

For Lease

CBRE

# 4201 South Congress

Retail/Flex Spaces Available | 3,000 - 14,027 SF

4201 S Congress Ave | Austin, TX 78745 | [www.cbre.com](http://www.cbre.com)



Must-See Creative Retail/Flex  
Opportunity on South Congress

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

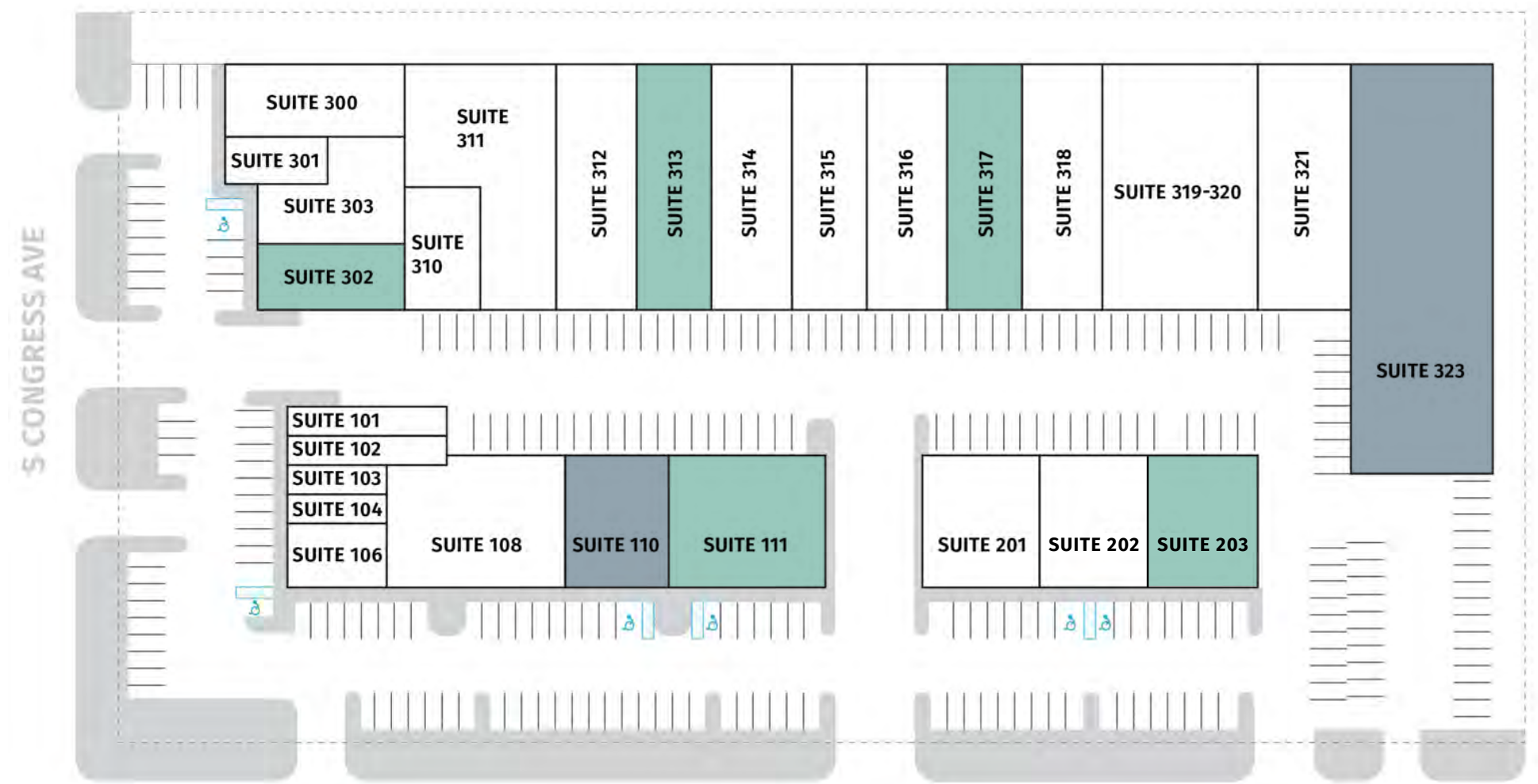
South Congress Avenue is one of Austin’s most vibrant and eclectic areas. Located just south of downtown, this street is known for its unique blend of funky vintage shops, boutiques, art galleries, restaurants, cafes, and bars.

The avenue is lined with colorful murals and offers a great view of the Texas State Capitol<sup>2</sup>. It’s 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.

### 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
110	3,000
111	5,234
203	3,736
302	2,327

Suite	Square Feet
313	4,755
317	4,739
323	14,027

KEY:

CURRENT VACANCY

UPCOMING VACANCY

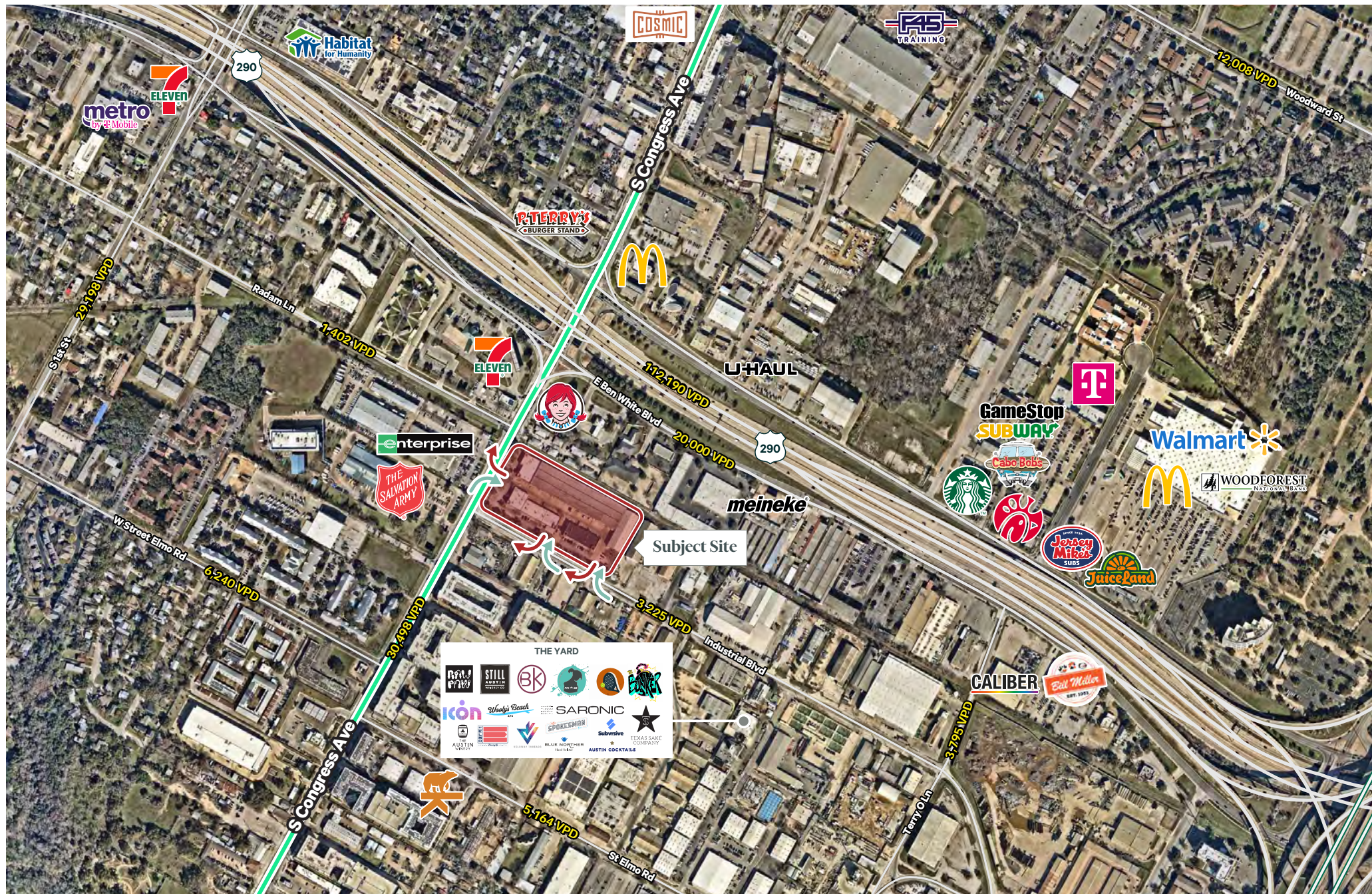
4201 S Congress Ave  
Austin, TX 78745

For Lease



4201 S Congress Ave  
Austin, TX 78745

For Lease

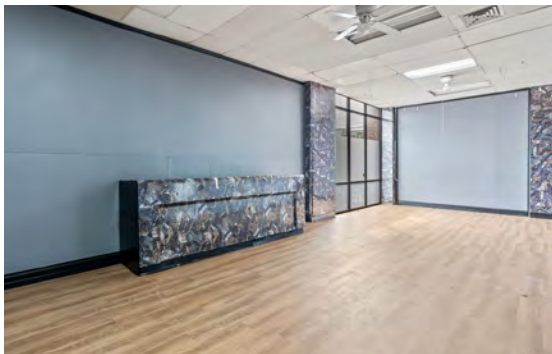


CBRE

4201 S Congress Ave  
Austin, TX 78745

For Lease

**Suite 111 - 5,234 SF**  
**Flex Opportunity**



4201 S Congress Ave  
Austin, TX 78745

For Lease

**Suite 203 - 3,736 SF**  
**Flex Opportunity**



**CBRE**

4201 S Congress Ave  
Austin, TX 78745

For Lease

**Suite 302 - 2,327 SF**  
**Flex Opportunity**

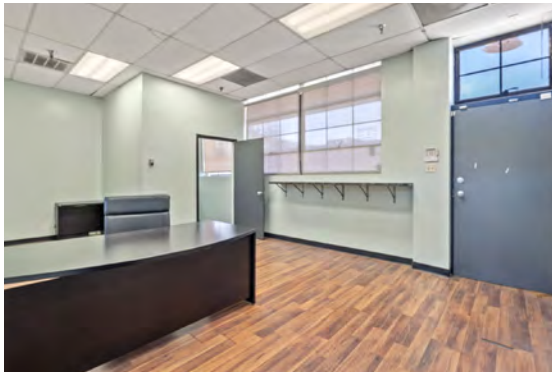
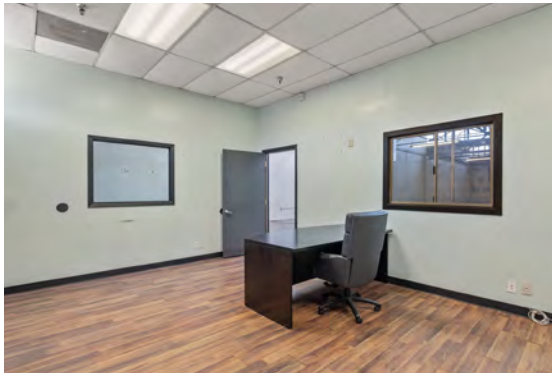


**CBRE**

4201 S Congress Ave  
Austin, TX 78745

For Lease

**Suite 313 - 4,755 SF**  
**Flex Opportunity**



4201 S Congress Ave  
Austin, TX 78745

For Lease

**Suite 317 - 4,739 SF**  
**Flex Opportunity**

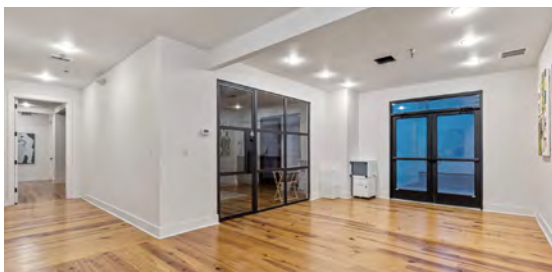


**CBRE**

4201 S Congress Ave  
Austin, TX 78745

For Lease

**Suite 323 - 14,027 SF**  
**Creative Office Opportunity**



**CBRE**

4201 S Congress Ave  
Austin, TX 78745

For Lease

**Suite 323 - 14,027 SF**  
**Creative Office Opportunity**

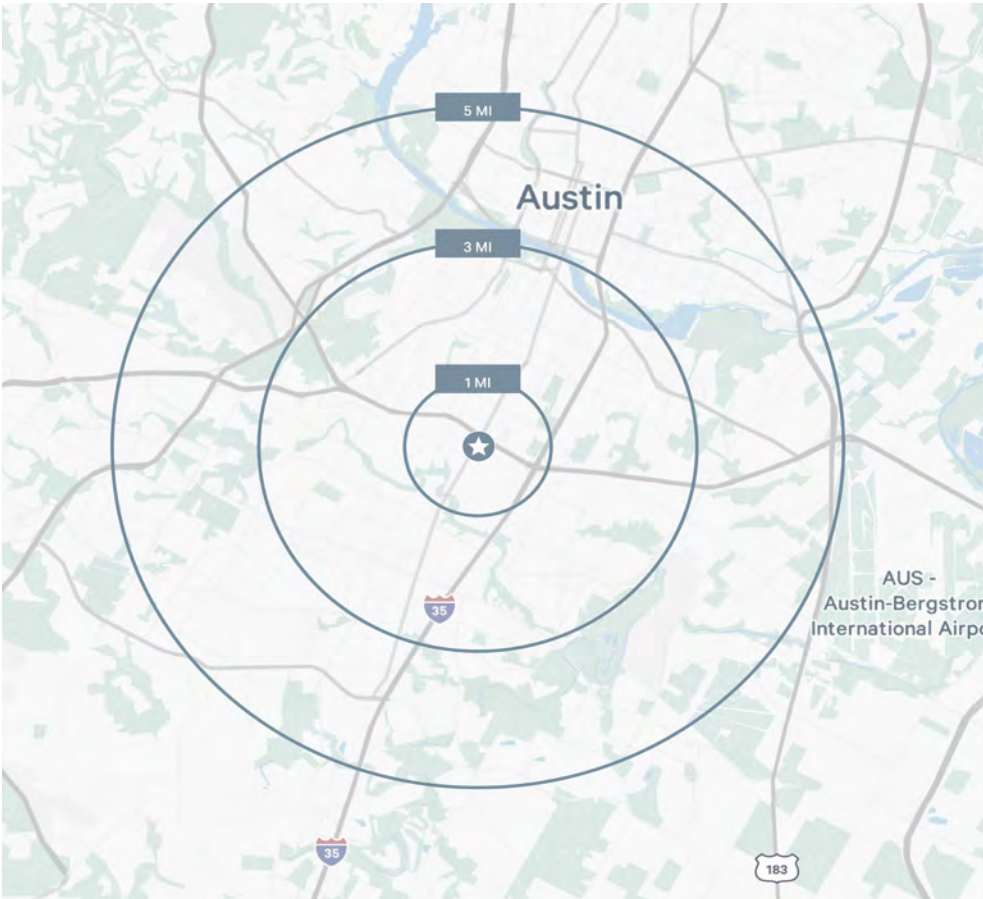


4201 S Congress Ave  
Austin, TX 78745

For Lease

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

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.