



SPRINGDALE GENERAL



FOR SUBLEASE

Creative, Full-Building East Austin Opportunity

10,353 RSF Available for Sublease | 1023 Springdale Rd, Building 15, Austin, TX 78721



Property Overview

Highly creative, 15-building project located in one of the most desirable areas of Austin. This vibrant campus offers numerous onsite amenities inclusive of coffee, tea, multiple food options, fitness companies... and it's in walking distance to pickleball, rock climbing and other food options. The project provides free onsite parking and walkability to multiple nearby apartments (potential employee housing).

The space itself is a standalone building with tenant controlling entry and hours of operation. Two story building with primarily open layout, the space boasts ample natural light, high ceilings, impressive existing finish out, a shower for office bikers, and access to outdoor seating. An ideal setting for any employer looking to attract talent.



Sublease Information

Address	1023 Springdale Rd at "Springdale General"
Suite	Building 15
Size	10,353
Availability	June 2025 - Will consider earlier
Expiration	October 18, 2027 - Longer term available
Rate	\$32.00/RSF NNN
OpEx	\$10.89/RSF NNN
Furniture	Negotiable
Notes	Private entrance Glass roll-up door Shower



Highly creative
office space



Onsite food, coffee,
tea and fitness



Numerous amenities,
and employee
housing nearby

3.7

miles to
Downtown Austin

4.9

miles to Austin
Bergstrom
International Airport

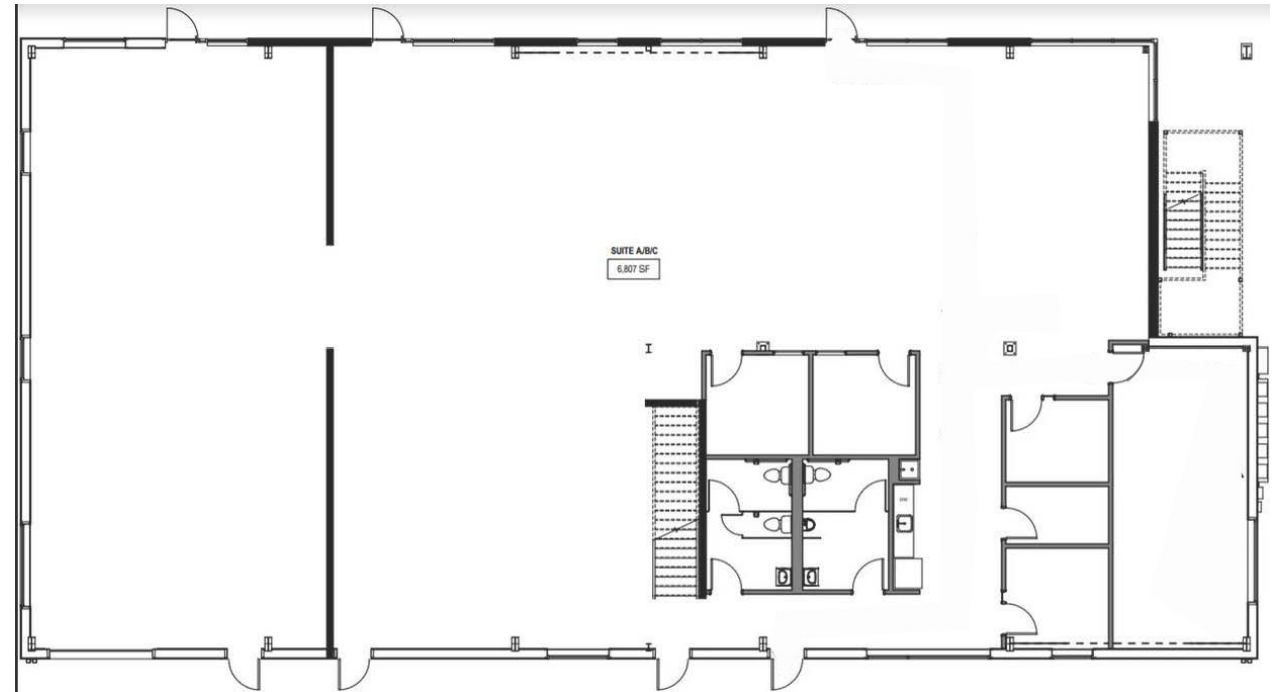
2

miles to
HWY 183

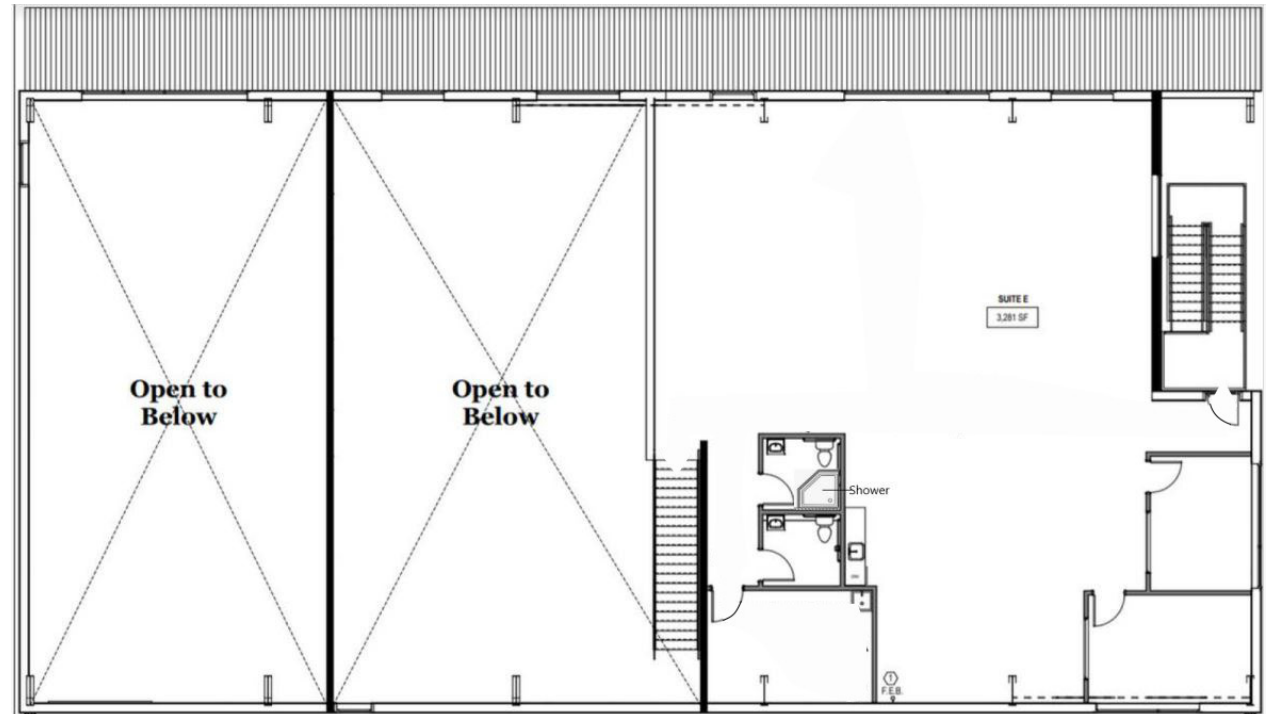
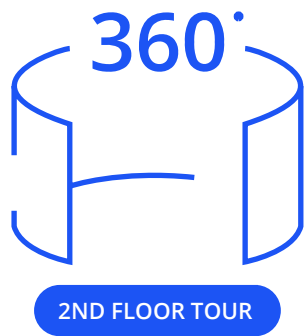
Floorplans



First Floor



Second Floor





On Site Amenities

- Medici
- Mam Mam
- The Front Page
- Dagum Tacos
- Zhi Tea
- Z'z Zar BQ
- Central Athlete
- Julie Myrtille Bakery
- Clover + Maven

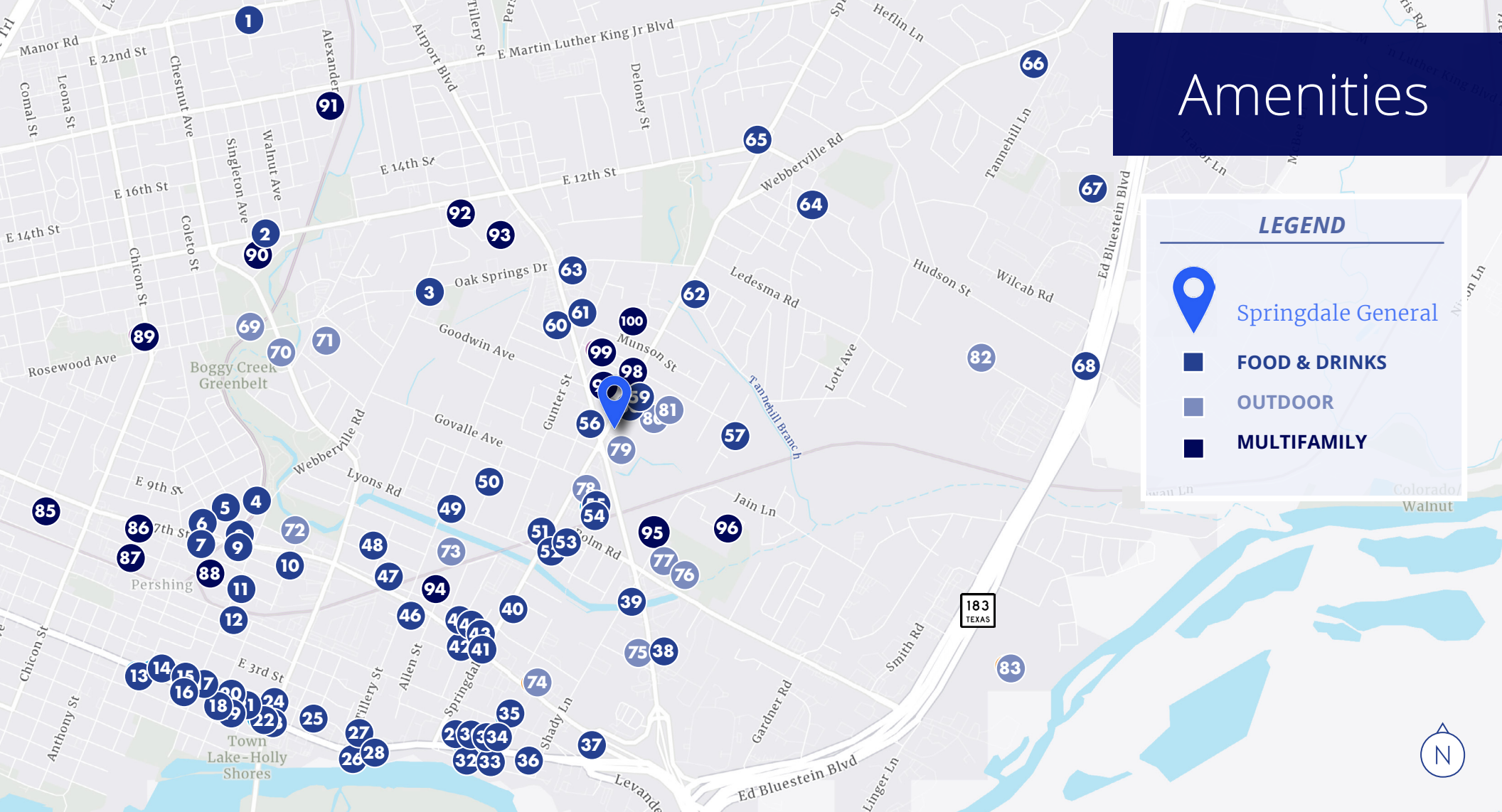


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Amenities



LEGEND

-  Springdale General
-  **FOOD & DRINKS**
-  **OUTDOOR**
-  **MULTIFAMILY**

FOOD & DRINKS

1. Bird Bird Biscuit
2. Nixta Taqueria
3. Oscar's Backyard
4. Veracruz All Natural
5. Gourmands Neighborhood Pub
6. Kitty Cohen's
7. Joe's Bakery & Coffee Shop
8. Saigon Le Vendeur
9. Casa Colombia
10. El Sunzal Restaurant
11. La Holly
12. Greater Goods Coffee Roasting Co.
13. Capital City Bakery
14. Juan in a Million
15. la Barbecue

16. Juniper
17. Blue Owl Brewing
18. Sweet Chive
19. JuiceLand
20. Sushi | Bar ATX
21. Intero Restaurant
22. Catedral Del Marisco
23. Tacos Guerrero
24. Kemuri Tatsu-Ya
25. Lustre Pearl East
26. Tillery Kitchen and Bar
27. Grizzelda's
28. Jacoby's Restaurant & Mercantile
29. ADP - East
30. Bella's Tacos & Tortas
31. East First
32. De Nada Cantina
33. Sawyer & Co

34. Central Machine Works
35. Justine's
36. La Taqueria Chilanga
37. Taqueria Shelly's
38. El Secreto de Abuela #1
39. Dan's Hamburgers
40. Eden East
41. Sunny's Backyard
42. Kinda Tropical
43. Beto's Restaurants
44. Distant Relatives
45. B Cooper Barbecue
46. Fritch Coffee
47. Happy Foods + SWOOP Wine Garden
48. Teddy V. Pâtisserie
49. Marcelino's
50. Amironia Group LLC

51. Sa-Tén
52. Papa Joe's Tex-Mex
53. OMG Squee
54. Friends and Allies Brewing
55. Austin Eastciders Collaboratory
56. Sopas Y Mas La Ceiba
57. Rattlesnake Kitchen
58. Uroko
59. Caffe Medici
60. Las Mangonadas
61. Tropicana
62. Fat Daddy's Chicken
63. LeverCraft Coffee
64. Josh's Place
65. Palomino Coffee
66. Austin Jazz Society
67. Southern Heights Brewing Co
68. Taqueria

OUTDOOR

69. Rosewood Courts
70. Boggie Creek Greenbelt
71. Yellow Jacket Stadium
72. Parque Zaragoza Park
73. Squatch Frontier Fitness
74. Kawi Crossfit
75. Urban Axes Austin
76. Govalle Neighborhood Pool
77. Southern Walnut Creek Trail
78. Austin Boulderling Project
79. Lift ATX
80. Central Athlete
81. Sky Candy
82. Red Bluff Neighborhood Park
83. Bolm District Park
84. Delwau Lane Trail Head

MULTIFAMILY

85. Indie Apartments
86. 7East Apartments
87. Villas On Sixth Apartment Homes
88. E6 Apartments
89. Marshall Apartments
90. Mount Carmel Apartments
91. Platform Apartments
92. East 12th St Apartments
93. Elm Ridge Apartments
94. The Guthrie
95. Trailhead
96. ThinkEast Apartments
97. The Goodwin Apartment Homes
98. Lupine Terrace Apartments
99. Lupine Terrace Apartments
100. Springdale Estates



Accelerating success.

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