

# 4719 SOUTH CONGRESS

AUSTIN, TX 78745

A CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP INVESTMENT OPPORTUNITY



PREMIER OWNER USER OR COVERED LAND OPPORTUNITY NEAR ST. ELMO DISTRICT | 20,340 SF FLEX BUILDING ON 1.142 ACRES



**CUSHMAN & WAKEFIELD**  
Private Capital Group

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## EXECUTIVE SUMMARY

Cushman & Wakefield's Central Texas Private Capital Group is pleased to present to the market, 4719 South Congress, a premier owner user or covered land investment opportunity for a 20,340 square foot flex property on a 1.142-acre site on the fringe of the St. Elmo District in South Central Austin. The property is currently owner occupied and is being offered vacant upon sale allowing flexibility for another owner user to immediately occupy or numerous strategies for an investor to reposition or redevelop the asset. The property boasts an acclaimed South Congress address with a premier location at the southern edge of the St. Elmo District which offers a hub of creative business spaces, entertainment options, and luxury apartments and condos. The property consists of an approximately 12,063 square foot, two story office building with recent renovations which is connected to an approximately 8,279 square foot, fully conditioned warehouse building which includes four modular clean labs along with a distribution area with a grade level loading door. Additionally, the property features an above market parking ratio of 3.83:1,000 with secured, fenced parking.



**Premier South Congress Covered Land Opportunity**



**Coveted South Congress Address**



**20,340 SF Flex Building  
1.142 Acre Site  
Offered Vacant Upon Sale**



**Prime South Central Location with Convenient Access to Highway 71, I-35, Loop 360 & Mopac**



**Existing Improvements Offer Adaptive Reuse, Repositioning, or Owner User Opportunity**



**Above Market Parking Ratio of 3.83:1,000 with Fenced Parking Area**



**Amenity Rich Location Adjacent to the St. Elmo District**

## OFFERING OVERVIEW



**PROPERTY SIZE:**  
20,340 SF



**YEAR BUILT:**  
1997; Ren. 2018



**LAND AREA:**  
± 1.142 Acres



**PARKING:**  
±78 Surface Parking Spaces  
3.83:1,000 Parking Ratio  
Parking area is fully fenced with additional drive thru lane off S Congress frontage



**ZONING:**  
CS-MU  
General Commercial Services  
E Congress



**OCCUPANCY:**  
Owner Occupied  
Vacant Upon Sale



**BUILDING CONFIGURATION:**  
12,063 SF Two Story Office Building (59%)  
8,279 SF Fully Conditioned Warehouse (41%)  
+/- 50% Warehouse Space Modular Clean Rooms



### DRIVE TIMES

Downtown 8 Minutes  
 University of Texas 12 Minutes  
 Austin Bergstrom Airport 10 Minutes

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### ONE TEAM THIRTEEN MARKETS



**CUSHMAN & WAKEFIELD**