

3901

WOODBURY DR

Creative Space in the Heart of
South Austin



FOR LEASING INFORMATION:

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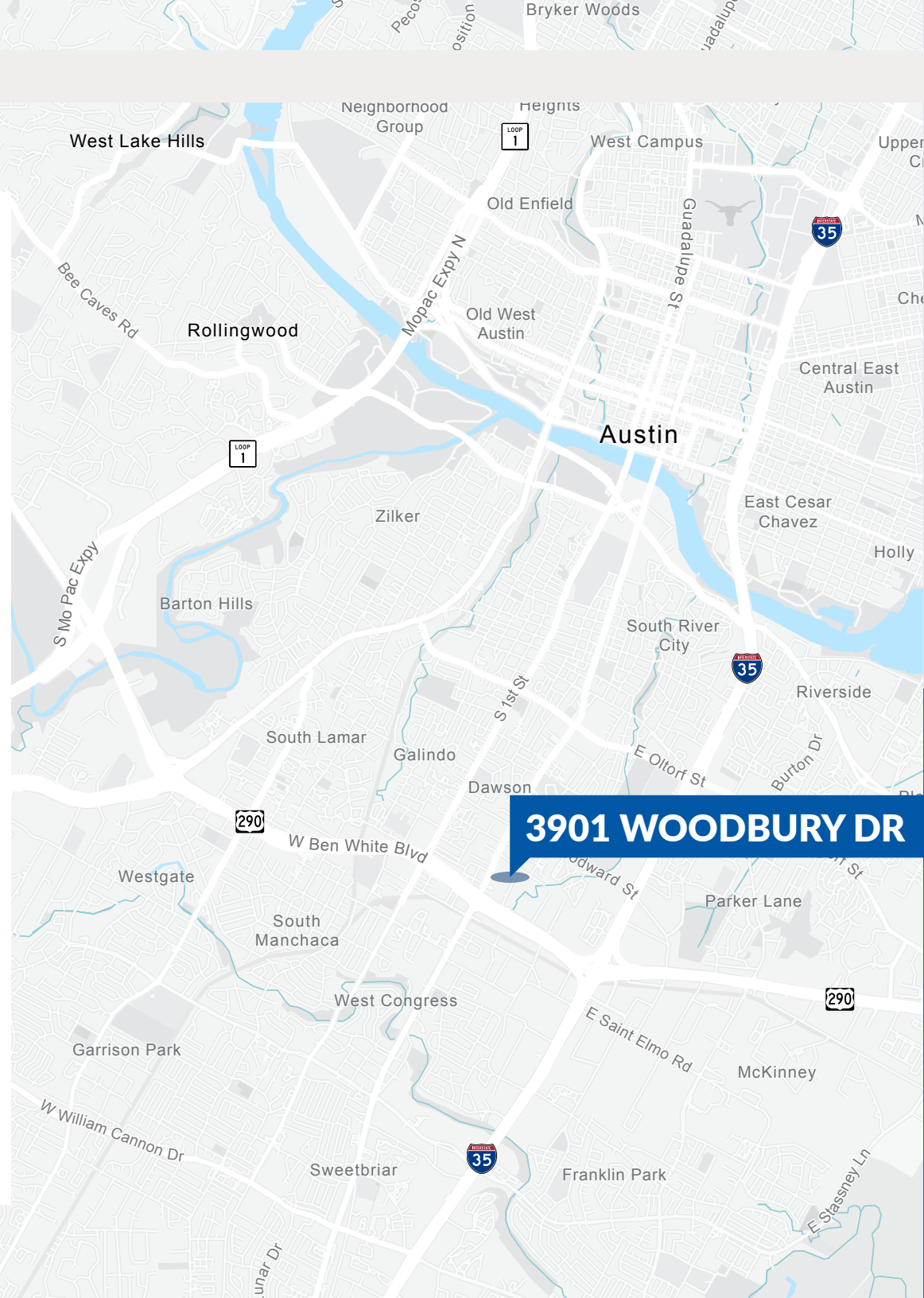
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**STREAM**

THE PROPERTY

3901 Woodbury Drive offers a single-story Class A creative office environment in the heart of South Austin. Redesigned in 2024, the property features high-end finishes, abundant natural light, and a turnkey workspace with a modern, open floorplan designed to support collaboration, flexibility, and flexible team workflows.

Thoughtfully designed for creative and innovative teams, the space encourages connection and idea sharing through a highly collaborative layout and welcoming common areas. Positioned near the St. Elmo District, South Congress, and South First Street, 3901 Woodbury places tenants in the center of one of Austin's most vibrant and culture-rich neighborhoods.



PLUG AND PLAY CREATIVE WORKPLACE

IN THE VIBRANT HEART OF SOCO & ST ELMO



6,500 SF AVAILABLE

Plug and play space available with open layout and fully furnished



COLLABORATIVE LAYOUT

Flexible and collaborative open plan with high end finishes



PARKING

33 Surface spaces
Parktion Ratio: 3.5/1,000
Additional parking available



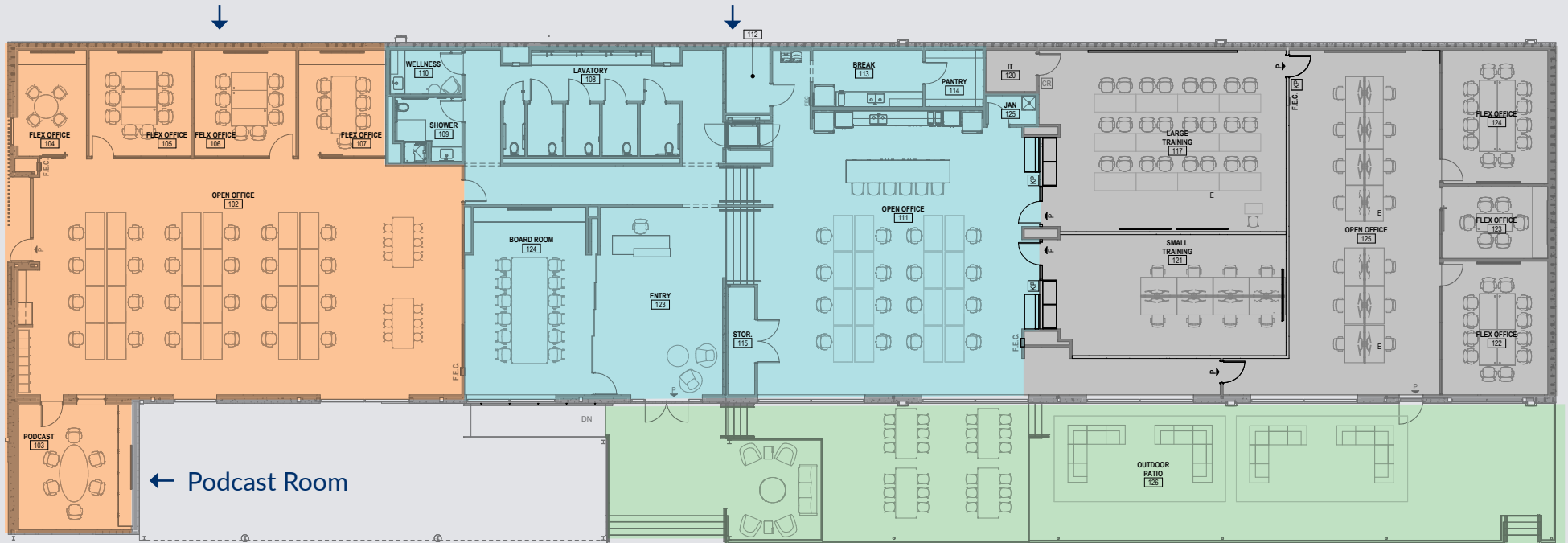
SECURITY

Secure Tenant and Parking entrances with pedestrian and motorized vehicular gate featuring access control system



6,500 SF Available

Shared Common Area



Outdoor Terrace 2,582 SF

Available Space



36 Workstations



2 Large Conference Rooms



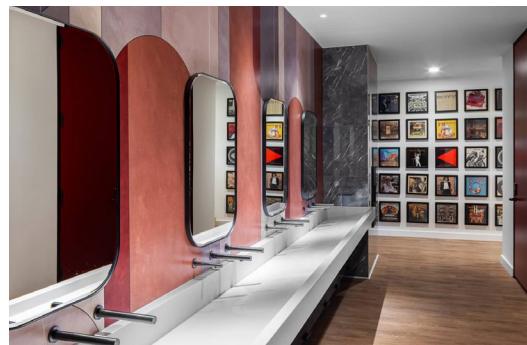
Podcast Room (professionally constructed)

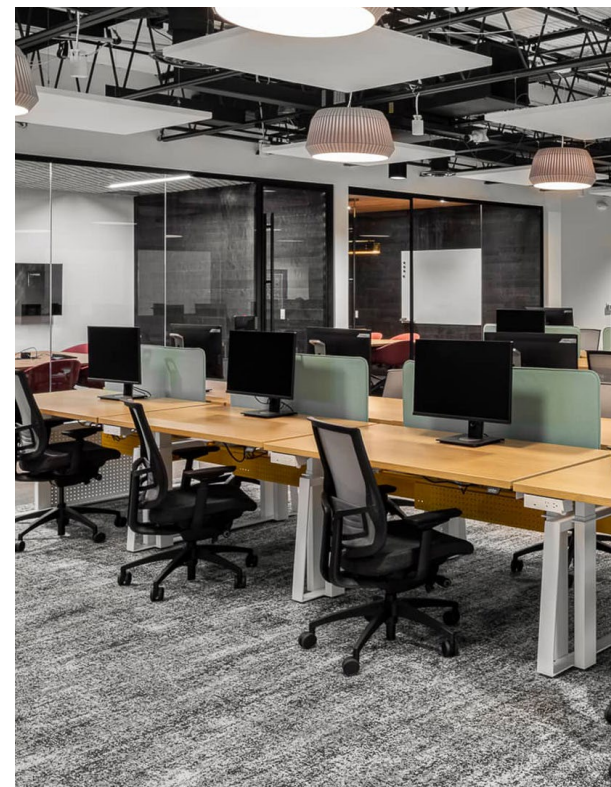


3 Team Meeting Rooms (convertible to office(s))

Common Break & Lounge Area

- Large Cafe style Kitchen with top of the line appliances
- Open Conference/Lounge Space that connects the building with immediate access to the outdoor 2,582 SF outdoor deck.
- Wellness Room







2,582 SF Outdoor Terrace



Creative South Austin Location

Located in the heart of South Austin's creative and entertainment district.

South Congress District

One of Austin's most iconic and energetic districts, the area offers an unmatched mix of culture, dining, and local retail. From renowned spots like Home Slice Pizza to live music venues and boutique shops, SoCo creates a vibrant environment that attracts both talent and clients. Its walkable streets and unmistakable Austin character make it an ideal backdrop for creative companies looking to be in the center of the city's culture.

St. Elmo District

Grab coffee, lunch, or after-work drinks at neighborhood favorites like Spokesman Coffee and St. Elmo Brewing Company, or enjoy the district's growing mix of breweries, food trucks, and creative gathering spots. The area's laid-back energy and walkable cluster of destinations make it an ideal place to step away from the office and experience one of Austin's most exciting neighborhoods.



S. 1st St



South Congress



COSMIC



NOMADIC BEERWORKS

3901 WOODBURY DR

JEWBOY burgers

PiNS MECHANICAL COMPANY



Walmart



SUBWAY



St. Elmo District





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