



CAPITAL VISTA

2211 South IH 35 Frontage Road, Austin, TX 78741

526 - 11,000 SF OFFICE SPACE - FOR LEASE



- 526 - 11,000 SF Office Space with Downtown Views!
- Minutes to Downtown Austin, SoCo, and the Texas Capitol!
- Grade-Level parking for 1st & 2nd floors
- Recently renovated building with move-in ready space
- Great central location near Downtown Austin!
- Easy Access and Visibility from IH-35 & Oltorf!
- **Call For a Tour Today!**



DEMOGRAPHICS (2024)

MILE(S)	1	3	5
Total Population	29,895	169,234	356,390
Total Households	14,685	81,925	159,658
Average HH Income	\$82,363	\$107,439	\$102,312
Daytime Employees	9,860	166,887	285,472

For more information please contact:

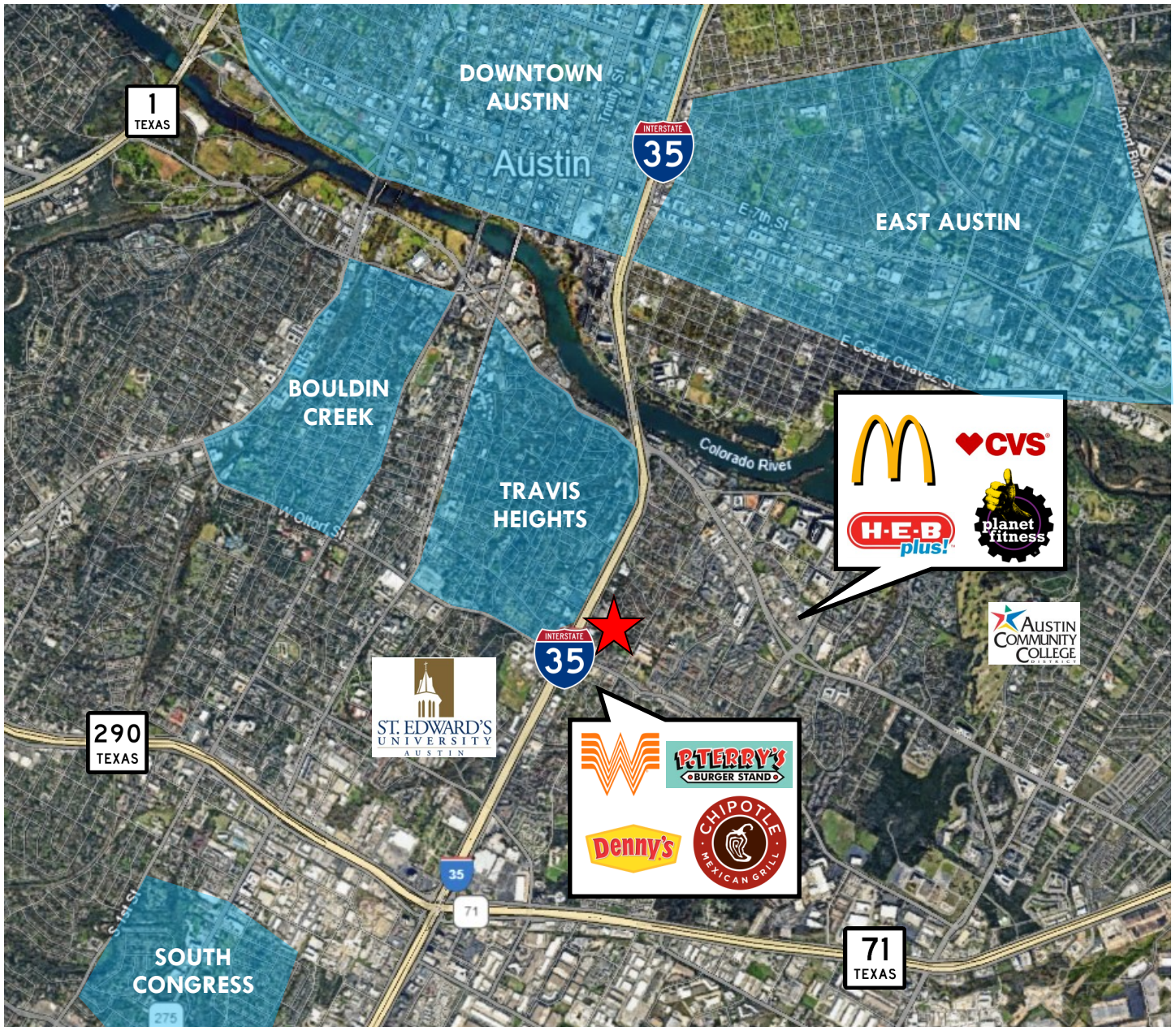
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502 East 11th St., Suite 400 Austin, Texas 78701

Tel (512) 302-4500

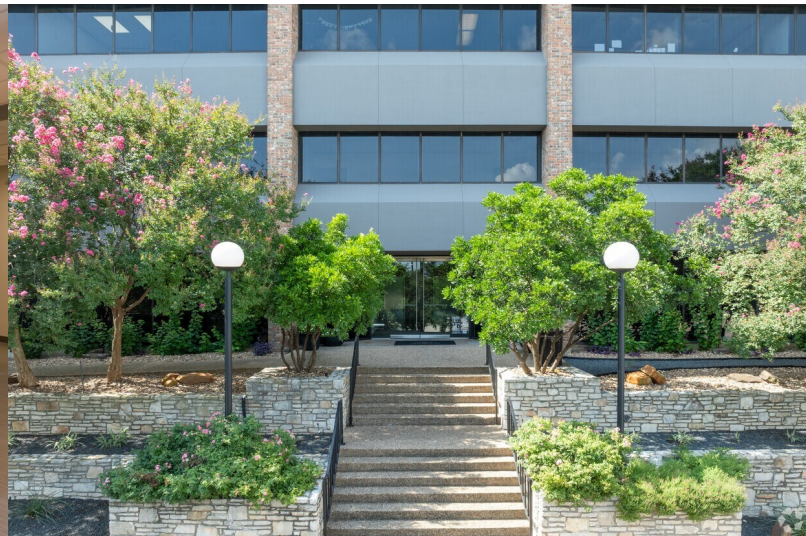
www.tarantino.com



KEY LOCATIONS

St. Edward's University	5 minutes
South Congress	7 minutes
Texas Capitol	8 minutes
Downtown Austin	9 minutes
University of Texas Austin	10 minutes
Austin-Bergstrom Airport	10 minutes

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