

SOUTHPARK COMMERCE CENTER IV

STREAM

2301 EAST ST. ELMO ROAD | BUILDING 1 & 2
AUSTIN, TX 78744



6,825 - 165,667 SF Available

Located just eight minutes from downtown Austin with outstanding access to Austin-Bergstrom International Airport

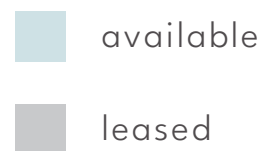
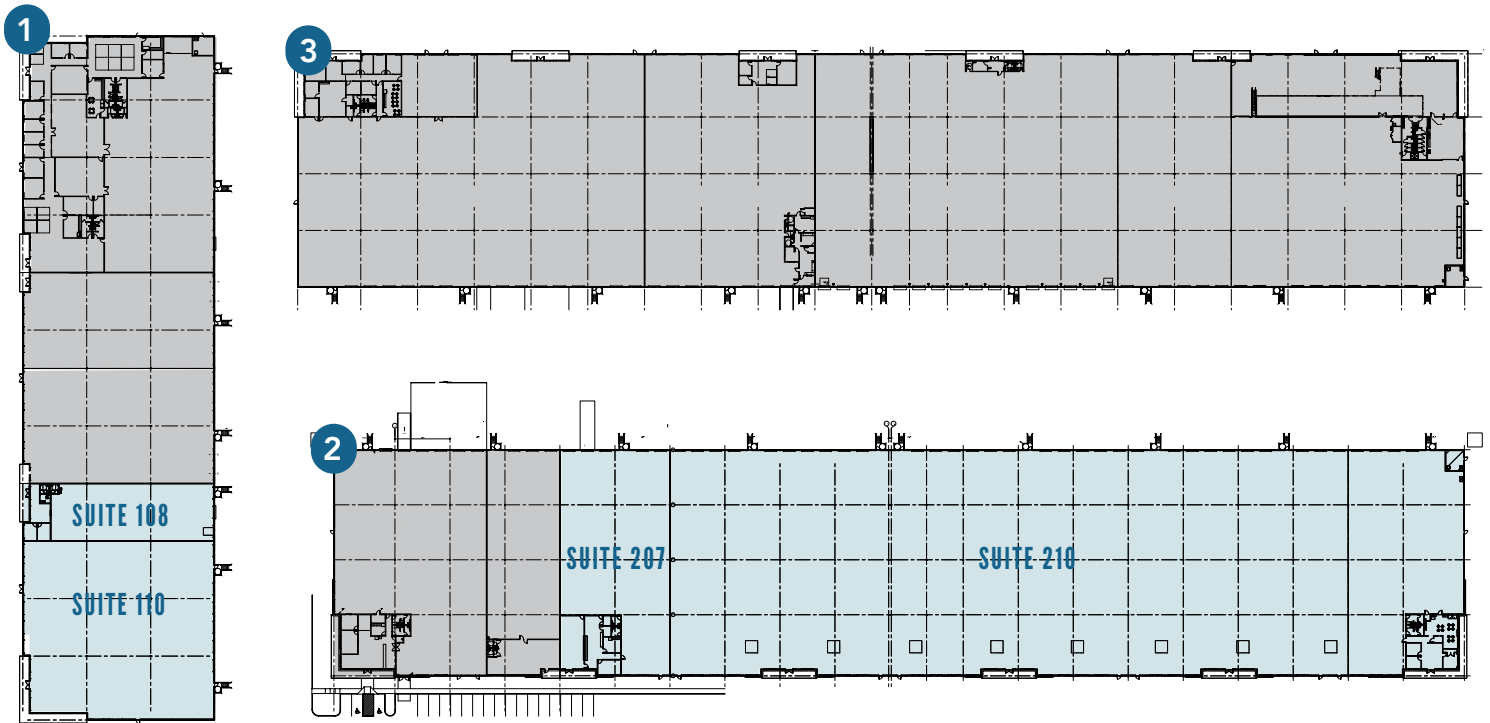
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SITE PLAN

BUILDING 1 : 6,825 – 28,081 SF

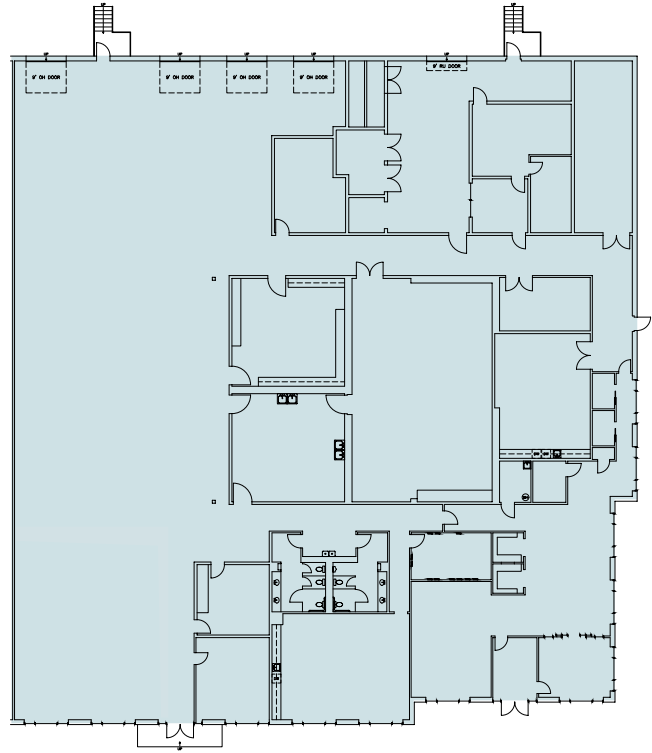
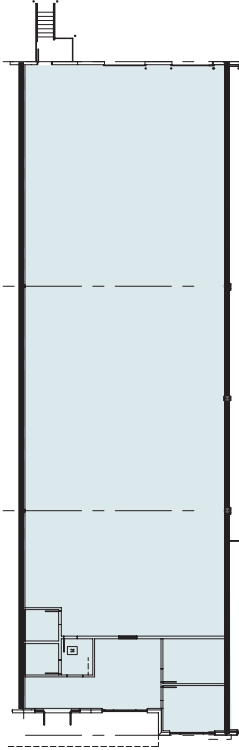
BUILDING 2 : 16,724 - 120,862 SF

BUILDING 3 : FULLY LEASED



CURRENT AVAILABILITY

BUILDING 1 - SUITE 108 & 110



SUITE 108 - 6,825 SF

Total SF Available	6,825 SF
Available	1/1/2027
Layout	85% Warehouse 15% Office
Clear Height	+/- 24'
Loading	1 Dock High, 1 Ramp
Truck Court	100' Shared
Sprinklers	ESFR

SUITE 110 - 21,256 SF

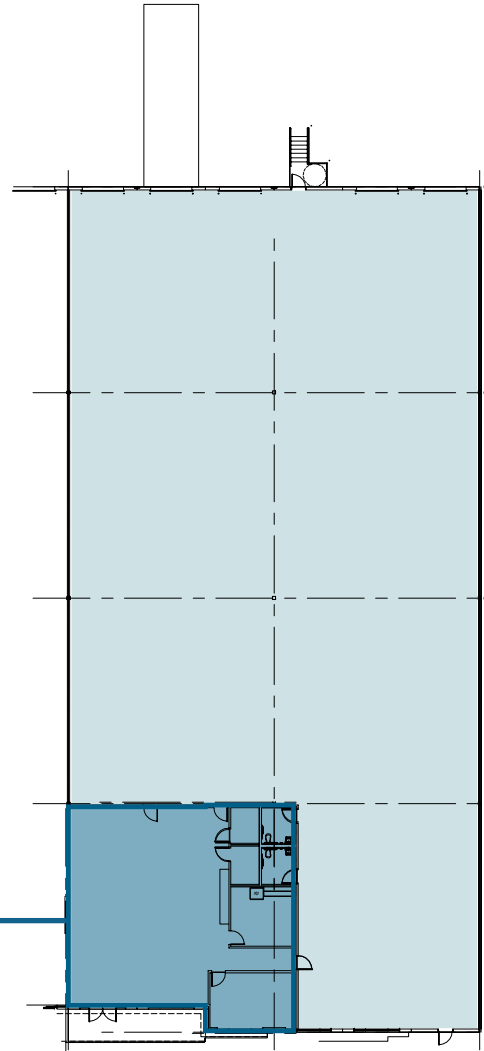
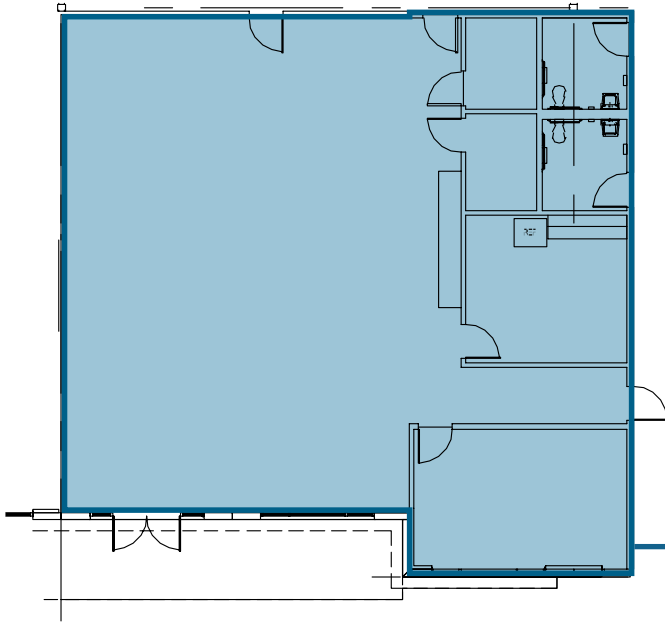
Total SF Available	21,256 SF
Available	Now
Layout	40% Warehouse 60% Office
HVAC	100%
Clear Height	+/- 24'
Loading	6 Dock High
Truck Court	100' Shared
Sprinklers	ESFR



For More Information:
 SAM OWEN | 512.481.3030 | sowen@streamrealty.com
 LUKE WATSON | 512.481.3056 | luke.watson@streamrealty.com

CURRENT AVAILABILITY

BUILDING 2 - SUITE 207



SUITE 207 - 16,724 SF

Total SF Available	16,724 SF
Available	Now
Layout:	90% Warehouse 10% Office
Clear Height	+/- 24'
Loading	4 Dock Doors 1 Ramp
Truck Court	180' Shared
Sprinklers	ESFR

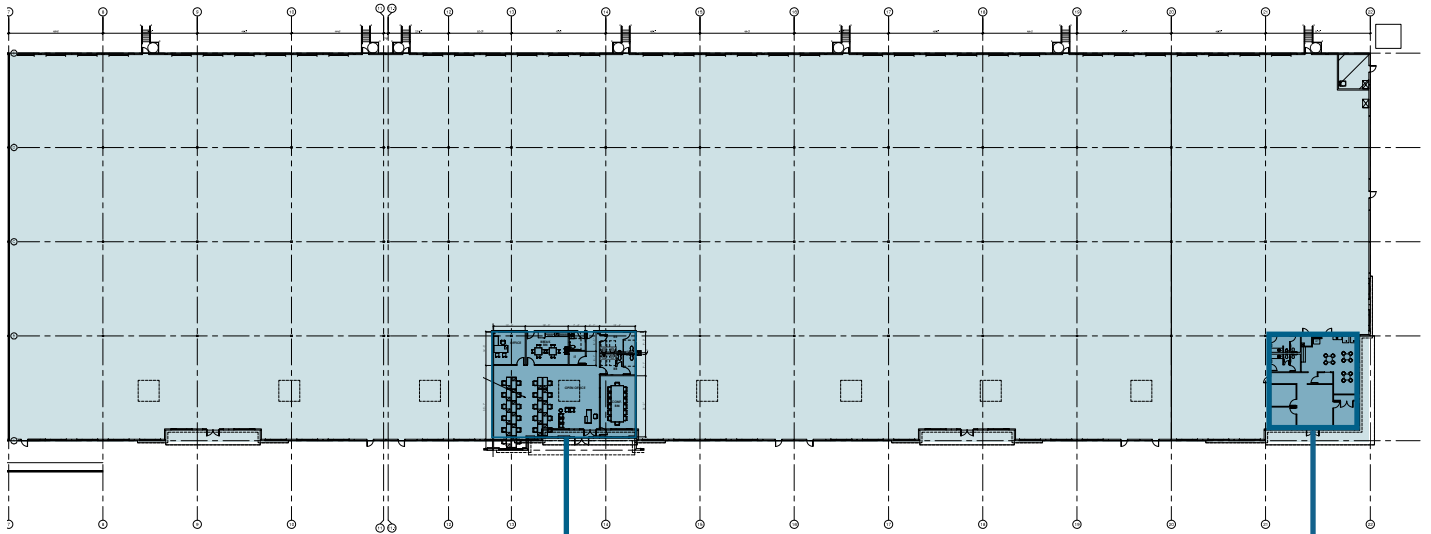


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CURRENT AVAILABILITY

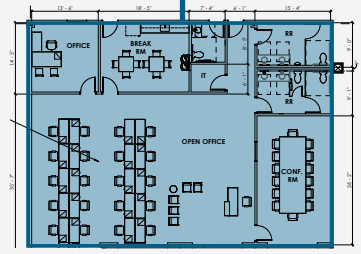
BUILDING 2 - SUITE 210

CLICK TO TOUR THE SPACE 

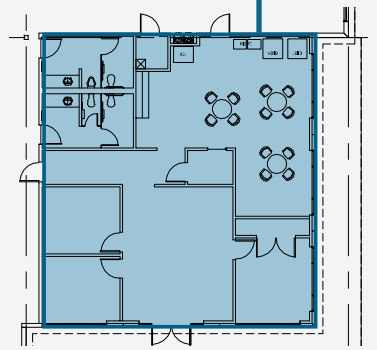


SUITE 210 - 120,862 SF

Total SF Available	32,400 - 120,862 SF
Available	Now
Layout:	1,875 SF Office
Clear Height	+/- 24'
Loading	34 Dock-High 1 Ramp
Truck Court	180' Shared
Sprinklers	ESFR



*Potential Speculative Office Pod - 2,874 SF



*Existing Office Pod - 1,875 SF

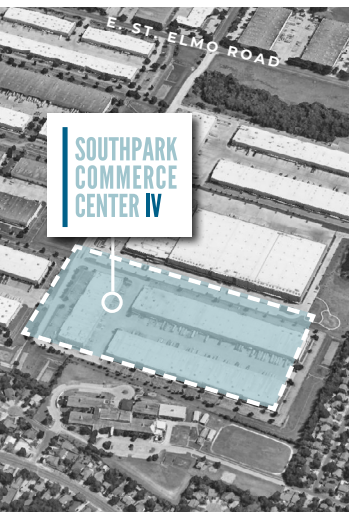


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LOCATION DETAILS

DRIVE TIMES

Austin CBD	12 Min.	Hwy. 290	1 Min.
Austin-Bergstrom International Airport	10 Min.	Downtown Station Commuter Rail	11 Min.
IH-35	1 Min.	Plaza Saltillo Commuter Rail	12 Min.



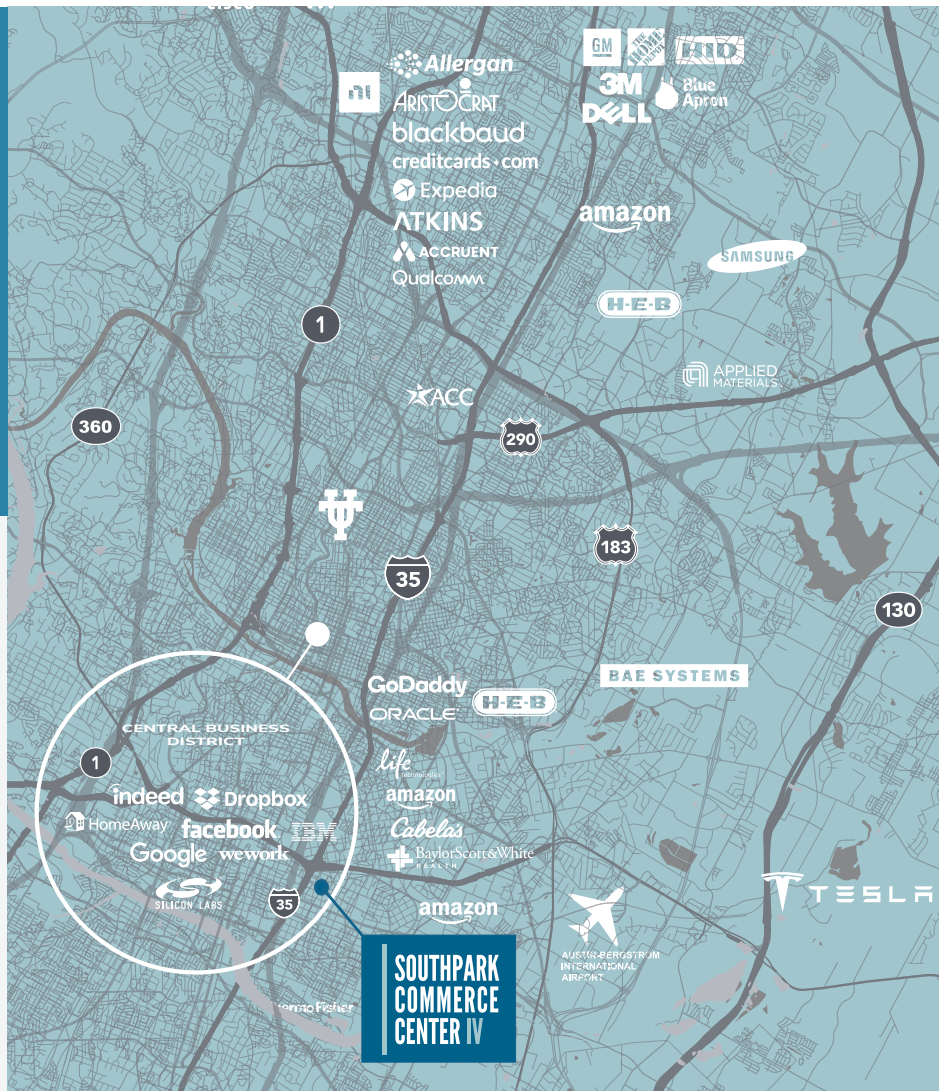
STRATEGICALLY LOCATED NEAR THE INTERSECTION OF I-35 & HWY 71

12 MINUTES FROM DOWNTOWN ATX

Concrete truck courts are 180' deep & able to accommodate ample truck traffic.

High visibility, parking ratio between 1.15 - 1.65:1,000

Convenient transportation routes to all parts of the city via Hwy. 71, Hwy. 290, IH-35, & US 183





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