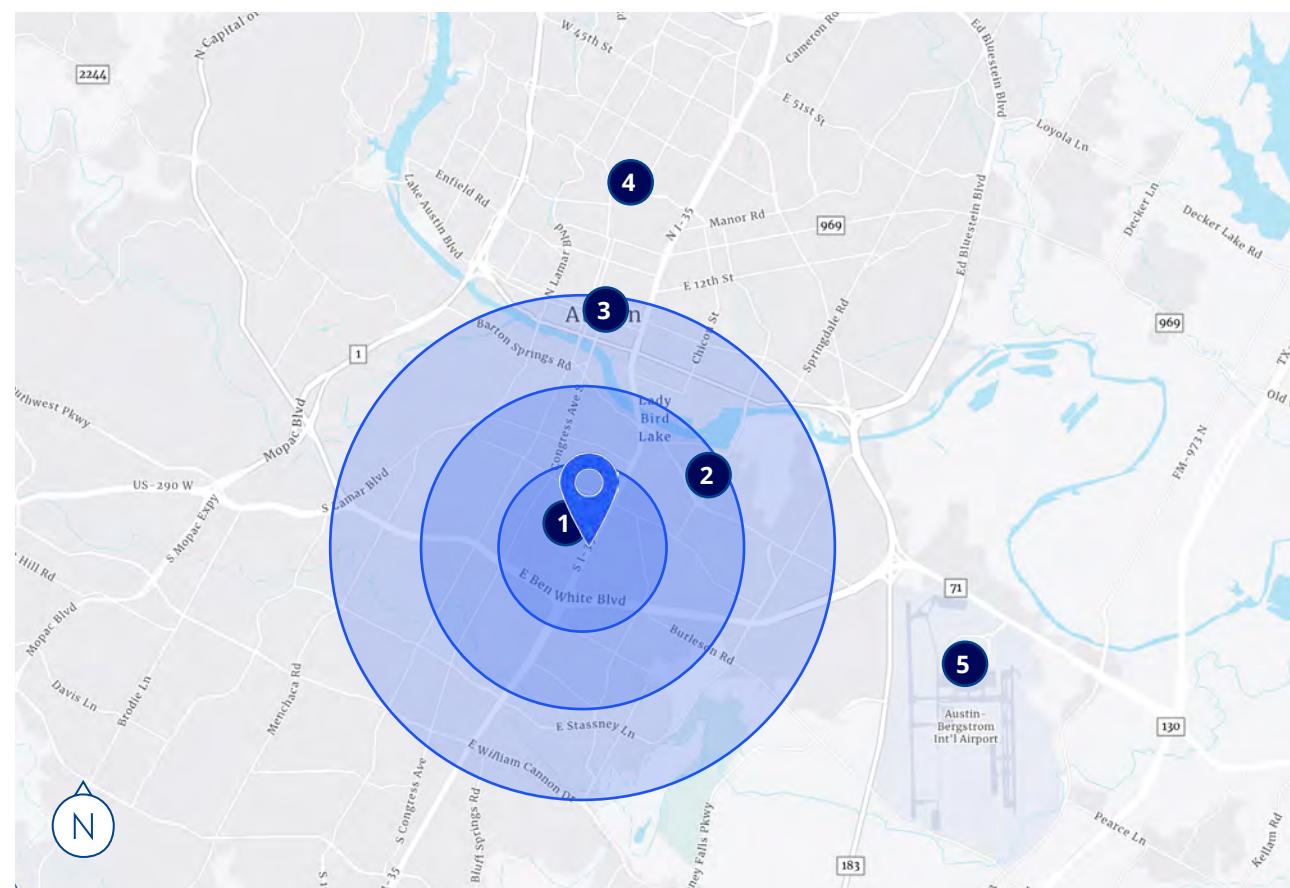
Newly Renovated Lobby!

The Property

Highlights

- 3-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 2015 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





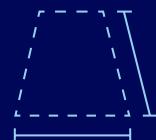
Neighborhood

Riverside is a dynamic and rapidly evolving neighborhood located just minutes from downtown. Known for its scenic views of the Colorado River, this area offers a mix of residential, commercial, and recreational spaces that make it an attractive destination for both businesses and residents.

Riverside is home to a diverse community and is seeing significant development, with new apartment complexes, office spaces, and mixed-use projects emerging alongside established retail and dining options. Many local businesses are within walking or biking

distance for residents, and public bus routes also run through the neighborhood.

Riverside has always benefited from its close proximity to downtown and to now-bustling I-35. But this elegant respite has never absorbed the hectic pace of life just beyond its comfortable borders.



Available
Space
2,675 - 6,194 SF



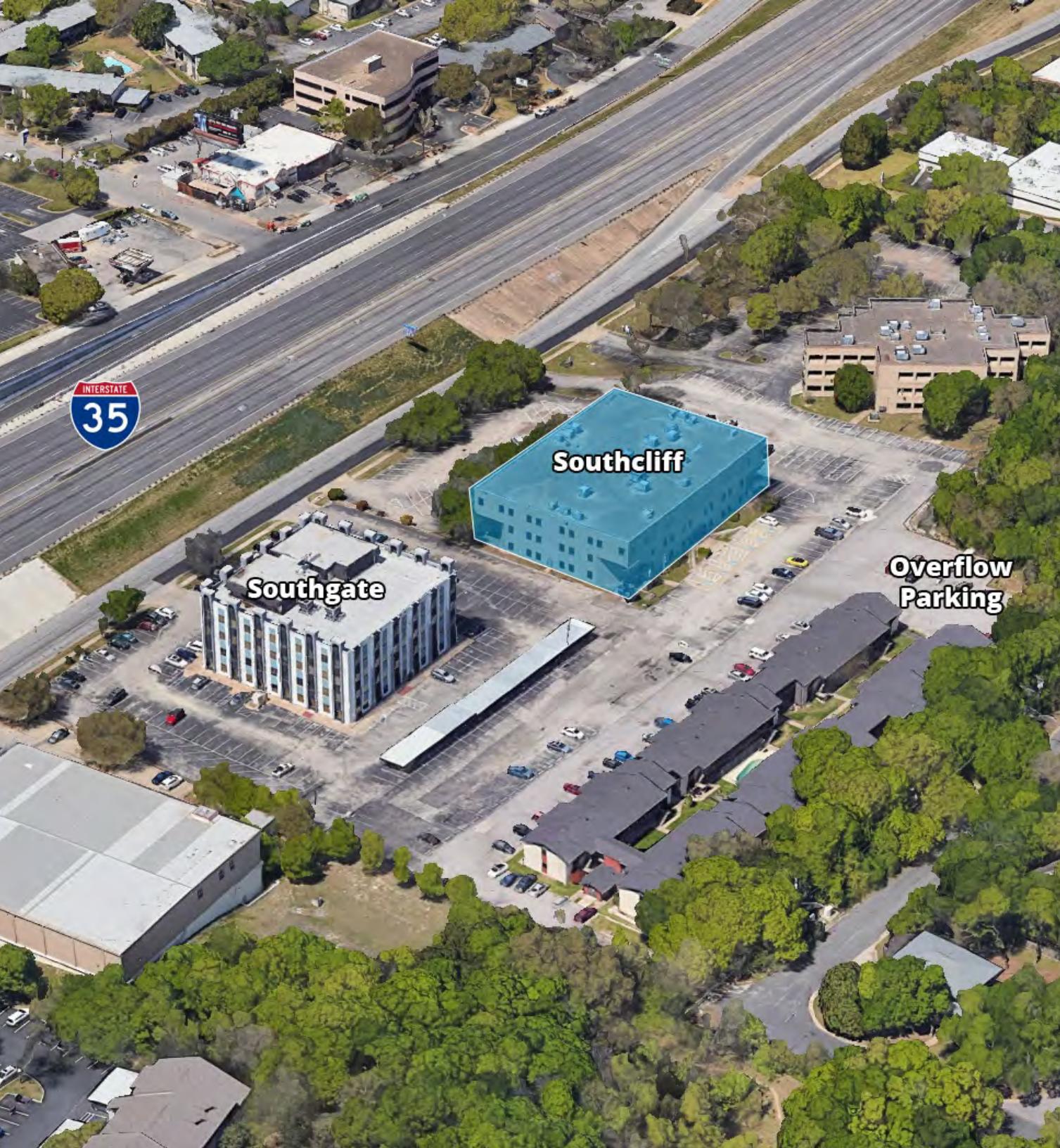
Parking
Ratio
3.75:1000



Base Rate
(NNN)
\$17.00 - \$20.00



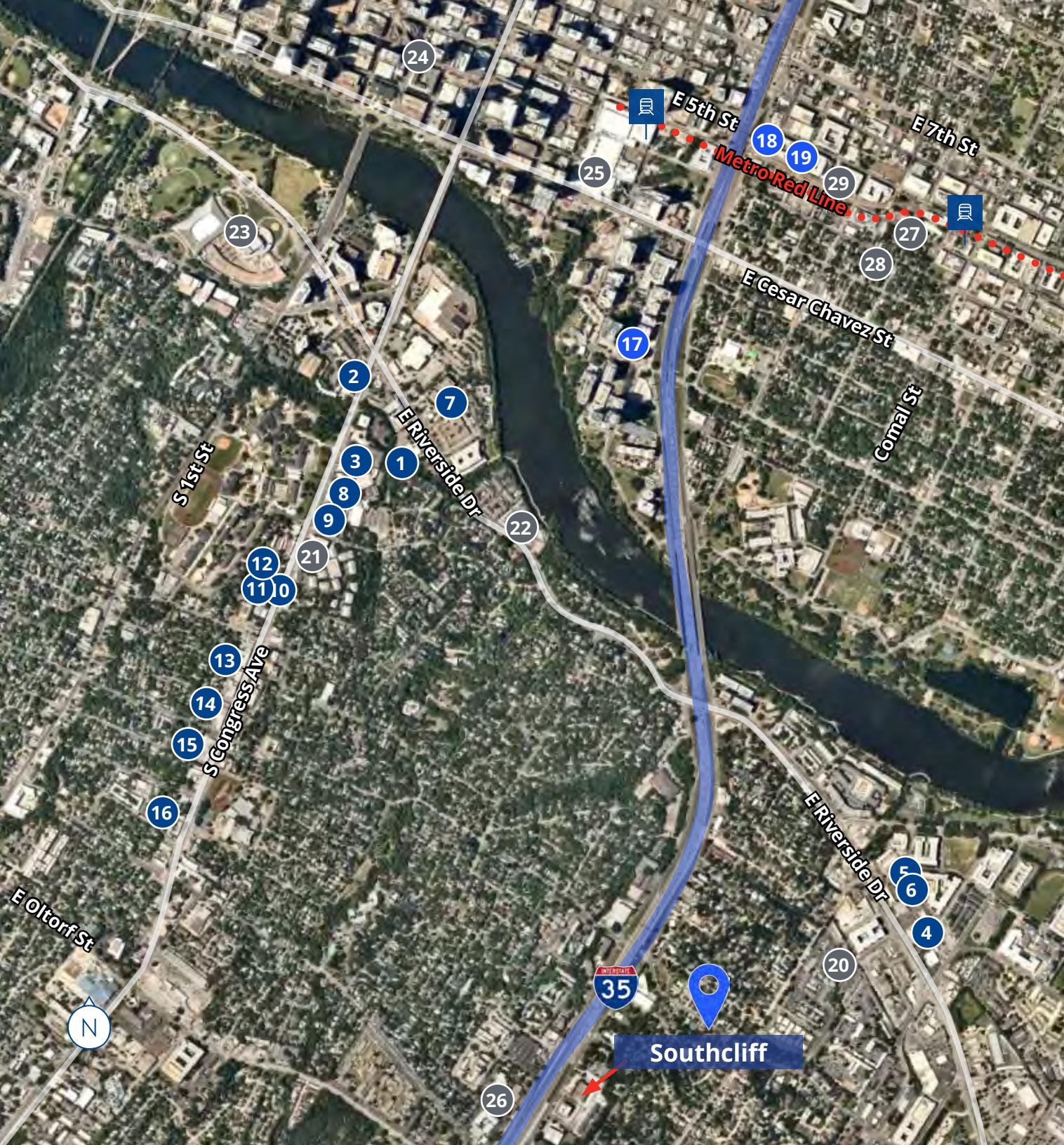
2025 Est.
OPEX (/SF)
\$9.85



Campus Layout



Video Tour



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

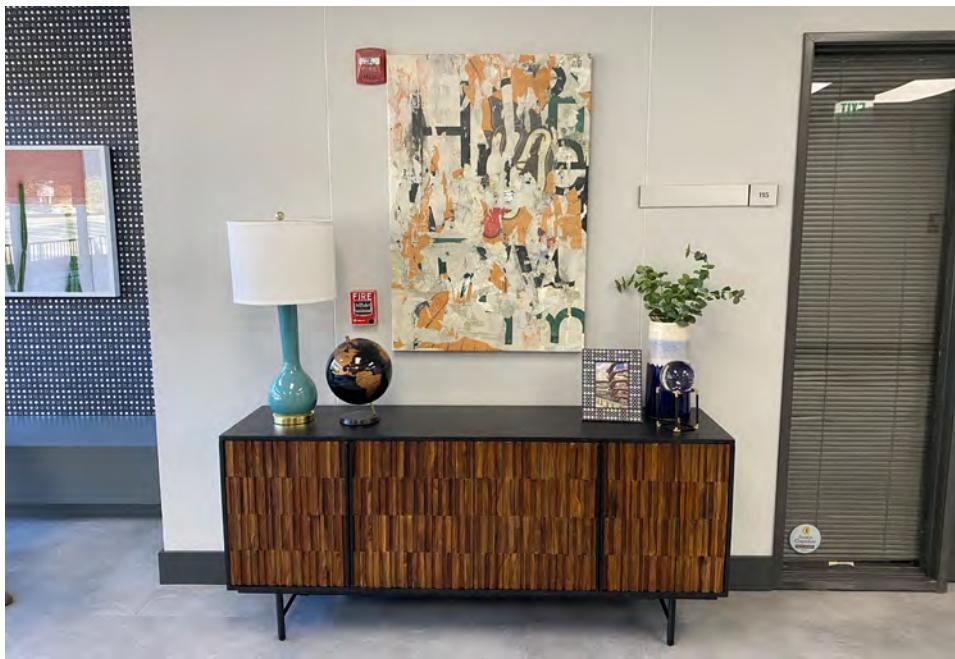
17. Royal Blue
18. Whole Foods
19. Target

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

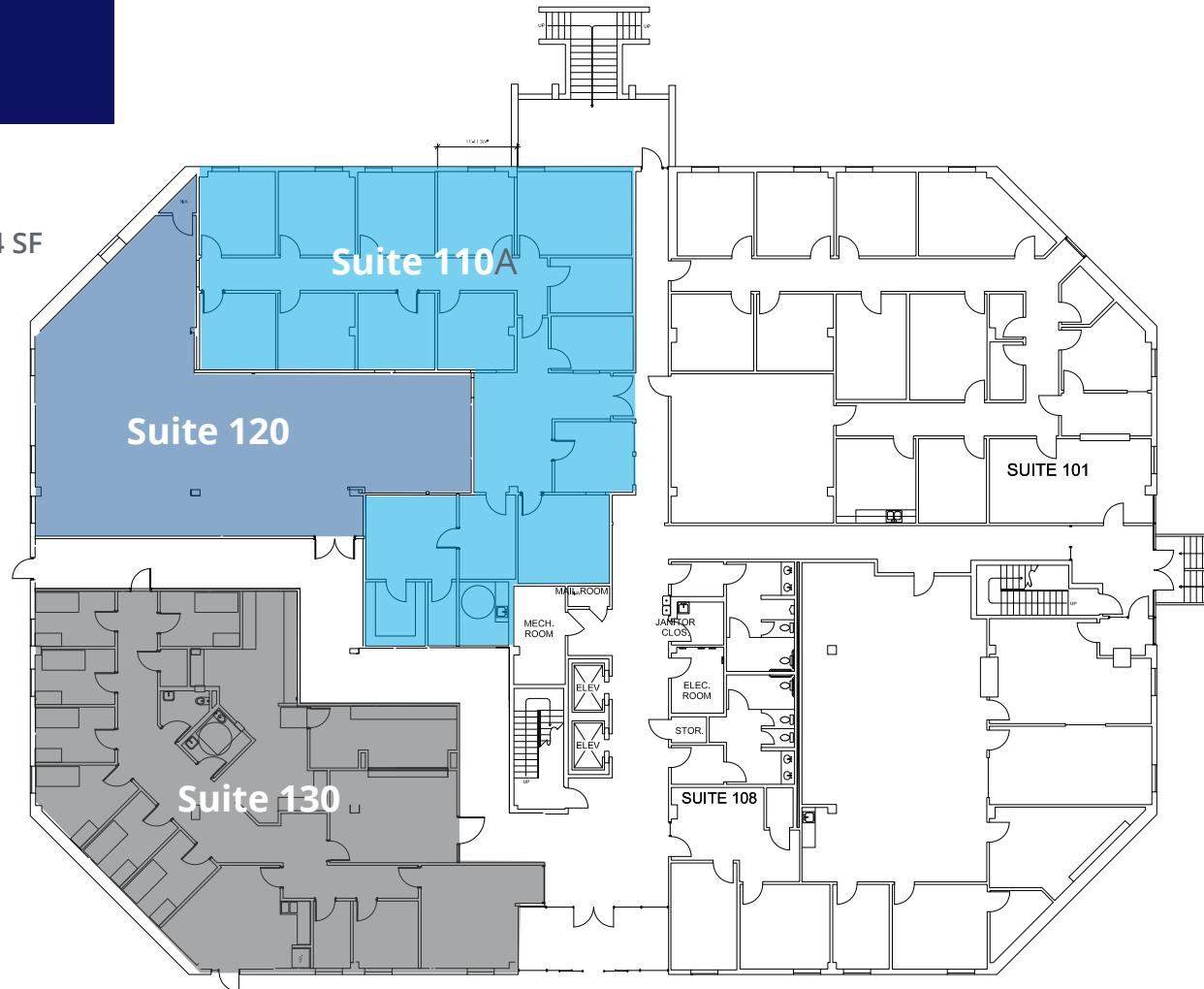
Updated Lobby



Floor Plan

Floor One

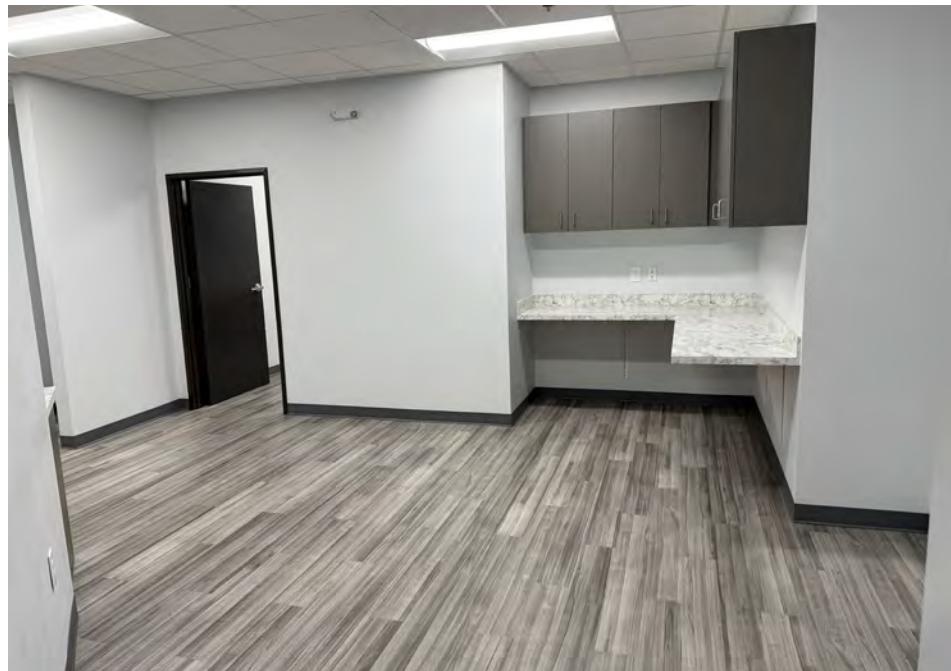
Suites 110 and 120:
Contiguous for 6,194 SF



Availability

SUITE	SIZE	AVAILABLE	PRICE PSF	EST OPEX	PARKING RATIO
110	3,519 - 6,194 SF	Now	\$17.00 NNN	\$9.85/SF	3.75/1,000
120	2,675 - 6,164 SF	Now	\$17.00 NNN	\$9.85/SF	3.75/1,000
130	3,696 SF	30 Days	\$20.00 NNN	\$9.85/SF	3.75/1,000

Suite 130





Please Contact:

Doug Rauls

Executive Vice President
+1 512 539 3006
doug.rauls@colliers.com

Will Nelson, CCIM

Vice President
+1 512 539 3013
will.nelson@colliers.com

111 Congress Ave
Suite 750
Austin, TX 78701
P: +1 512 359 3000