

SPRINGDALE GENERAL

1023 Springdale Rd · Austin, TX



LEASING CONTACT
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Director of Leasing
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512.626.2752

A Community of Makers & Creators

The mission of Springdale General is to keep the creative class in Austin. Our campus is made up of affordable maker studios, creative office space, test kitchens, and workshops. With over 165,000 square feet of space on 10 acres, this development accommodates a variety of small to medium businesses from coffee roasters to tech startups.

REASONS TO JOIN

In the heart of East Austin's creative district

Walk or bike to nearby restaurants, breweries, and fitness facilities

On-site coffee shop, café and pub

24-hour access

Parking ratio of 2.79 to 1,000 SF

Located in an Opportunity Zone

Thoughtfully designed by Michael Hsu Office of Architecture

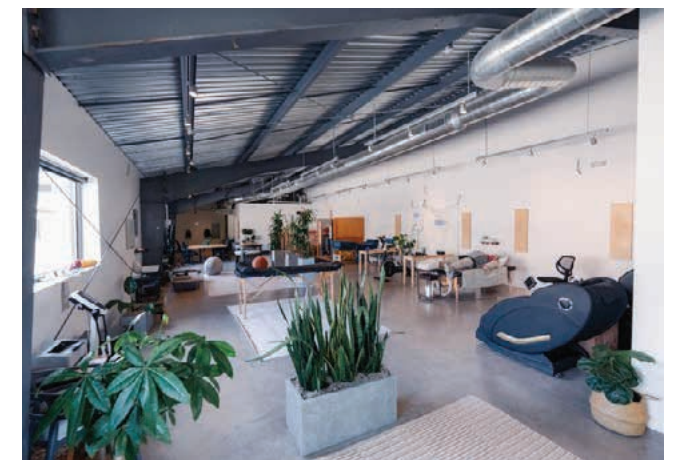
2019 Urban Land Institute Impact Awards



Medici Roasting @MEDICIROASTING



Align Pilates Studios @ALIGNPILATESSTUDIOS



Lionheart Places @LIONHEART_PLACES

Community Spotlight



Photography credit @_LEONIDFURMANSKY

Medici Roasting

A family-owned coffee roaster

FOLLOW @medicroasting

VISIT www.medicroasting.com

“We are fortunate to have a business at Springdale General. It’s inspiring to be surrounded by so many creatives and entrepreneurs. Also they have created a great community gather place in Building 1, with great food, beverages, and amenities. Pretty awesome!”

CO-FOUNDER & CEO OF MEDICI ROASTING

Michael Vaclav

The Paper + Craft Pantry

Stationery shop + workshop studio

FOLLOW @thepapercraftpantry

VISIT www.thepapercraftpantry.com



Photography credit @MAGGIEENTRY_

Clover & Maven

100+ Local Women & LGBTQIA+ artisans

FOLLOW @cloverandmaven

VISIT www.cloverandmaven.myshopify.com



Meet Our Community



Medici Roasting

FOLLOW @medicroasting
VISIT www.medicroasting.com



The Paper + Craft Pantry

FOLLOW @thepapercraftpantry
VISIT www.thepapercraftpantry.com



Damn Glam

FOLLOW @damn__glam
VISIT www.damnglam.cool



Small's Pizza

FOLLOW @smallspizza
VISIT www.smalls.pizza

Clover + Maven



Clover & Maven

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Align Pilates

FOLLOW @alignpilatesstudios
VISIT www.alignpilatesstudios.com



The Front Page

FOLLOW @thefrontpageatx
VISIT www.thefrontpage.pub

TONARI

Tonari

FOLLOW @urokonotonari
VISIT www.exploretock.com/uroko



Sky Candy

FOLLOW @skycandyaustin
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EMILY EISENHART

Emily Eisenhart

FOLLOW @emily.eisenhart
VISIT www.emilyeisenhart.com

Latinitas

Latinitas

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VISIT www.latinitasonline.org

SETTLE CERAMICS

Settle Ceramics

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VISIT www.settleceramics.com

NO GOOD
TATTOO

No Good Tattoo

FOLLOW @nogoodtattoo
VISIT www.nogoodtattoo.com



Uroko

FOLLOW @urokoaustin
VISIT www.urokoaustin.com

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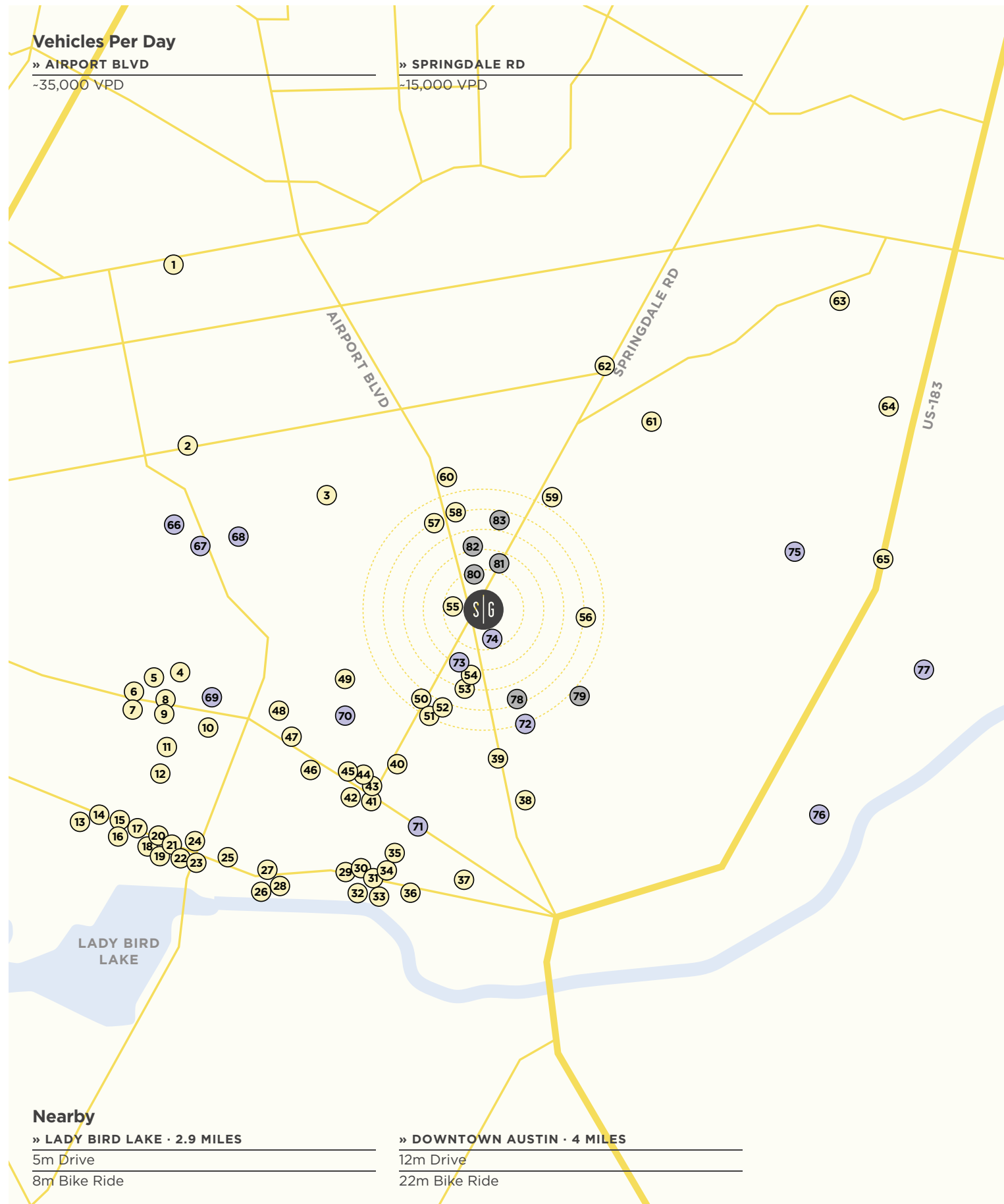
Zhi Tea

FOLLOW @zhitea
VISIT www.zhitea.com

CENTRAL ATHLETE

Central Athlete

FOLLOW @centralathlete
VISIT www.centralathlete.com



East Austin's Creative Hub

FOOD & DRINKS

- | | | | |
|---------------------------------------|--------------------------------------|-------------------------------------|-------------------------------------|
| 1. Bird Bird Biscuit | 17. Blue Owl Brewing | 34. Central Machine Works | 51. Papa Joe's Tex-Mex |
| 2. Nixta Taqueria | 18. Sweet Chive | 35. Justine's | 52. OMG Squee |
| 3. Oscar's Backyard | 19. JuiceLand | 36. La Taqueria Chilanga | 53. Friends and Allies Brewing |
| 4. Veracruz All Natural | 20. Sushi Bar ATX | 37. Taqueria Shelly's | 54. Austin Eastciders Collaboratory |
| 5. Gourmands Neighborhood Pub | 21. Intero Restaurant | 38. El Secreto de Abuela #1 | 55. Sopas Y Mas La Ceiba |
| 6. Kitty Cohen's | 22. Catedral Del Marisco | 39. Dan's Hamburgers | 56. Rattlesnake Kitchen |
| 7. Joe's Bakery & Coffee Shop | 23. Tacos Guerrero | 40. Eden East | 57. Las Mangonadas |
| 8. Saigon Le Vendeur | 24. Kemuri Tatsu-Ya | 41. Sunny's Backyard | 58. Tropicana |
| 9. Casa Colombia | 25. Lustre Pearl East | 42. Kinda Tropical | 59. Fat Daddy's Chicken |
| 10. El Sunzal Restaurant | 26. Tillery Kitchen and Bar | 43. Beto's Restaurants | 60. LeverCraft Coffee |
| 11. La Holly | 27. Grizzelda's | 44. Distant Relatives | 61. Josh's Place |
| 12. Greater Goods Coffee Roasting Co. | 28. Jacoby's Restaurant & Mercantile | 45. B Cooper Barbecue | 62. Palomino Coffee |
| 13. Capital City Bakery | 29. Llama Queen | 46. Flitch Coffee | 63. Austin Jazz Society |
| 14. Juan in a Million | 30. Bella's Tacos & Tortas | 47. Happy Foods + SWOOP Wine Garden | 64. Southern Heights Brewing Co |
| 15. la Barbecue | 31. East First | 48. Teddy V. Patisserie | 65. Taqueria |
| 16. Juniper | 32. De Nada Cantina | 49. Marcelino's | |
| | 33. Sawyer & Co | 50. Sa-Tén | |

OUTDOOR

- | | |
|------------------------------|---------------------------------|
| 66. Rosewood Courts | 72. Southern Walnut Creek Trail |
| 67. Boggy Creek Greenbelt | 73. Austin Bouldering Project |
| 68. Yellow Jacket Stadium | 74. Lift ATX |
| 69. Parque Zaragoza Park | 75. Red Bluff Nature Preserve |
| 70. Squatch Frontier Fitness | 76. Bolm District Park |
| 71. Kawi Crossfit | 77. Delwau Lane Trail Head |

MULTIFAMILY

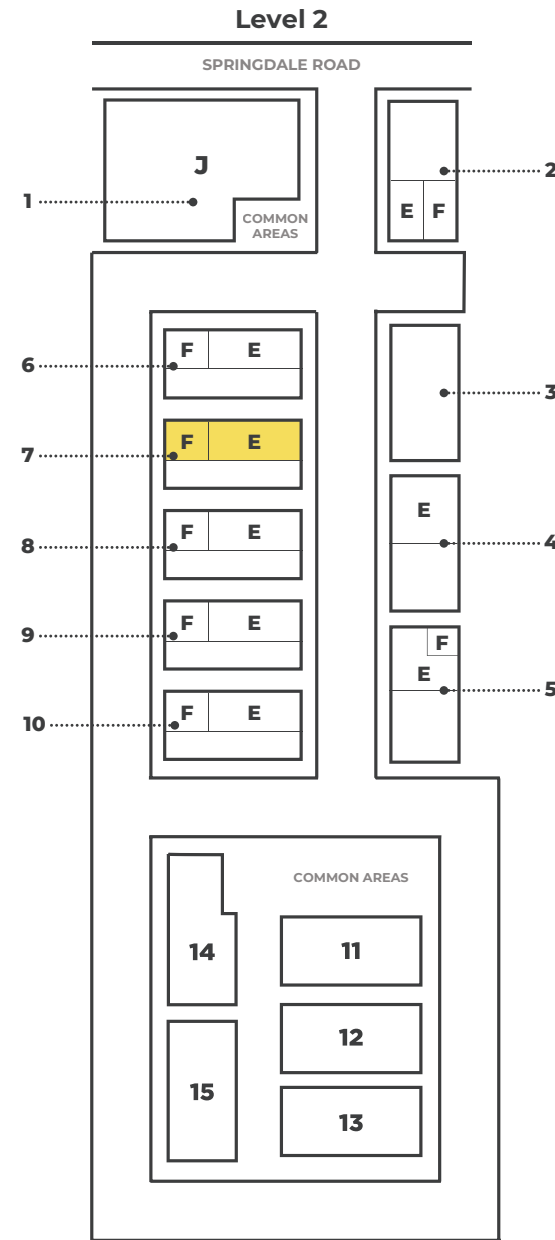
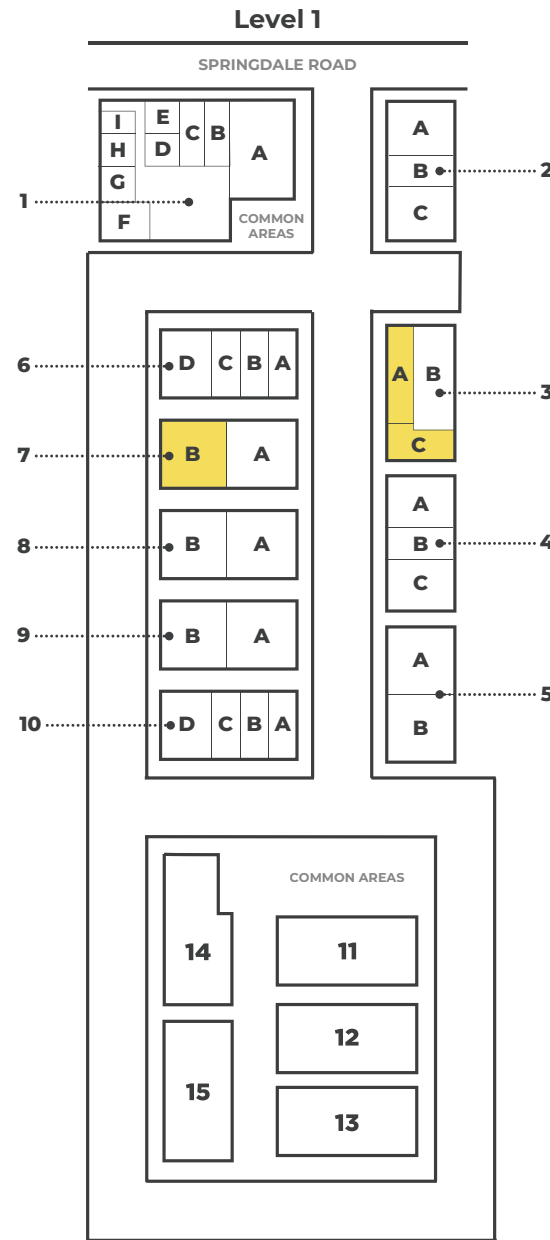
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|---------------------------------|-------------------------------|
| 78. Trailhead | 81. Lupine Terrace Apartments |
| 79. Thinkast Apartments | 82. Lupine Terrace Apartments |
| 80. The Goodwin Apartment Homes | 83. Springdale Estates |

Site Plan

LAND AREA
10 Acres

TOTAL RSF
165,000 RSF

PARKING RATIO
2.79 : 1000 SF



Current Tenants & Availability

Building 1

A. Caffe Medici
B. Uroko
C. Tonari
D. Small's Pizza
E. Small's Pizza
F. The Front Page
G. Damn Glam! Salon
H. The Barbashop
I. Wingman Kitchens
J. Notley

Building 2

A.
B. ALIGN Pilates East
C. Latinitas
E. Propulsion Design, LLC
F. ALIGN Pilates East

Building 3

A. AVAILABLE SPACE 1,995 RSF RETAIL
B. Lionheart Places
C. AVAILABLE SPACE 2,078 RSF CREATIVE OFFICE

Building 4

A. Pump Studios
B. Radiant RFID
E. Idea Peddler

Building 5

JDI

Building 6

A. The Paper + Craft Pantry
B. Roommate Collective
C. R. F. Alvarez
D. Clover & Maven
E. Toole Design
F. Settle Ceramics / Eliana Bernard

Building 7

A. Zhi Tea
B. AVAILABLE SPACE 3,121 RSF CREATIVE OFFICE
E. AVAILABLE SPACE 2,460 RSF CREATIVE OFFICE
F. AVAILABLE SPACE 777 RSF CREATIVE OFFICE

Building 8

A. Sky Candy
E. Central Athlete
F. Emily Eisenhart

Building 9

A. Pocketworld
B. Central Athlete
E. Workweek Media
F. ALIGN Pilates East

Building 10

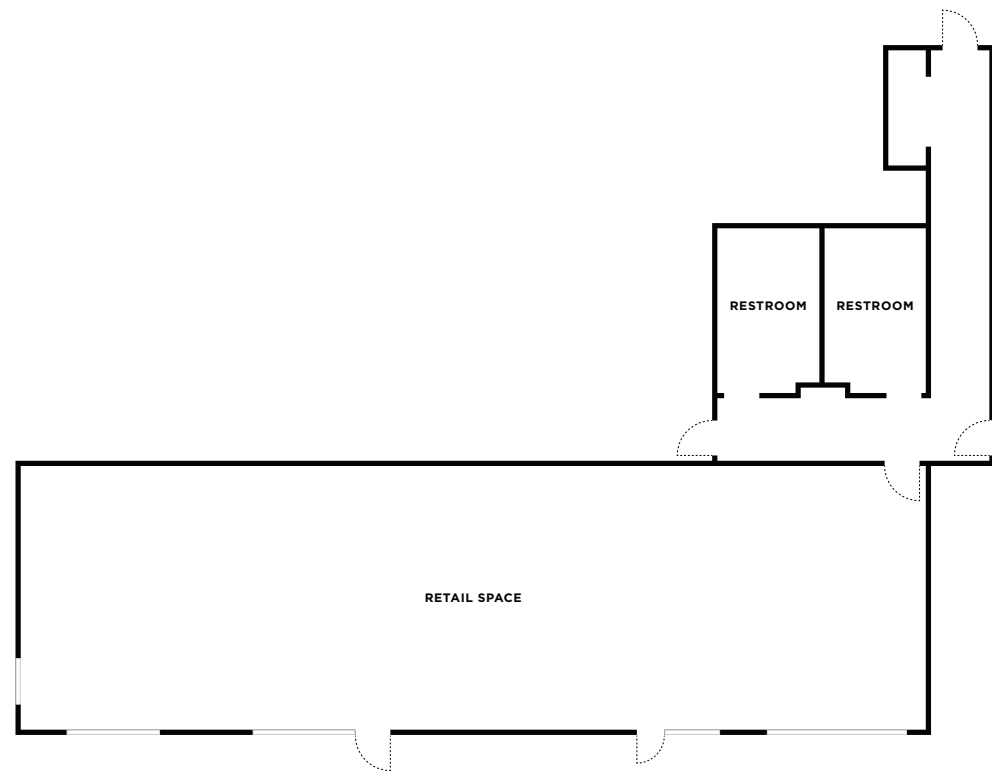
A. Wonderkind Co.
B. No Good Tattoo
C. Picturebox Productions
D. Austin Parks Foundation
E. Wonderkind Co.
F. Wonderkind Co.

Building 11-15

The Center for Social Innovation

■ Available Spaces

BUILDING 3 **SPACE** A **LEVEL** L1 **SIZE** 1,995 RSF



USE
Retail

AVAILABILITY
Coming October 2026

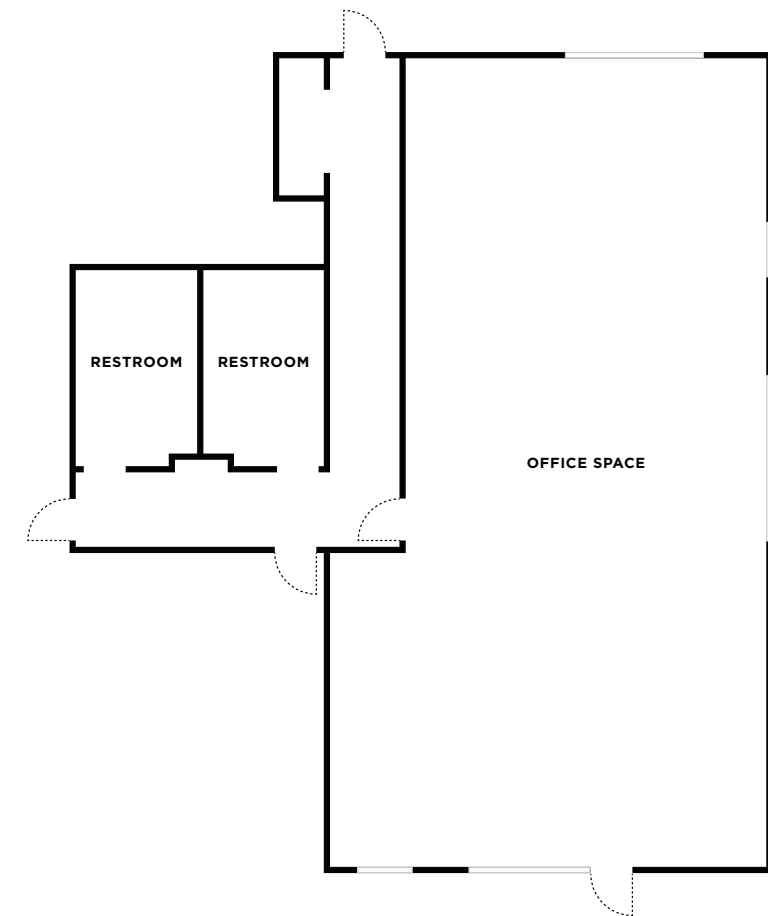
FEATURES

Open concept
Abundant natural light

LEASING DETAILS

RATE \$34 / RSF / Year
NNN \$11.25 / RSF / Year

BUILDING 3 **SPACE** C **LEVEL** L1 **SIZE** 2,078 RSF



USE
Creative Office

AVAILABILITY
Coming October 2026

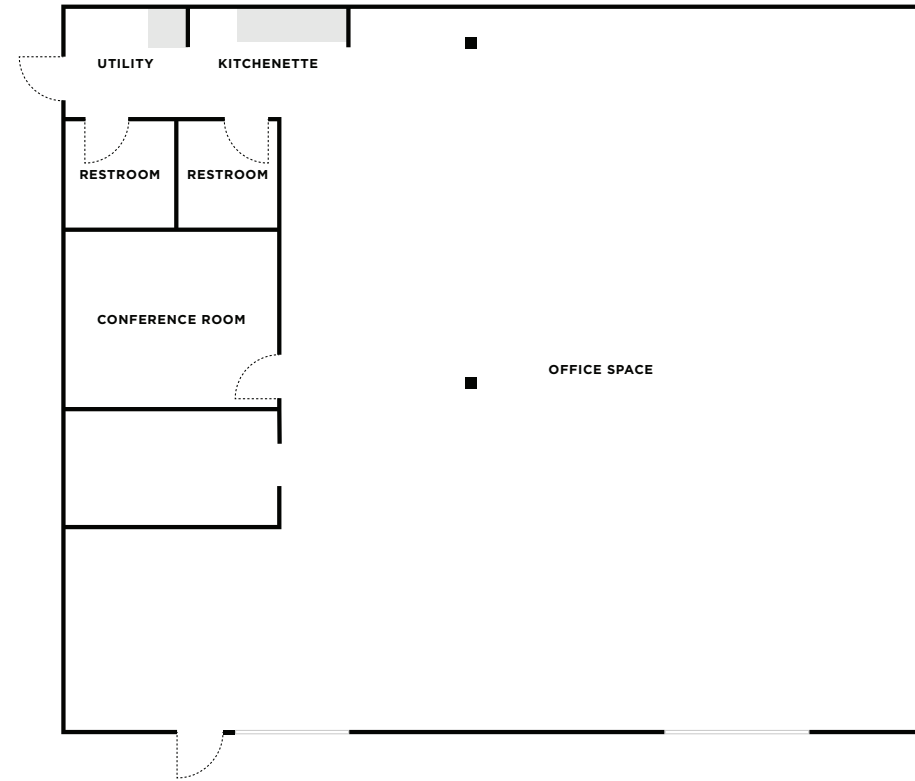
FEATURES

Open concept
Abundant natural light

LEASING DETAILS

RATE \$33 / RSF / Year
NNN \$11.25 / RSF / Year

BUILDING 7 SPACE B LEVEL L1 SIZE 3,121 RSF



USE
Creative Office

FEATURES
 Glass roll-up door
 Private office & conference room
 A flexible, light-filled space offering a great opportunity for a creative or dynamic user

AVAILABILITY
Available Now

LEASING DETAILS
 RATE \$32 / RSF / Year
 NNN \$11.25 / RSF / Year

BUILDING 7 SPACE E LEVEL L2 SIZE 2,460 RSF



USE
Creative Office

FEATURES
 Open concept
 Abundant natural light

AVAILABILITY
Available Now

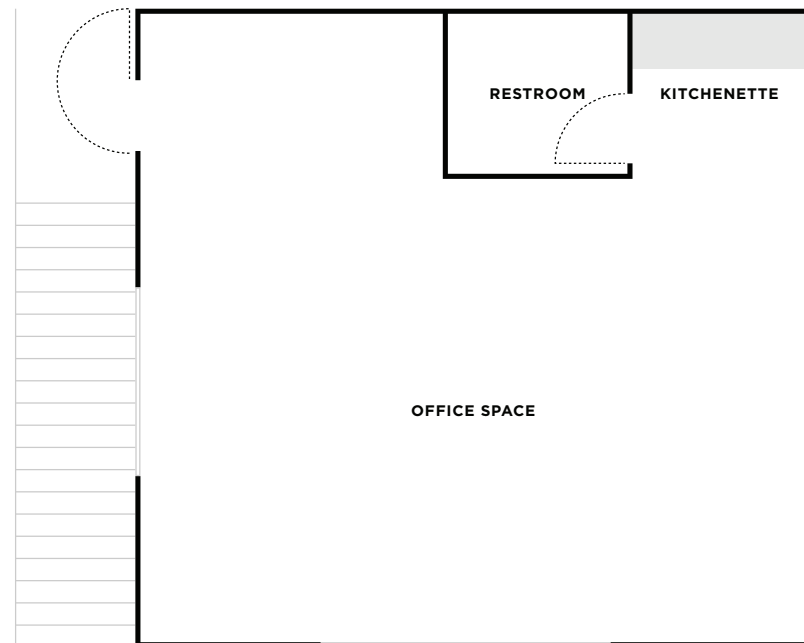
LEASING DETAILS
 RATE \$33 / RSF / Year
 NNN \$11.25 / RSF / Year

BUILDING
7

SPACE
F

LEVEL
L2

SIZE
777 RSF



USE
Creative Office

AVAILABILITY
Available Now

FEATURES
Class-A creative office
Open concept
Abundant natural light

LEASING DETAILS
RATE \$34 / RSF / Year
NNN \$11.25 / RSF / Year

About

A nod to topography, we embrace the challenges of a site and turn *obstacles into opportunities.*



OUR MISSION

We are a full-service commercial real estate development company in Austin, TX. We develop dynamic properties that are additive to and reflective of the communities in which they're located. We believe that responsible growth means creating spaces that both grow our community and pay tribute to its roots.

ADDRESS
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WEBSITE
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