



# 5323 LEVANDER LOOP

AUSTIN, TEXAS 78702

**East Austin Creative Office Available**



# PROPERTY OVERVIEW

**AVAILABILITY:** \*May 1, 2025

## PROPERTY DETAILS:

- Total SF: ±13,440 SF
  - Main Building: ±11,623 SF
  - 5 Container Offices: ±1,817 SF
- Lot Size: ±0.585 Acres
- Year Renovated: 2017

5323 Levander Loop presents a premier Class A creative office space spanning 13,440 square feet, providing a turnkey solution for a single tenant user.

Its strategic location ensures easy access to/from the Austin Bergstrom airport via Hwy 183. Moreover, the property is nestled within a convenient distance from to an array of amenities, including the popular destinations of Central Machine Works, Sawyer & Co, and the latest entertainment venture from the Armadillo Den owners, The Dainty Dillo.

The building itself boasts a modern and dynamic design blending industrial modern elements, tailored to meet the demands of contemporary businesses seeking a vibrant work environment.



## FOR MORE INFORMATION, PLEASE CONTACT:

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### ANDY SWANSON

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# BUILDING FEATURES

## **High Finish-Out + Furniture:**

The building features high-end finishes throughout and comes fully furnished ensuring immediate functionality for tenants.

## **Full Kitchen + Bar:**

Designed for both functionality and entertainment, the property includes a full kitchen and bar equipped with commercial-grade appliances, including a fridge, sinks, dishwasher, and kegerator systems, along with bar seating and booths for socializing.

## **Locker Rooms with Showers:**

The property offers men's and women's locker rooms complete with showers, promoting a healthy work-life balance.

## **Conference Rooms:**

Equipped with 2 large conference rooms and 5 medium conference rooms, the property provides ample space for meetings, presentations, and brainstorming sessions.



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# BUILDING FEATURES CONT.

## Phone Rooms and Booths:

The property features 10 phone rooms and 2 phone booths.

## Workstations:

With more than 100 workstations, the space accommodates a sizable workforce, fostering a collaborative atmosphere.

## Container Office ADUs:

Complementing the main workspace, the property includes 5 Container Office ADUs, each accommodating approximately 2-3 workstations.

## Parking:

The property contains 22 parking spaces on-site, with additional parking available at 5221 E Cesar Chavez, approximately 0.1 mile away.

## Tesla EV Charging Stations:

Enhancing sustainability and catering to electric vehicle users, the property includes 6 Tesla EV charging stations.



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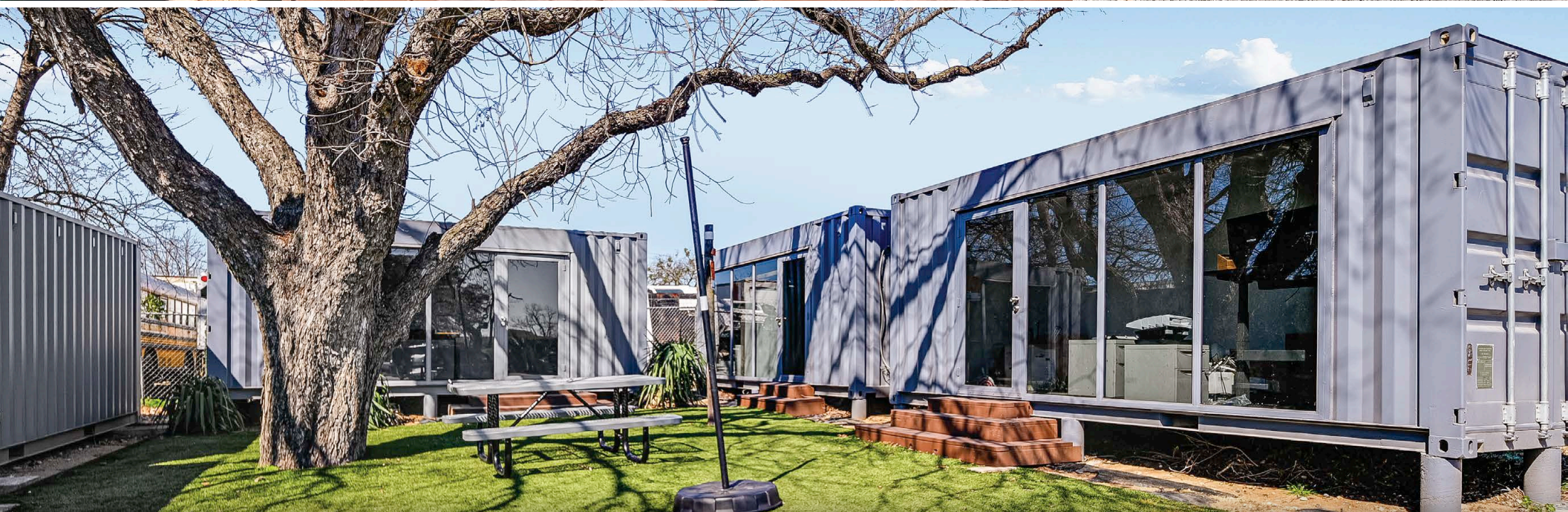
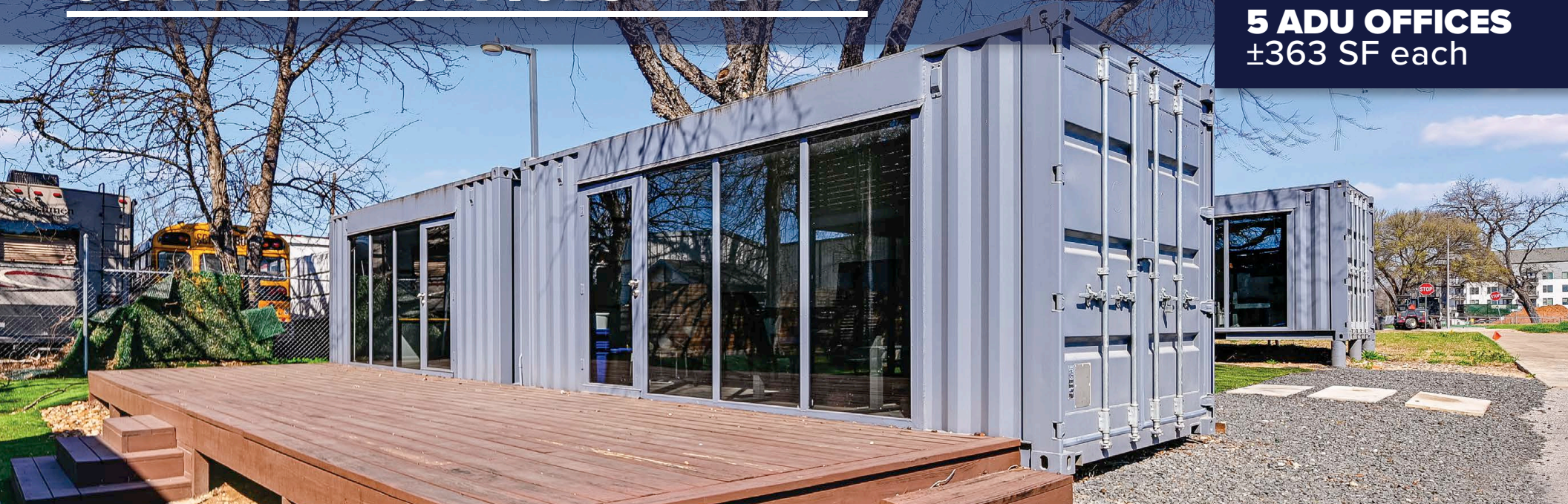
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# CONTAINER OFFICES PHOTOS

**5 ADU OFFICES**  
±363 SF each



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## NEARBY

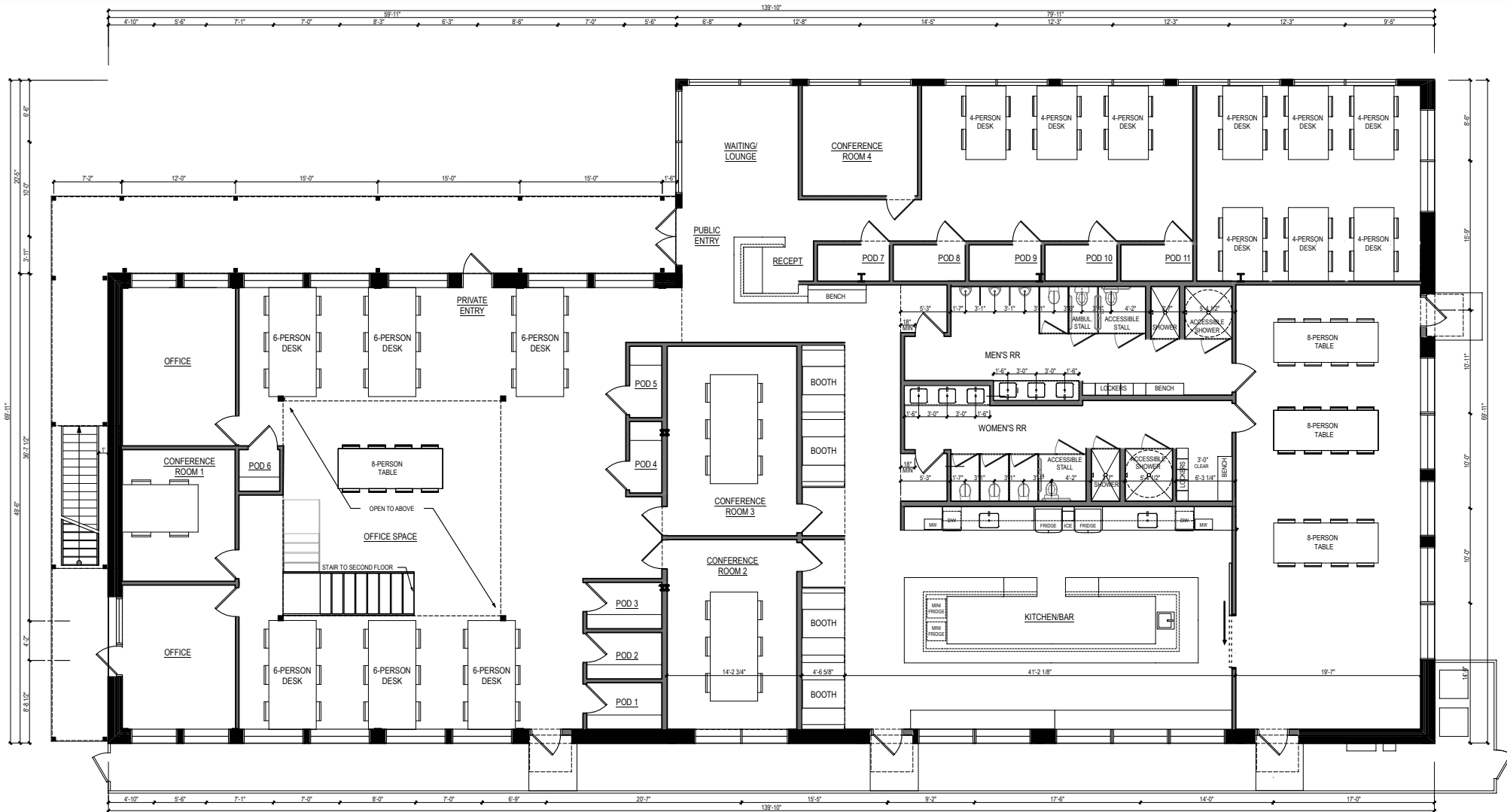
**Downtown Austin**  
~ 3 miles

**Austin-Bergstrom International Airport**  
~ 3.5 miles

### Grocery, Restaurants, & Bars

H-E-B	Urban Axes	Juan in a Million
Justine's	Dan's Hamburgers	Sawyer & Co.
Kinda Tropical	De Nada	Austin EastCiders
JuiceLand	Central Machine Works	La Barbecue
Lustre Pearl		Dainty Dillo

# FLOOR ONE FLOOR PLAN



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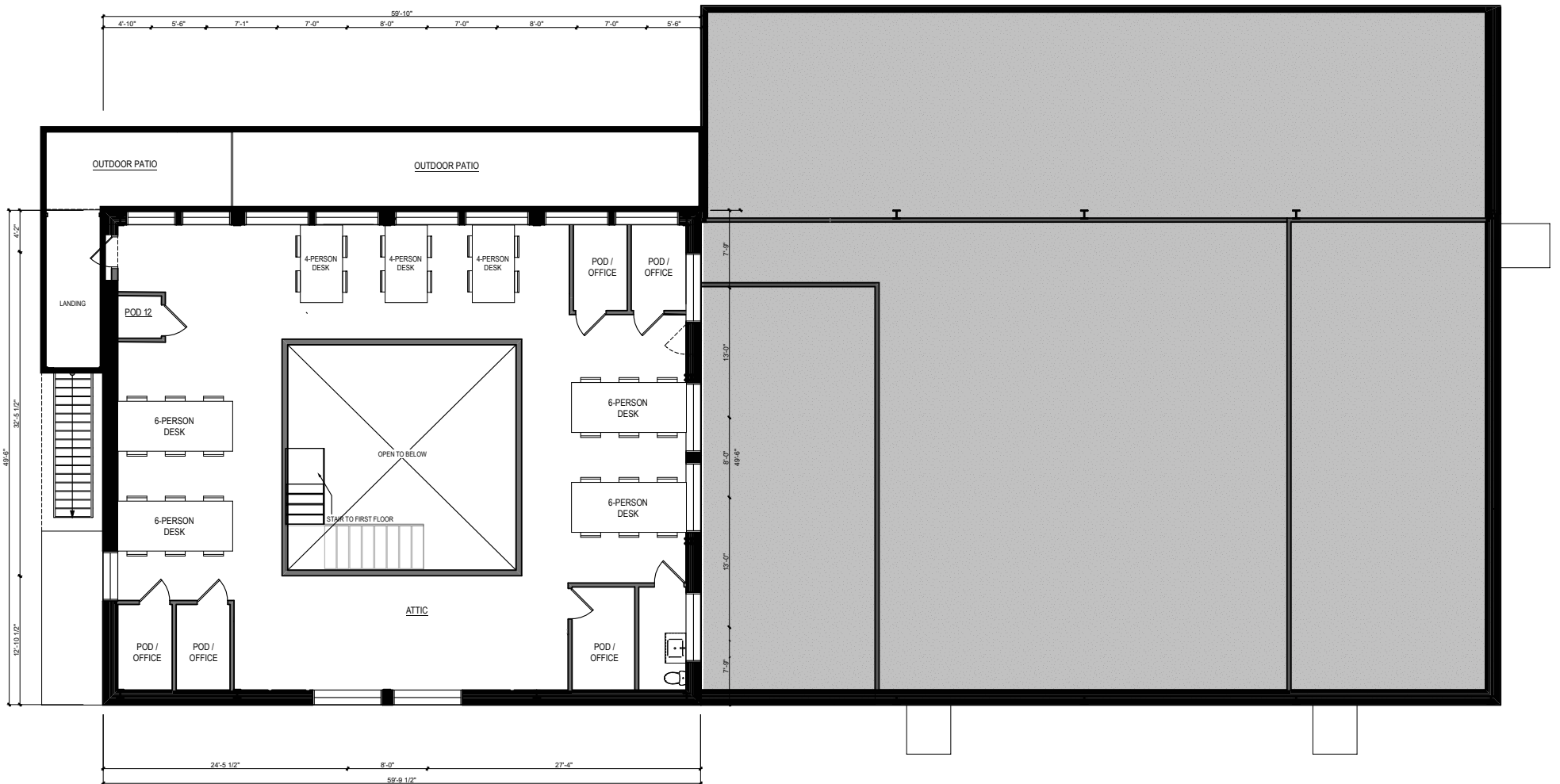
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# FLOOR TWO FLOOR PLAN



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