

SKYLINE

1949 S Interstate 35 | Austin, TX 78741



Office Suites For Lease

1,035 - 12,000 RSF



Skyline offers move in ready office suites ranging from 1,035 SF- 12,000 SF on the east side of Interstate 35, two and a half miles from downtown Austin.

A 2021 renovation rebuilt the building end to end: a two-story lobby with new storefront glass on all sides, cedar-clad ceilings, and a sculptural stair. Suites are delivered finished, with private offices, conference rooms, and kitchens already in place – no build period, no design cycle.

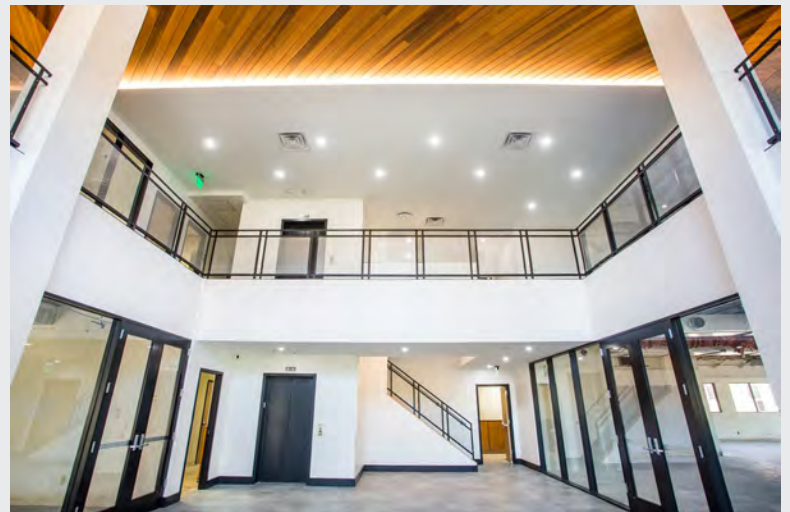
Parking is a dedicated 107-space surface lot at 3.0 per 1,000 square feet, unreserved and at no charge. There is no garage, no badge line, and no waiting for an elevator bank. A southbound U-turn lane and a northbound entrance ramp sit at the door.

The full third floor – 12,000 RSF – is available immediately and carries exclusive building signage along the I-35 frontage.



Availability:

- 7 Suites | 1,035 - 12,000 RSF
- Suite 100 + 103 can be made contiguous to 4,135 RSF
- Move-In Ready · 60 Days or Less



LEASING DETAILS

1,035 RSF - 12,000 RSF AVAILABLE	7 Suites Individually Available	Negotiable Rate	107 Parking Spaces
60 Days or Less Occupancy	3.0/1,000 RSF Parking Ratio	No Charge Unreserved Parking	\$11.53 2026 OPEX Estimate



BUILDING FEATURES


TWO-STORY
LOBBY


RENOVATED
2021


DEDICATED
SURFACE LOT


I-35
FRONTAGE


RENOVATED
RESTROOMS


MOVE-IN
READY


BUILDING
SIGNAGE AVAILABLE


FURNITURE
AVAILABLE

PUT YOUR NAME ON I-35

Skyline sits directly on the Interstate 35 frontage between Oltorf Street and Woodland Avenue, where roughly 180,000 vehicles pass each day. The building's signage band faces the highway head-on – the kind of exposure that costs a great deal more two miles north, and usually isn't available at any price.

Building signage is offered exclusively to the tenant who occupies the entire third floor – 12,000 RSF, available immediately.



180,000 VPD

Interstate 35 daily traffic count
(TXDOT, 2026)

12,000 RSF

Full third floor
Available Immediately

Exclusive Signage

Offered to the full-floor
tenant only



SEVEN SUITES AVAILABLE

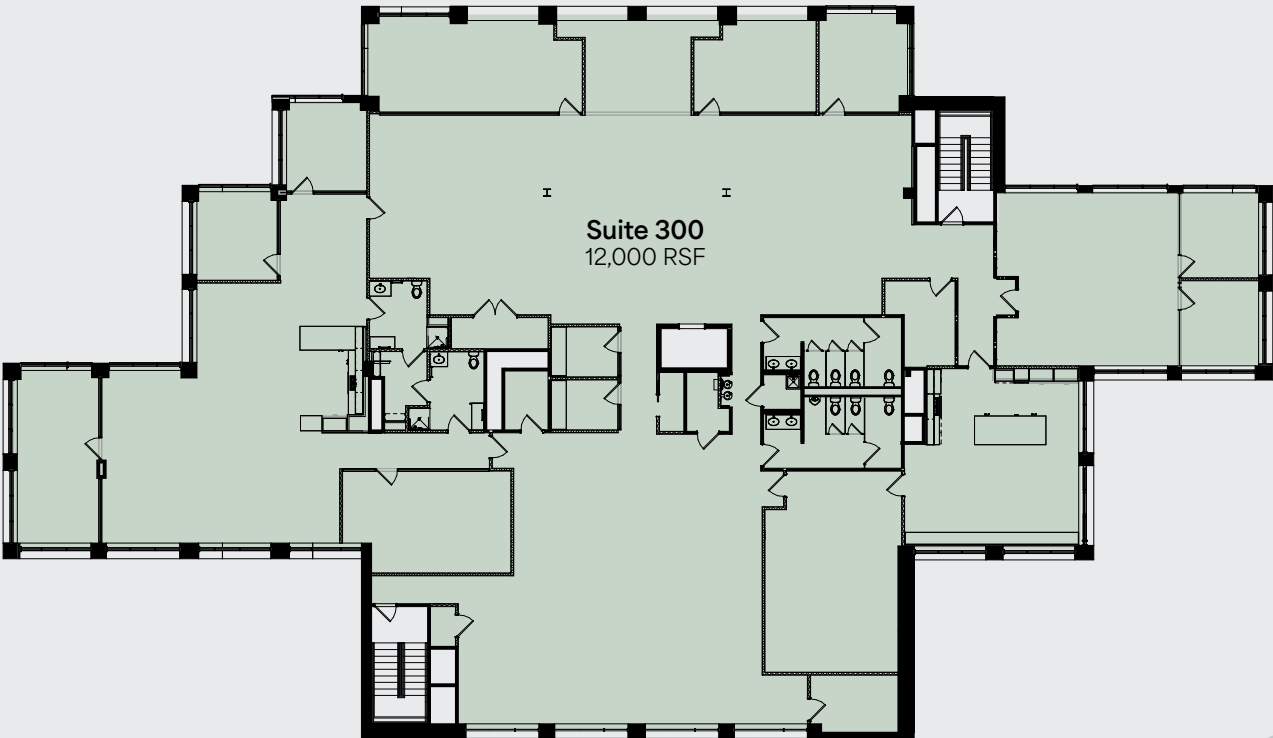
1,035 RSF TO 12,000 RSF

Suite	Size	Availability	Notes
300	12,000 RSF	Immediate	Full third floor Building signage available
201	3,792 RSF	60 days	Open floorplan with two conference rooms & kitchen
203	2,951 RSF	60 days	Six offices with a one conference room & kitchen
210	1,978 RSF	60 days	Open floorplan with kitchen/ break area & two offices
219	1,035 RSF	Immediate	Open floorplan
100	2,239 RSF	60 days	Contiguous with 103 Kitchen & break area
103	1,896 RSF	60 days	Contiguous with 100
100 + 103	4,135 RSF	60 days	Combined



THIRD FLOOR

12,000 RSF AVAILABLE IMMEDIATELY



Suite	Size	Availability	Notes	Virtual Tour
300	12,000 RSF	Immediate	Full third floor Building signage available	

For more information, contact:

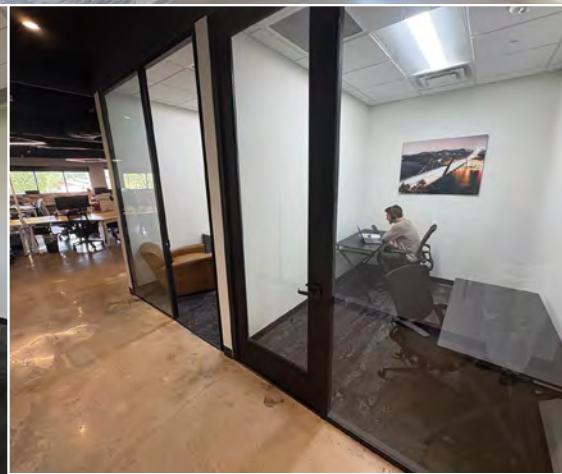
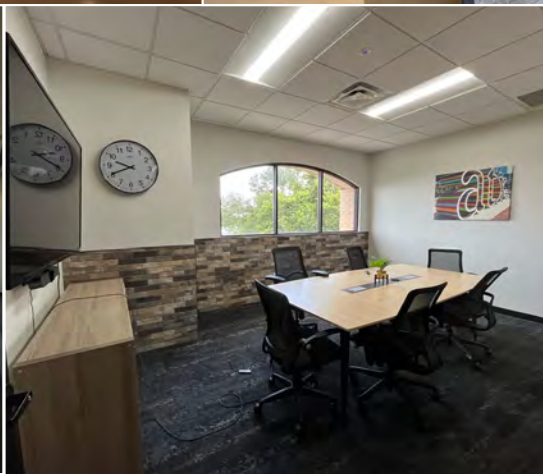
BRAD PHILP
brad.philp@streamrealty.com
512.283.3553

BRITA HOVDE
brita.hovde@streamrealty.com
512.481.3048



PHOTOS

SUITE 300



SECOND FLOOR

1,035 - 3,792 RSF AVAILABLE



Suite	Size	Availability	Notes	Virtual Tour
201	3,792 RSF	Within 60 days	Open floorplan with two conference rooms & kitchen	
203	2,951 RSF	Within 60 days	Six offices with a one conference room & kitchen	
210	1,978 RSF	Within 60 days	Open floorplan with kitchen/ break area & two offices	
219	1,035 RSF	Immediate	Open floorplan	

For more information, contact:

BRAD PHILP

brad.philp@streamrealty.com
512.283.3553

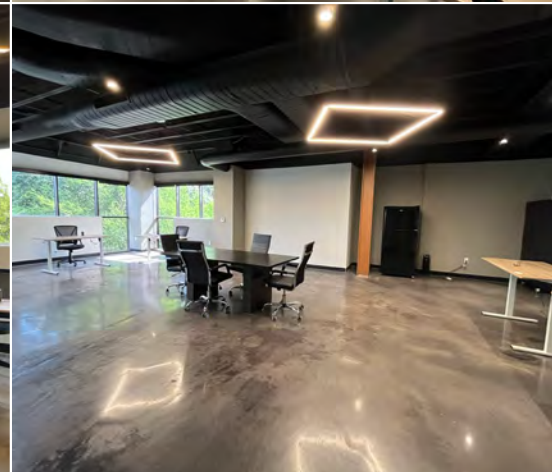
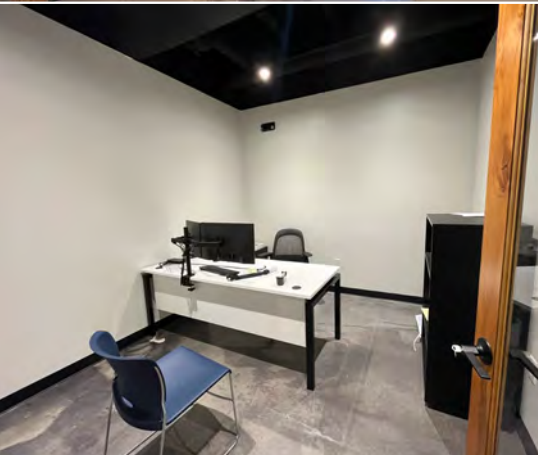
BRITA HOVDE

brita.hovde@streamrealty.com
512.481.3048

STREAM

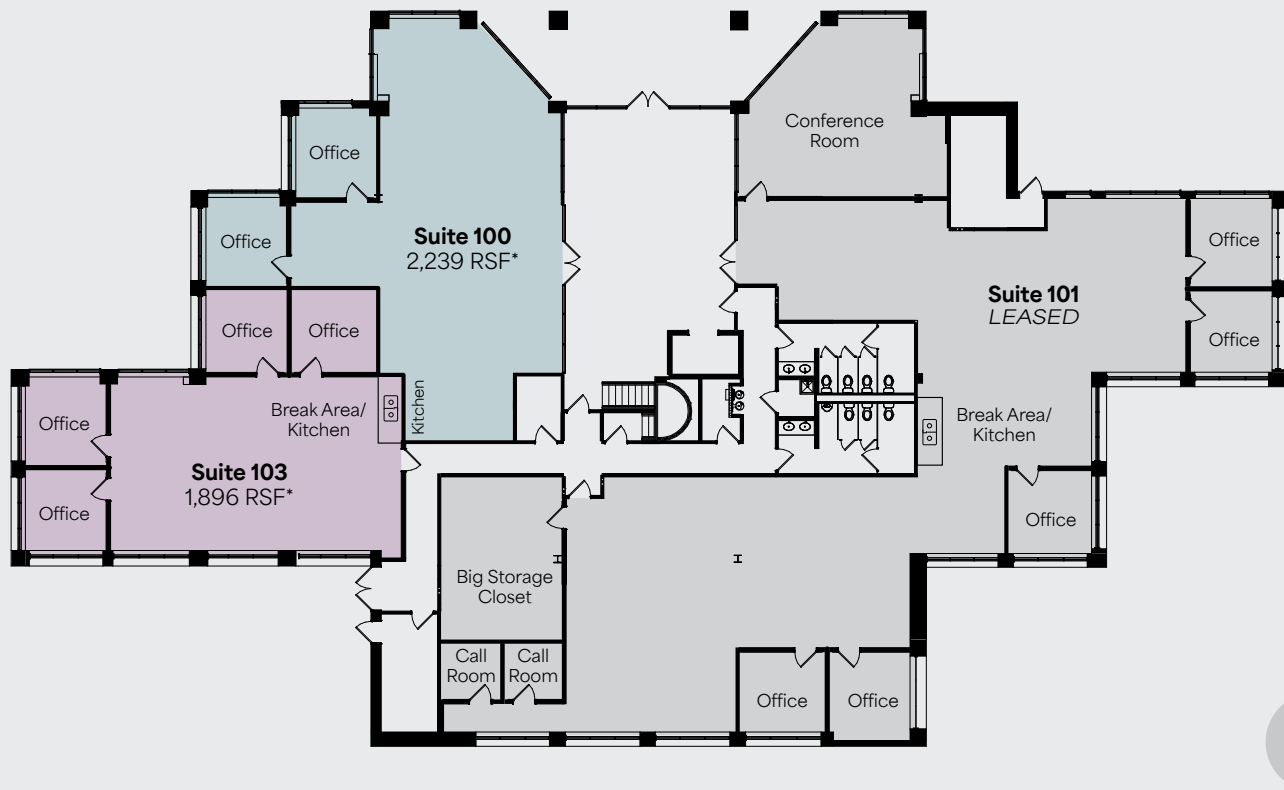
PHOTOS

SUITE 201, 203, 210 & 219



FIRST FLOOR

1,896 - 4,136 RSF AVAILABLE



Suite	Size	Availability	Notes	Virtual Tour
100	2,239 RSF	Within 60 days	Open floorplan with two offices, break area and kitchen	
103	1,896 RSF	Within 60 days	Open floorplan with kitchen / break area and four offices	
100 + 103	4,135 RSF	Within 60 days	Combined plan with kitchen/ break area and six offices	

For more information, contact:

BRAD PHILP

brad.philp@streamrealty.com
512.283.3553

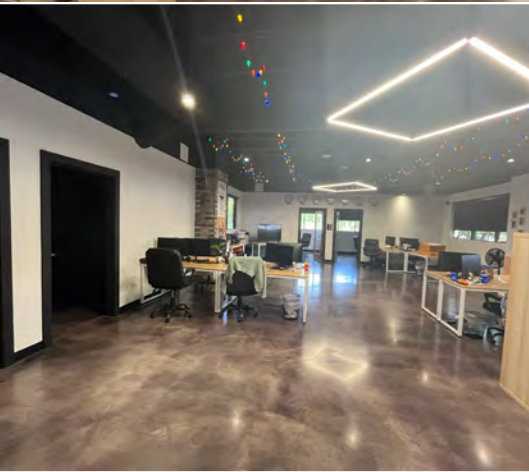
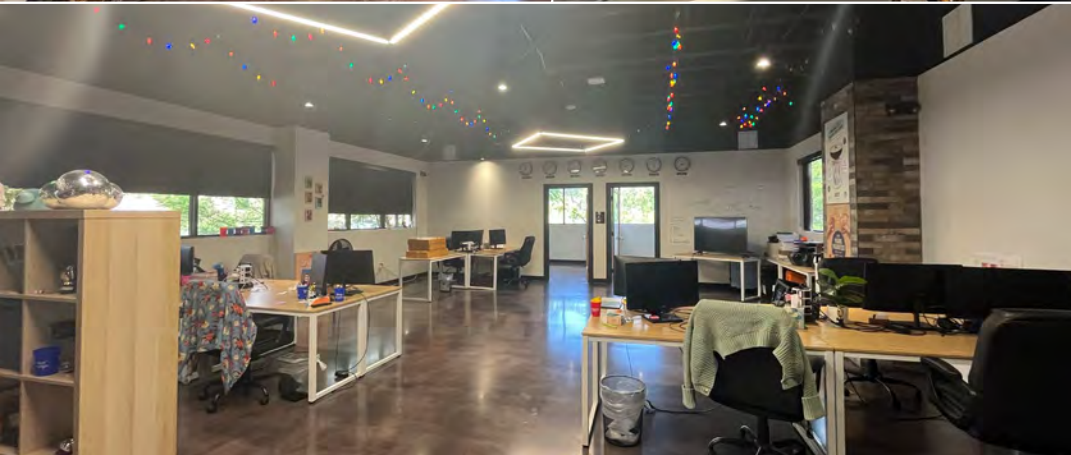
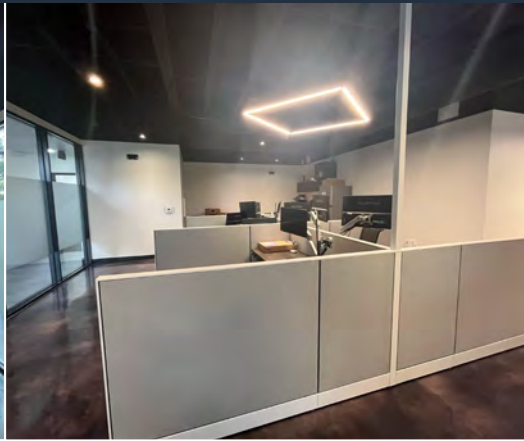
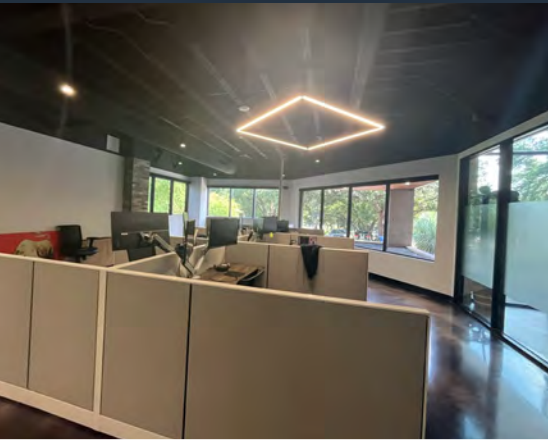
BRITA HOVDE

brita.hovde@streamrealty.com
512.481.3048


STREAM

PHOTOS

SUITE 100 & 103



UNPARALLELED ACCESS

Skyline sits between Oltorf and Woodland on the I-35 frontage, with a southbound U-turn lane and northbound entrance ramp directly at the property. South Congress, South First and South Lamar are just minutes to the west, while Oracle's campus and the Riverside corridor are minutes to the east, providing easy access to some of Austin's most dynamic destinations.

Access Routes:  Ingress  Egress

TUCKED BETWEEN TWO OF AUSTIN'S MOST DYNAMIC NEIGHBORHOODS

To the west, Travis Heights, a century of bungalows, live oaks and one of Austin's most established addresses. To the east, Riverside, a rapidly evolving corridor anchored by major employers, new development and a growing mix of residential, retail and entertainment. Skyline sits at the seam: established on one side, accelerating on the other.

Drive Times

South Congress	2.2 mi / 7 min
Oracle Campus	2.0 mi / 6 min
Downtown	2.3 mi / 9 min
UT	4.3 mi / 15 min
ABIA	7.9 mi / 15 min



SKYLINE



Riverside Neighborhood

30,632 Residents
30 Median age
49% Aged 25 to 44
\$4B River Park
redevelopment under way

Riverside Amenities

1.5 miles / 4 minutes

Everyday dining and groceries minutes from the door, plus live music at Emo's and the Riverside corridor's growing retail base.

◀ To Riverside / East Austin

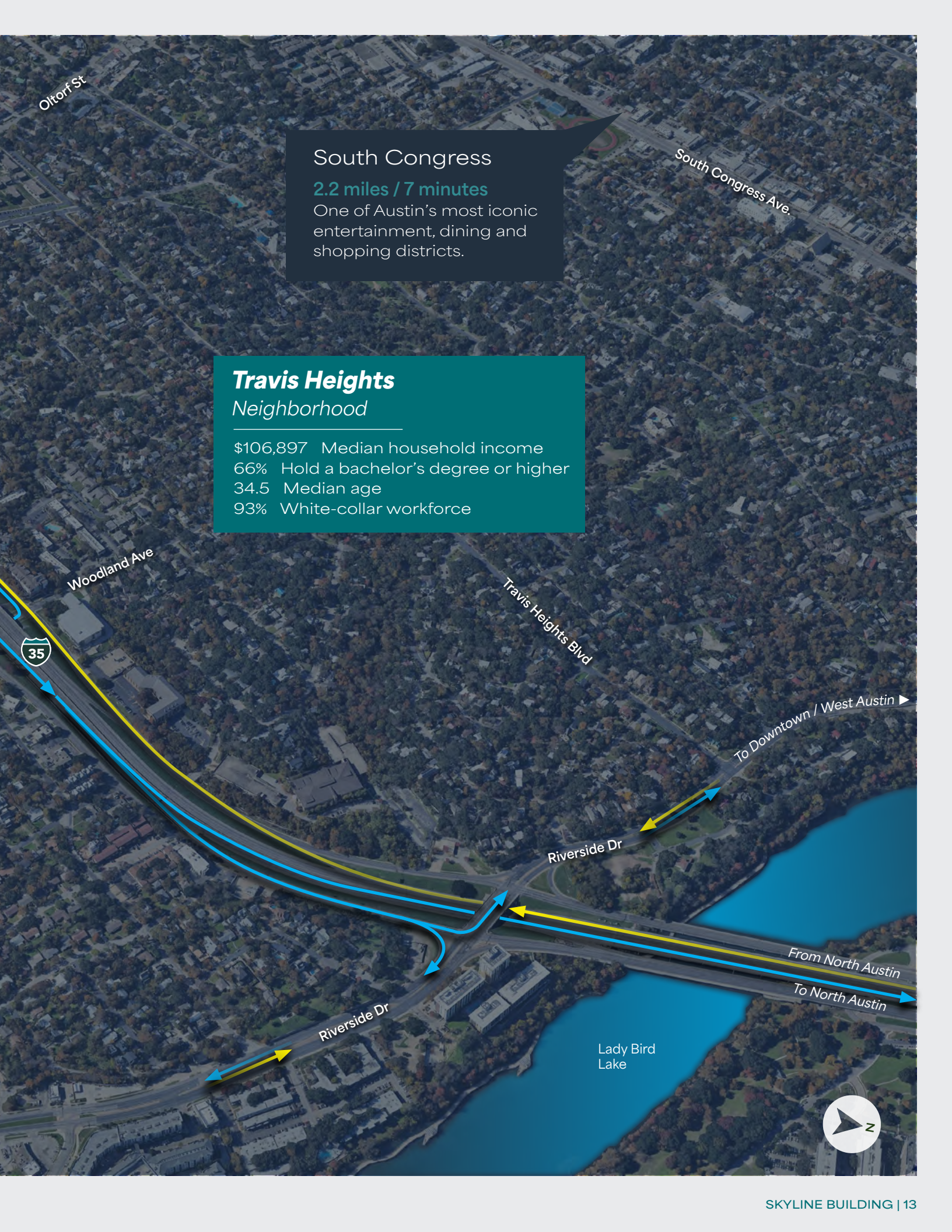
South Congress

2.2 miles / 7 minutes

One of Austin's most iconic entertainment, dining and shopping districts.

Travis Heights Neighborhood

\$106,897 Median household income
66% Hold a bachelor's degree or higher
34.5 Median age
93% White-collar workforce



SURROUNDED BY CENTRAL AUSTIN

SOUTH LAMAR



Odd Duck



Tacodeli

DOWNTOWN



TRADER JOE'S

sugarwolf BAKERY



VERACRUZ ALL NATURAL



ATX COCINA MODERN MEXICAN

SECOND BAR + KITCHEN

DOWNTOWN
9 MIN - 2.3 MILES

SOUTH FIRST



ELIZABETH'S Cafe



De Nada

Once Over COFFEE BAR

SOUTH LAMAR
10 MIN - 3.5 MILES

SOUTH CONGRESS
5 MIN - 2.2 MILES

SOUTH CONGRESS

June's

hopdoddy BURGER BAR

Perla's Seafood and Oyster Bar



JO'S

GUERO'S TACO BAR

N'S BEST POCKETS OF AMENITIES

EAST AUSTIN

Industry
EVERYDAY LATE NIGHT

Snooze*
BREAKFAST BRUNCH LUNCH

COSMIC

Lazarus
BREWING CO.

Franklin
BARBECUE

SUERTE

EAST AUSTIN
7 MIN - 2.2 MILES

RIVERSIDE
3 MIN - 1.5 MILES

RIVERSIDE

1618
Asian Fusion

BUZZ
MILL
OPEN 24/7

Cane's
COLUMBIA FRUITERS

Jackalope
AUSTIN TEX

CHI'LANTRO
KOREAN BBQ INSPIRED

Emo's

SKYLINE

E. OLTORF ST
2 MIN - 1.4 MILES

E. OLTORF ST

Whip in

CHIPOTLE
MEXICAN GRILL

Café Crème

WHERRY'S
BURGER STAND

STARBUCKS

MARYES
GOURMET PIZZA

SOUTHEAST

RADIO

PINHOUSE

MEANWHILE
BREWING CO.

CATFISH
PARLOUR

KITCHEN & BAR

WAFFLE
HOUSE

SKYLINE

1949 S Interstate 35 | Austin, TX 78741



For more information, contact:

BRAD PHILP

brad.philp@streamrealty.com
512.283.3553

BRITA HOVDE

brita.hovde@streamrealty.com
512.481.3048

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. All square footages are approximate and based on a BOMA measurement dated June 6, 2022. All terms are subject to the master lease and to approval by sublessor and building ownership.

