



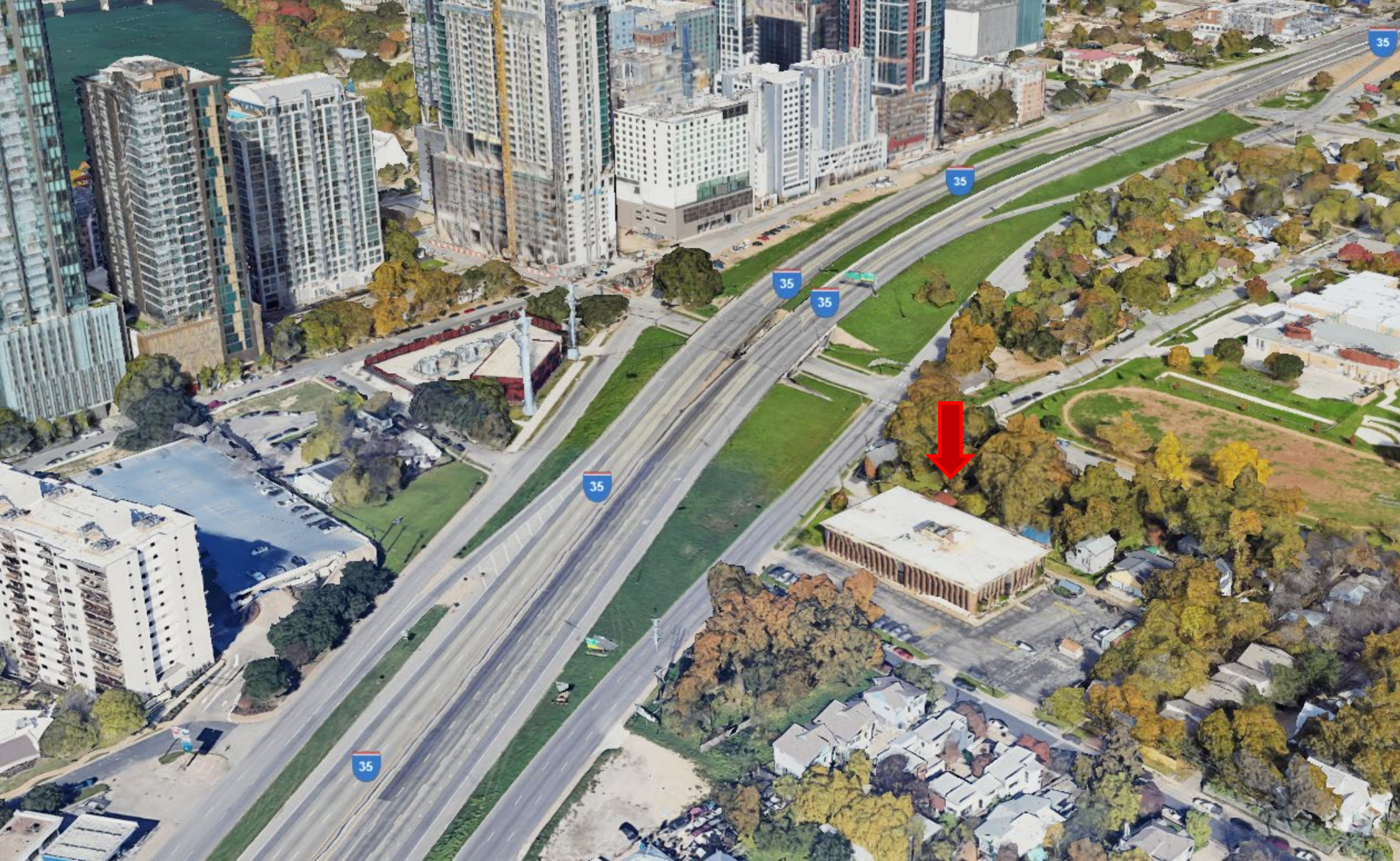
FOR LEASE

55 N IH 35

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*Proposed Building Rendering

Property Highlights

- 28,500 SF available – 2 story building
- Prime visibility along I-35 North
- Easy access to Austin's most rapidly developing corridors, with immediate access to downtown, Rainey Street, and the fast-growing Eastside
- Design features interior exposed brick on outer walls

- Excellent parking, 3:1000
- Building Signage available
- Located directly next to a planned CAP project involved in the I 35 expansion which will expand and cover portions of IH-35 with green space and walking trails
- Interior & Exterior Renovations Coming Soon!

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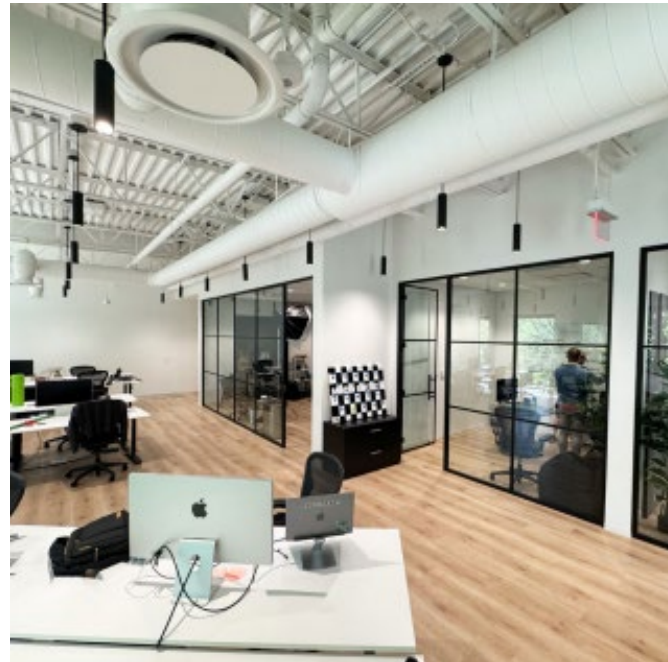
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Interior Design Inspiration



AREA OVERVIEW

Austin

Three Texas metros ranked at the top of the nation's fastest-growing major markets from 2020-2023 with Austin taking the top spot. In that period, the Austin metro grew by over 7.5%, which should come as no surprise to its inhabitants in a city that has so much to offer. What makes Austin such an attractive market is its highly educated population, favorable business climate, and a uniquely robust quality of life. This has been leading the draw for major corporate relocations and expansions, which has been a boon on economic growth during this period and since then. Home to Austin City Limits musical festival and South-By-Southwest (SXSW), Austin draws people and businesses from around the world to experience its culture. Also known as the "Live Music Capital of the World", Austin has numerous attractions from the vibrant downtown scene to the abundance of outdoor greenery in the area including Zilker Park. With so many activities to offer, it is no surprise Austin is among the best cities for relocations and tourism.

The Austin Economy

The Austin metro continues to be a leader in economic resilience and growth. As of 2024, Austin's economy has shown remarkable recovery and expansion including adding over 22,500 jobs in the prior year with significant increases in construction (+4.7%) and healthcare (+3.8%). The Austin metro unemployment rate stands at 3.4% as of August 2024, consistently below both the state average of 4.1% and the national average of 4.2%. Austin remains an attractive destination for businesses, employees, and investors due to its strong economic fundamentals, resilient job market, and quality of life.



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