

4,775 - 7,163 SF  
RETAIL/FLEX/OFFICE FOR LEASE

# 4201

*South Congress*

redcar

AUSTIN | TX | 78745

CBRE



# PROPERTY OVERVIEW

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 Capitol. It is a popular spot for both tourists and locals, offering everything from delicious food trucks to live music venues<sup>1</sup>. Iconic spots like the Austin Motel and the Hotel San José add to its charm.

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

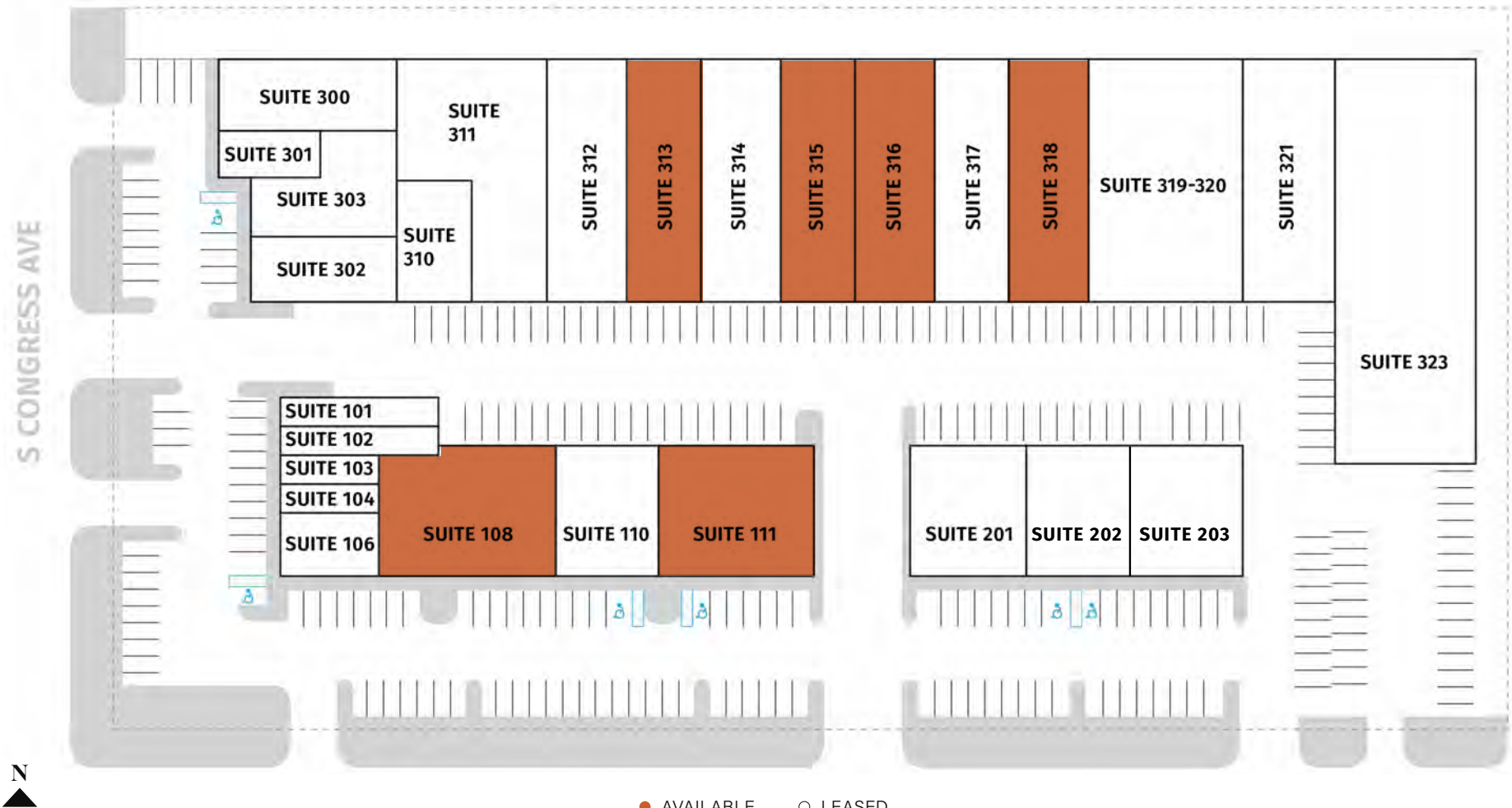
2.45/1,000 Parking Ratio

\$7.25 OPEX

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

# SITE PLAN

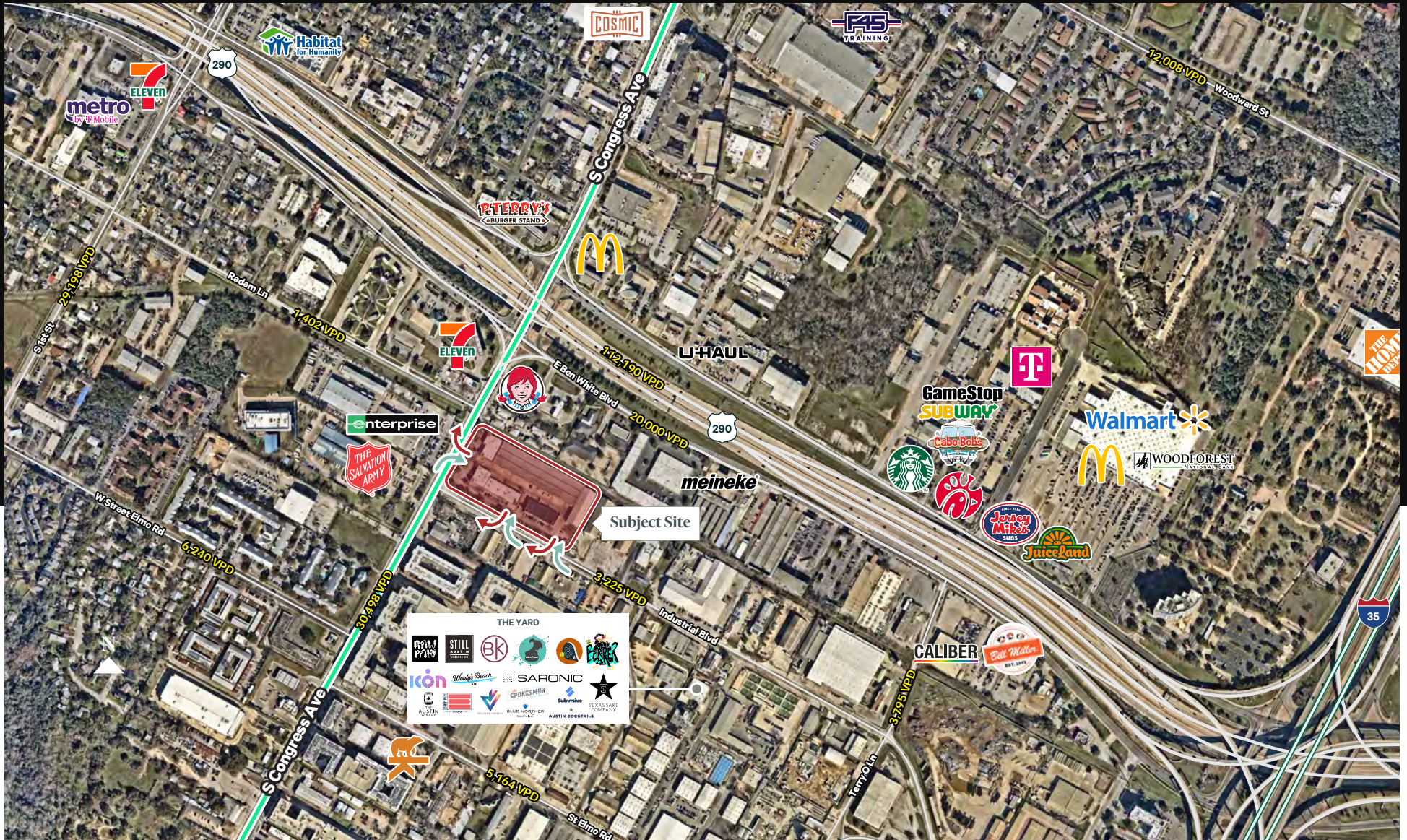
4201 S CONGRESS



108	7,163 SF \$14.00 - \$16.00 PSF	315	4,775 SF \$22.00 - \$24.00 PSF
111	5,235 SF \$14.00 - \$16.00 PSF	316	4,775 SF \$12.00 - \$14.00 PSF
313	4,775 SF \$12.00 - \$14.00 PSF	318	4,775 SF \$13.00 - \$15.00 PSF

# MAP

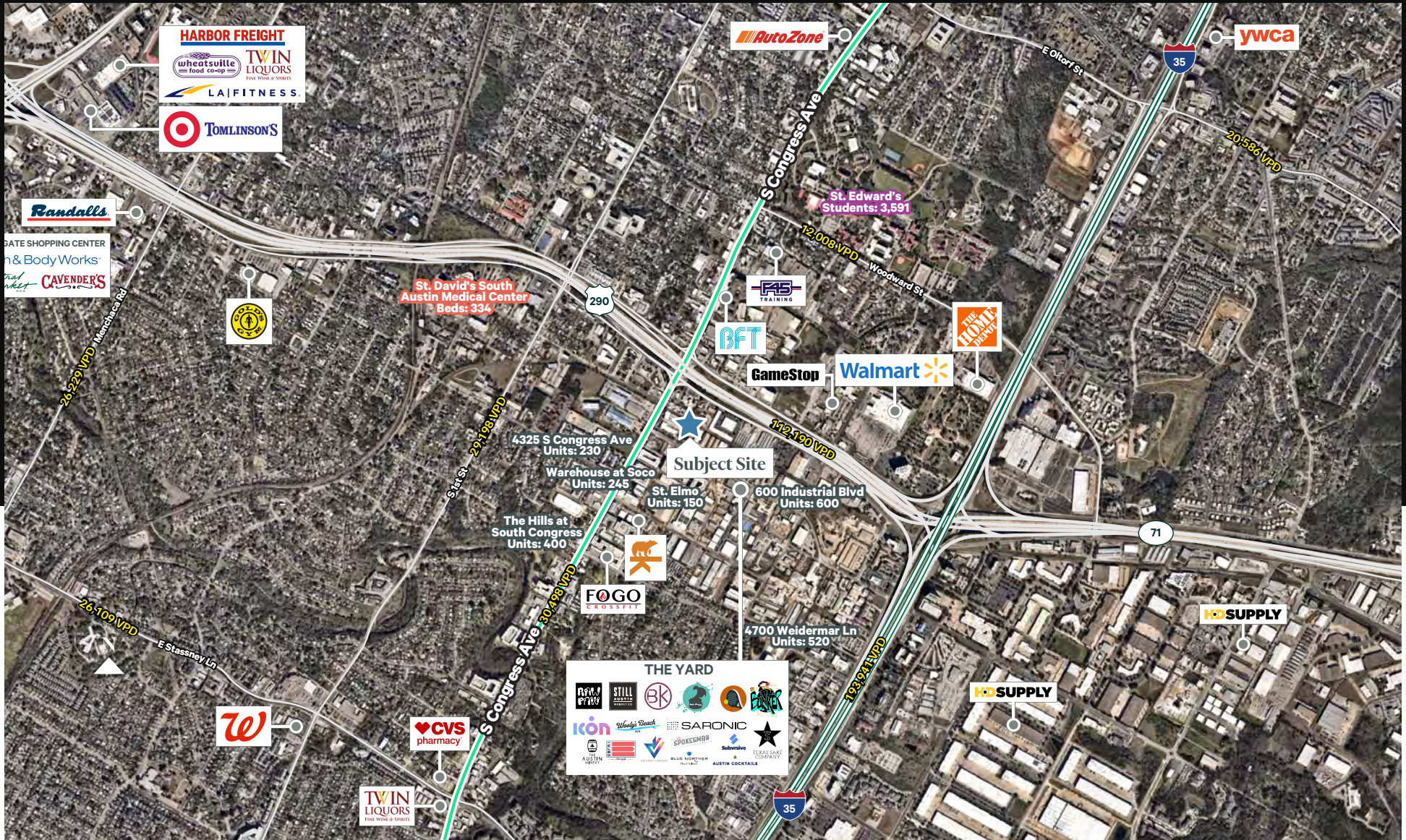
4201 S CONGRESS



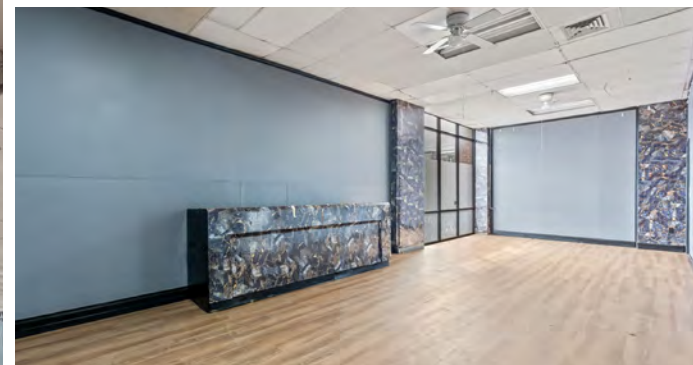
*Retail / Office / Flex Spaces Available*

# MAP

4201 S CONGRESS



*Retail / Office / Flex Spaces Available*



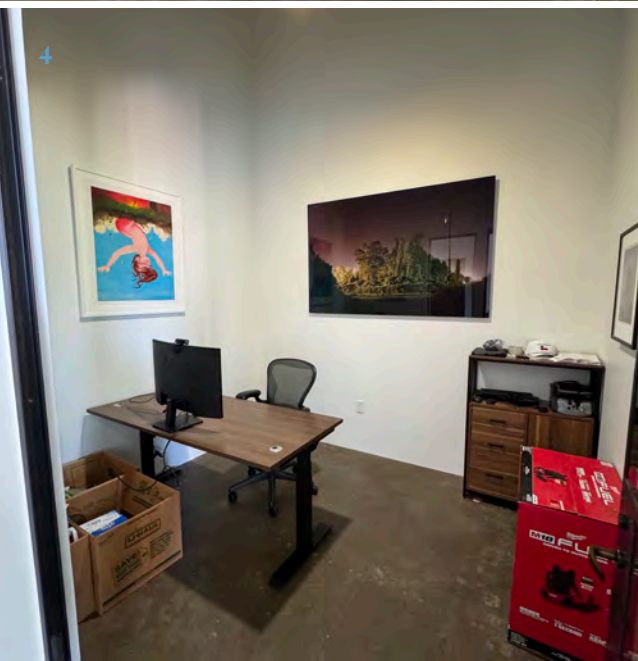
*Suite 111 - 5,234 SF  
Flex Opportunity*

*Suite 313 - 4,775 SF*  
*Flex Opportunity*



*Suite 108 - 4,775 SF*  
*Flex Opportunity*





[1] Open Office Area [2] Private Office [3] Conference Room  
[4] Private Office [5] Office Kitchen

*Suite 315 - 4,775 SF  
Office Opportunity*

4,775 - 7,163 SF  
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## *South Congress*

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