

FOR LEASE

Mission Plaza

3000 S IH 35, Austin, TX 78704

Interior and Exterior Renovations Complete!

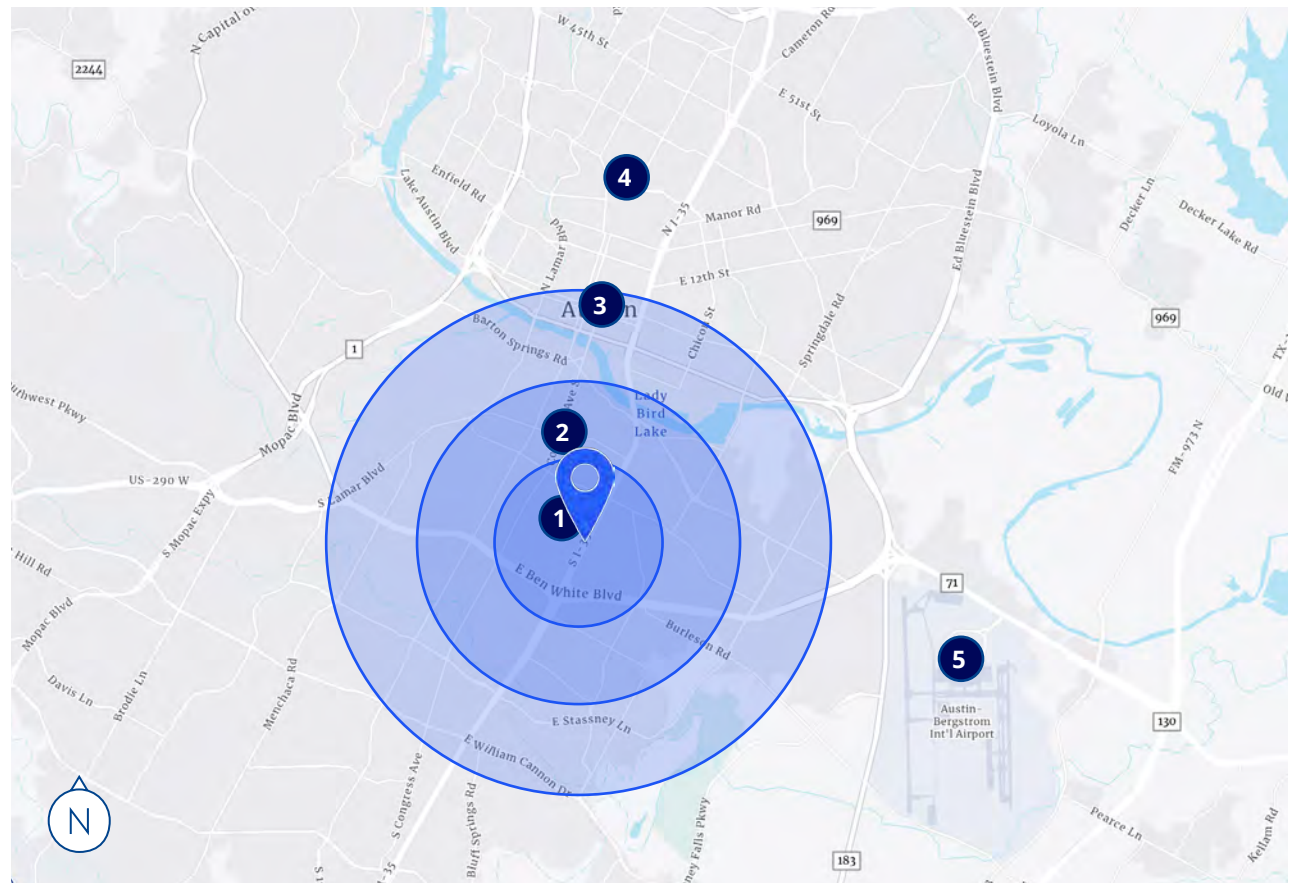


The Property

Highlights

- 4-story office building located in Travis Heights just minutes from Downtown Austin, St. Edwards University and the Austin Airport
- The building is on the west side of IH-35, just south of Oltorf at 3000 S IH-35, with excellent highway access
- The neighborhood is one of the older Austin neighborhoods and one of the more exclusive and affluent areas of south Austin
- Conveniently located near the trendy shopping and dining districts of South Congress Ave - an amenity rich area with food, retail and entertainment options
- Interior and exterior renovations complete

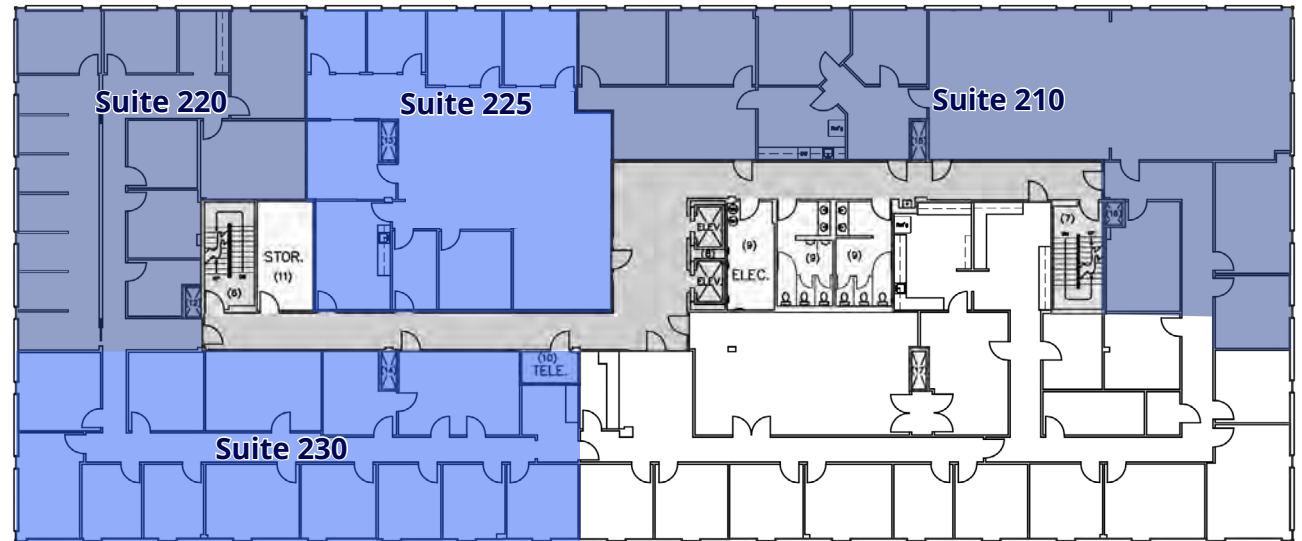
	Point of Interest	Drive Time	Distance
1	St. Edwards University	2 min	0.2 mi
2	South Congress	6 min	1.5 mi
3	Downtown Austin	10 min	3 mi
4	The University of Texas	12 min	5.3 mi
5	Austin Bergstrom Intl Airport	15 min	6.6 mi



Floor Plans & Availability

Suite	Size (SF)	Date Available
210*	3,953 SF	Now
220*	2,382 SF	Now
225*	2,532 SF	8/1/2026
230*	3,012 SF	Now

*Suites are contiguous for 11,879 SF

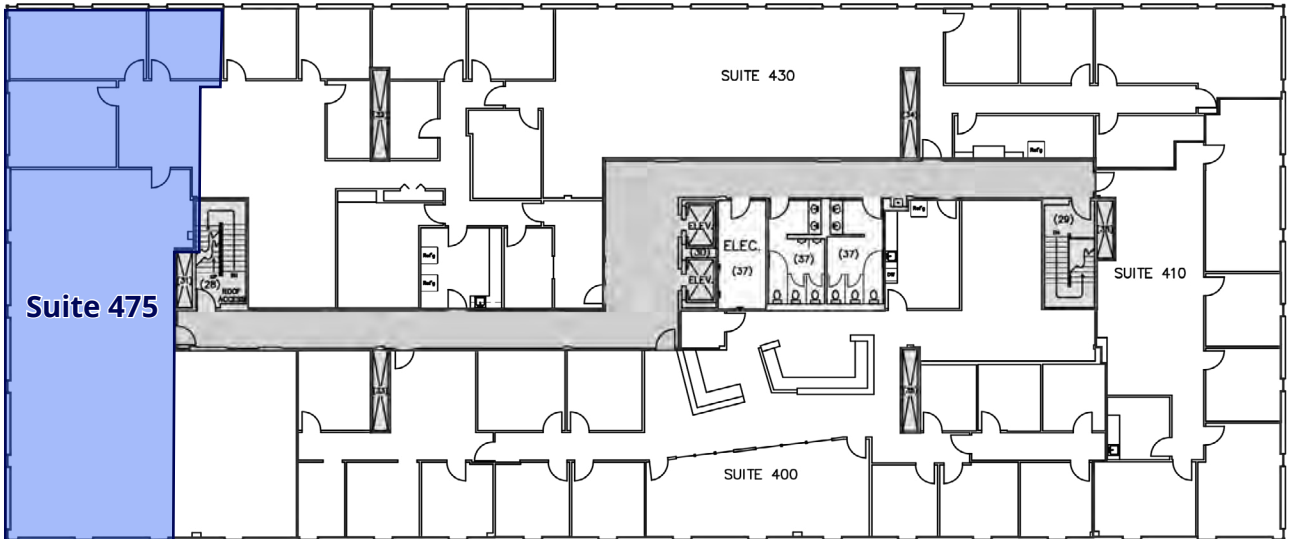


Floor 2

Floor Plans & Availability

Suite	Size (SF)	Date Available
475*	2,761 SF	Now

**Downtown views, recently renovated, modern space.*



Floor 4

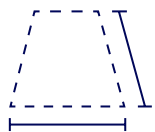


Downtown Austin



Building Amenities

- Renovated in 2019
- Bus Line
- Property Manager on Site
- Building Break Room on 4th Floor
- Building Conference Room on 4th Floor
- Signage Available
- Direct IH 35 Access
- Downtown Views



Available Space

2,382 - 11,879 SF



Parking Ratio

3.15:1000



Base Rate (NNN)

\$17.00



2026 Est. OPEX (/SF)

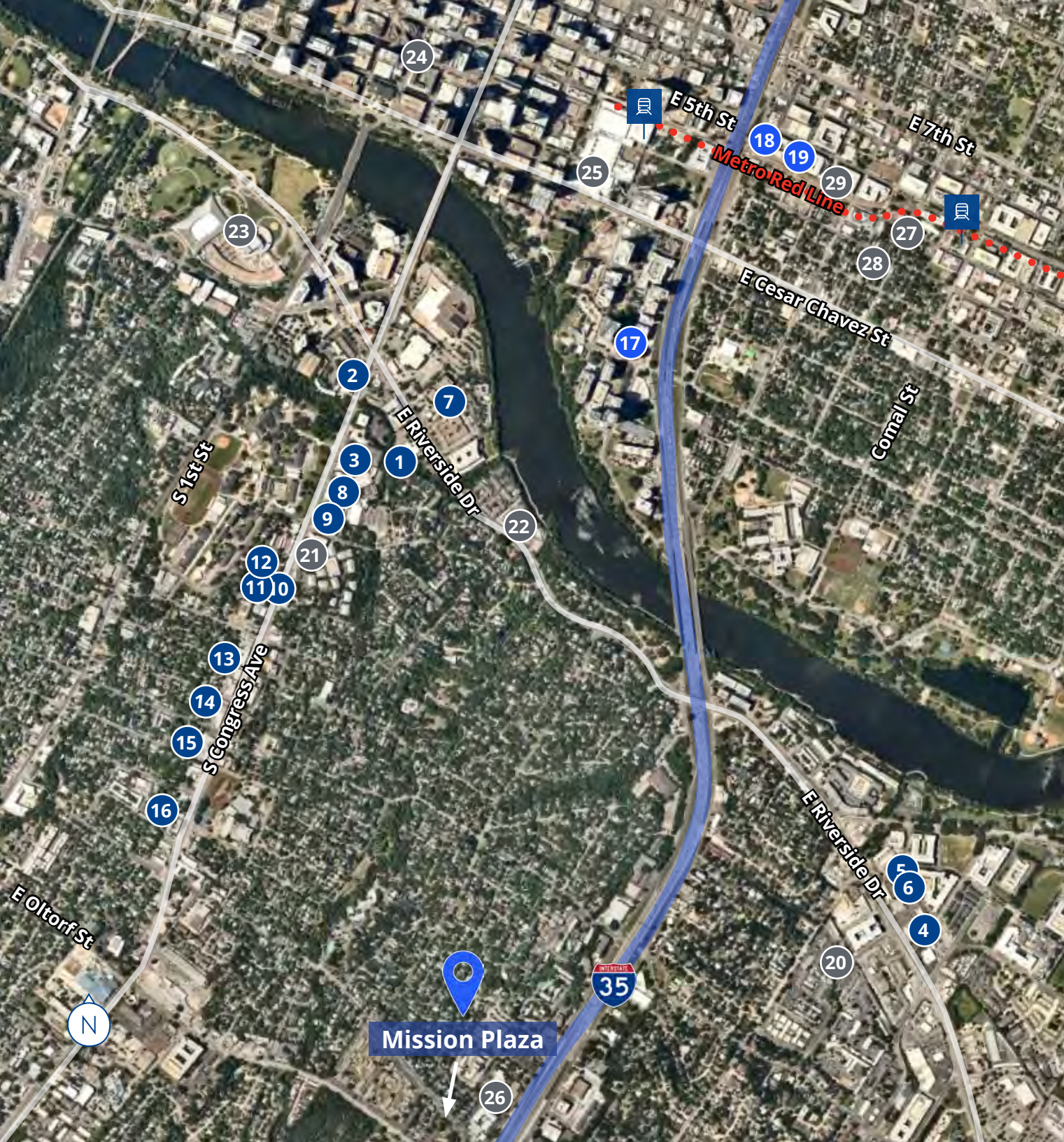
\$11.95

Building
Conference
Room &
Break Room

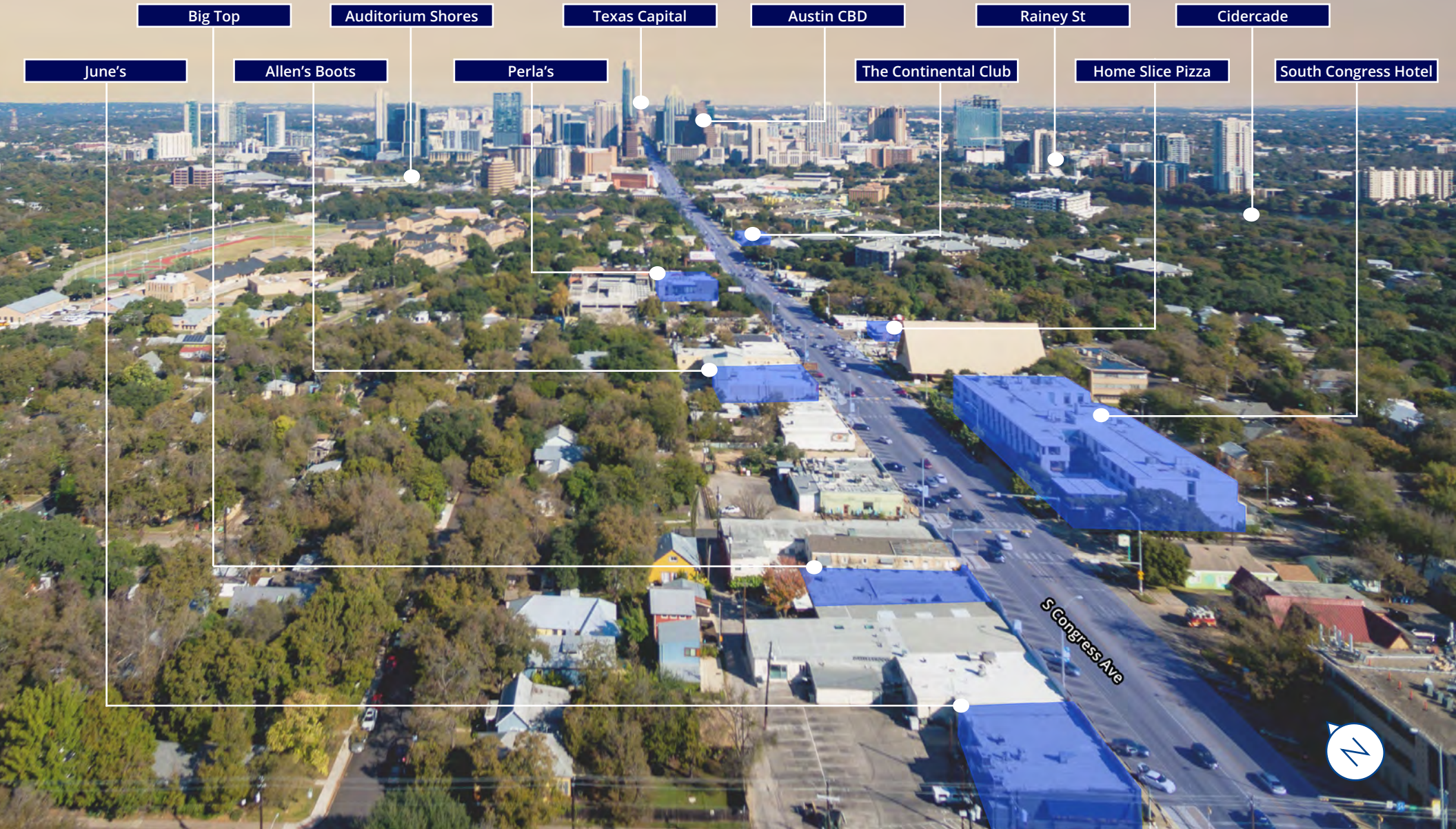


Area Amenities

- Restaurants & Bars**
 1. Thundercloud Subs
 2. Freebirds
 3. Bennu Coffee
 4. The Buzz Mill
 5. Baby A's
 6. The Jackalope
 7. Taco Joint
 8. Aba
 9. Prim and Proper
 10. Home Slice Pizza
 11. Perla's
 12. Hopdoddy Burger Bar
 13. June's
 14. Torchy's Tacos
 15. Magnolia Cafe
 16. The Meteor Cafe
- Retail**
 17. Royal Blue
 18. Whole Foods
 19. Target
- Entertainment**
 20. Come and Take it Live
 21. The Continental Club
 22. Cidarcade
 23. Auditorium Shores
 24. ACL Live
 25. Austin Convention Center
 26. Whip-in
 27. Historic Scoot Inn
 28. East Austin Comedy Club
 29. Orange Theory Fitness
- Train**



South Congress



Big Top

Auditorium Shores

Texas Capital

Austin CBD

Rainey St

Cidercade

June's

Allen's Boots

Perla's

The Continental Club

Home Slice Pizza

South Congress Hotel

S Congress Ave





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