

For Lease

CBRE

4201 South Congress

Retail/Flex Spaces Available | 3,000 - 5,234 SF

4201 S Congress Ave | Austin, TX 78745 | www.cbre.com



NEW SUITE AVAILABLE

Suite 318 | 4,739 SF

Retail

4201 S Congress Ave
Austin, TX 78745

For Lease



Call Broker
Rate

\$7.25
OPEX

2.45/1,000
Parking Ratio

Unique Opportunity Minutes from Historic 'So-Co' in South Austin

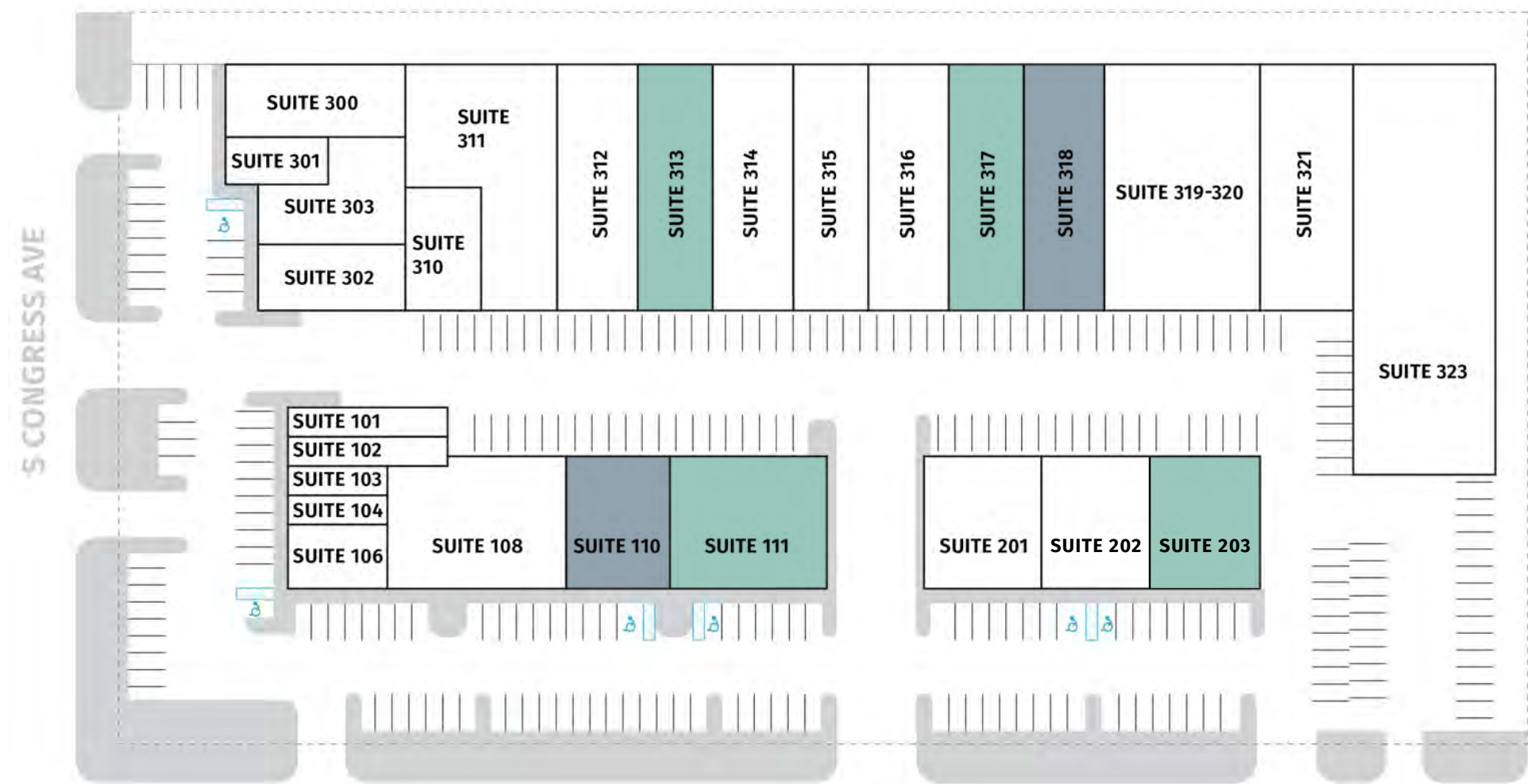
South Congress Avenue is one of Austin's most vibrant and eclectic areas. Located just south of downtown, this street is known for its unique blend of funky vintage shops, boutiques, art galleries, restaurants, cafes, and bars.

The avenue is lined with colorful murals and offers a great view of the Texas State Capitol². It's a popular spot for both tourists and locals, offering everything from delicious food trucks to live music venues¹. Iconic spots like the Austin Motel and the Hotel San José add to its charm.

Property Details

- + Functional spaces with unique skylight or loading feature on each
- + Can handle overflow parking on-site for services
- + Walking distance to 'The Yard,' St. Elmo Brewery, Still Austin, Knuckle Sandwich, & MADabolic

CBRE



Suite	Square Feet	Suite	Square Feet
110	3,000	317	4,739
111	5,234	318	4,739
313	4,755		

KEY:
CURRENT VACANCY
UPCOMING VACANCY

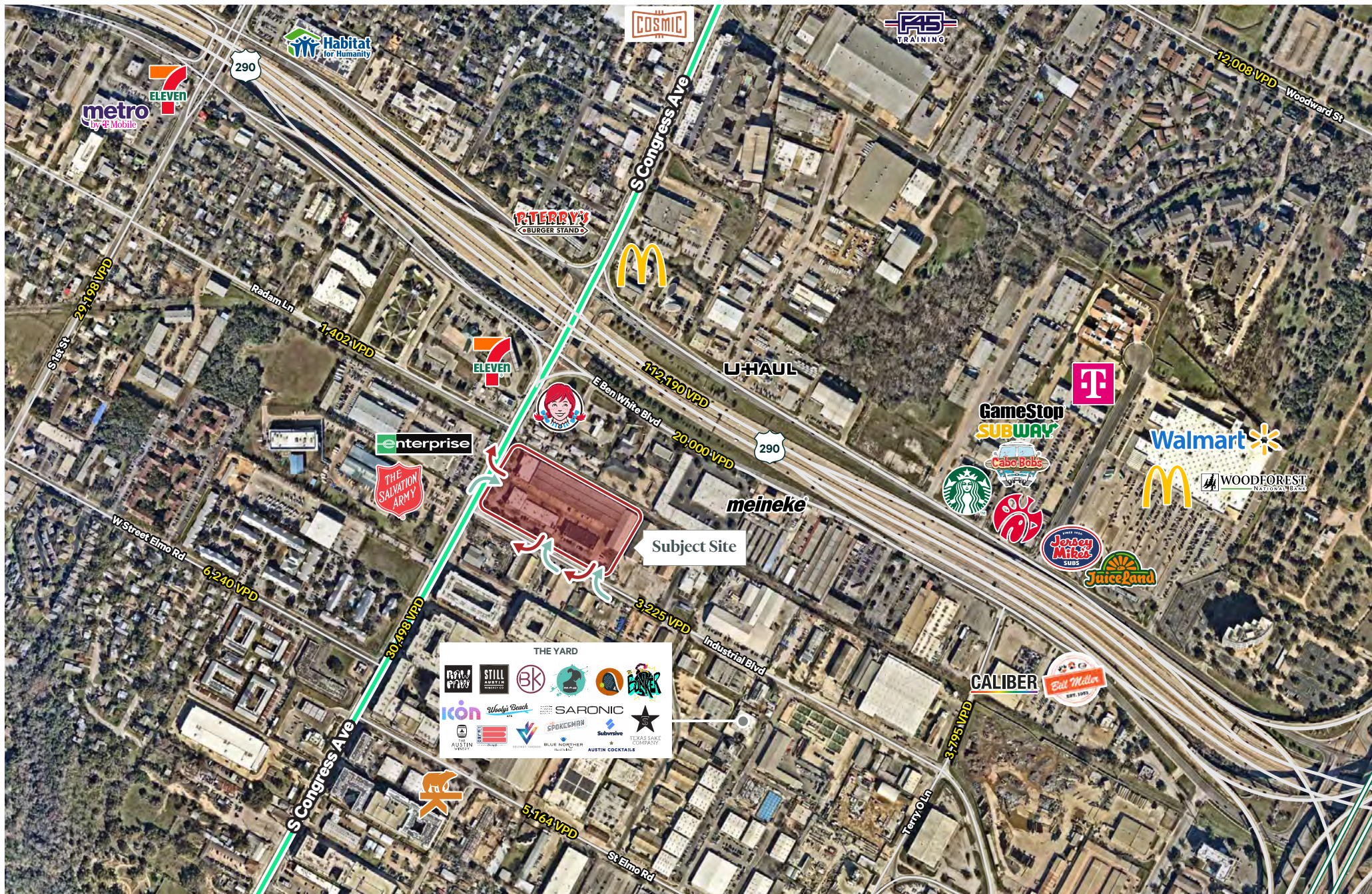
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4201 S Congress Ave
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Suite 111 - 5,234 SF
Flex Opportunity

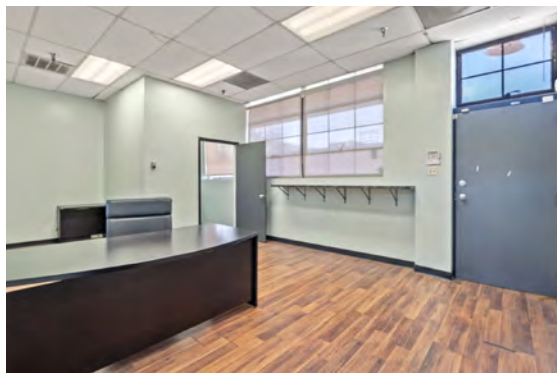
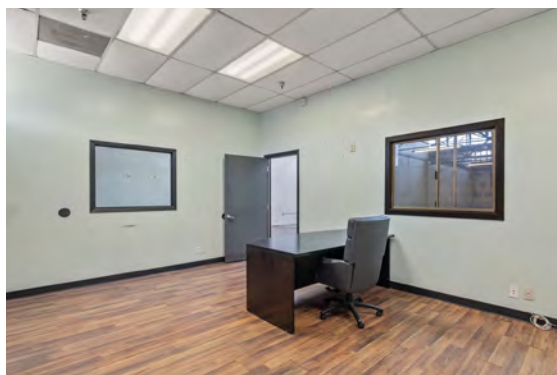


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4201 S Congress Ave
Austin, TX 78745

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Suite 313 - 4,755 SF
Flex Opportunity



4201 S Congress Ave
Austin, TX 78745

For Lease

Suite 317 - 4,739 SF
Flex Opportunity



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2024 Demographics	1 Mile	3 Miles	5 Miles
Population	15,102	160,402	352,064
Businesses	1,153	7,545	22,667
Median Age	33.3	33.4	32.8
Average Household Income	\$122,421	\$122,206	\$130,425
Average Household Size	1.92	2.02	2.09
Daytime Population	21,218	155,413	503,635

Traffic Counts	
W Ben White Blvd	187,010 VPD
S Congress Ave	34,682 VPD
Industrial Blvd	4,160 VPD
Source: TXDot, Costar	



Contact Us

Kyle Lewis
Senior Associate
+1 817 233 7121
kyle.lewis@cbre.com

Davis Franklin
Associate
+1 512 418 3239
davis.franklin@cbre.com

Paige Suvalsky
Associate
+1 713 249 7884
paige.suvalsky@cbre.com

John Barksdale
Senior Vice President
+1 512 499 4976
john.barksdale@cbre.com

Bo Beacham
Senior Vice President
+1 512 499 4978
bo.beacham@cbre.com

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