

OFFICE FOR LEASE

3019 Alvin Devane Blvd. | Austin, Texas 78741

# University Business Center

LOCATED IN AN  
OPPORTUNITY ZONE



FOR MORE INFORMATION

GRAHAM TRULL, SIOR

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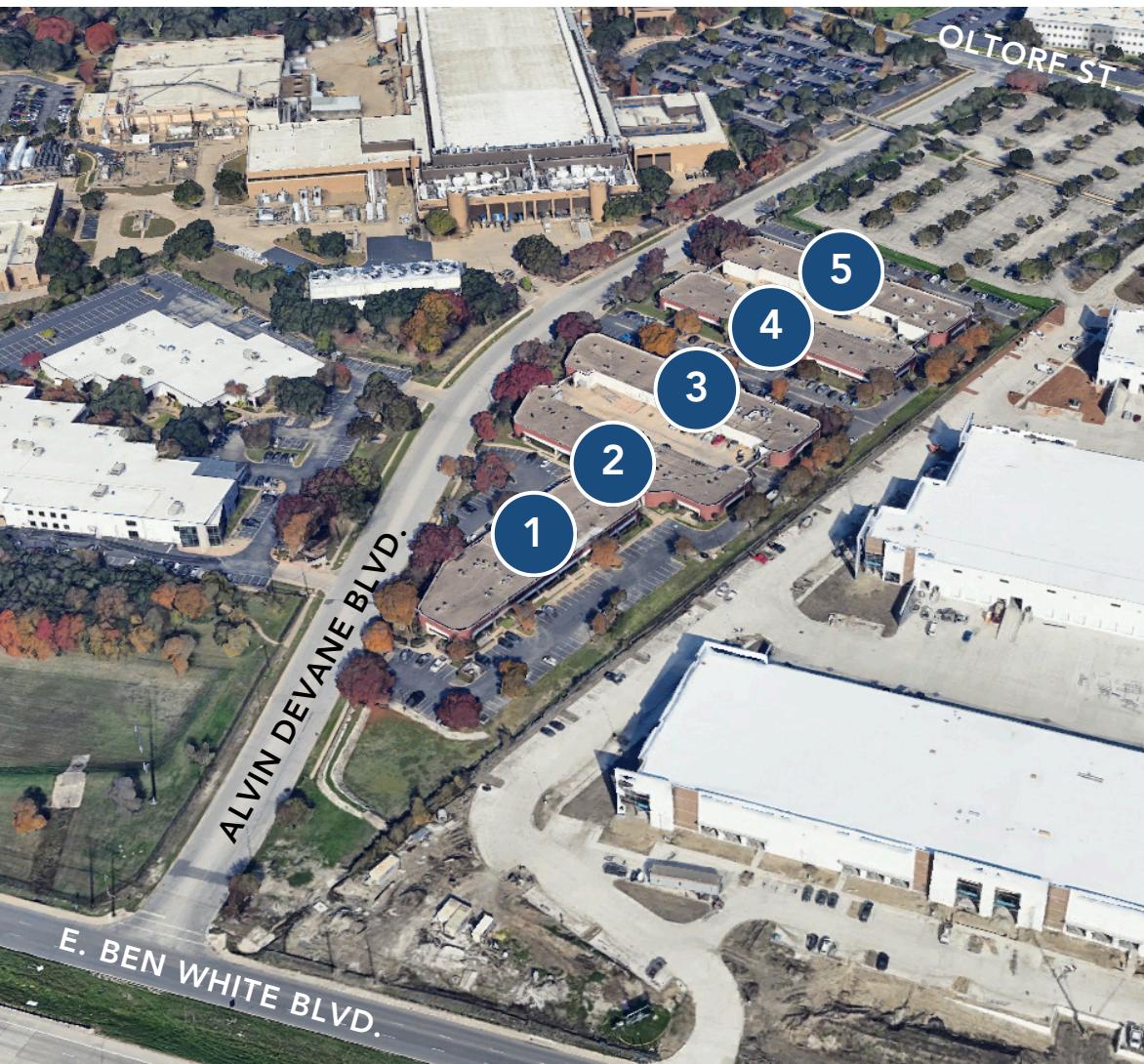
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## University Business Center

### BUILDING ONE \$14.00 - 16.00/RSF + \$8.32 NNN

Suite 100 - 5,469 RSF - 100% Office \$16.00/RSF + NNN

Suite 115 - 4,676 RSF - 100% Office \$14.00/RSF + NNN

### BUILDING TWO \$14.00/RSF + \$8.32 NNN

Suite 210 - 7,420 RSF - 100% Office/Flex\*

Suite 220 - 9,051 RSF - 50% Office/50% Warehouse\*

*\*Suites 210 & 220 may be combined for a total of 16,471 RSF.*

### BUILDING THREE \$14.00/RSF + \$8.32 NNN

Suite 300 - 8,079 RSF - 100% Office/Flex\*\*

Suite 350 - 15,348 RSF - 100% Office/Flex\*\*

*\*\*Suites 300 & 350 may be combined for a total of 23,427 RSF.*

### BUILDING FOUR \$14.00/RSF + \$8.32 NNN

Suite 400 - 8,174 RSF - 100% Office/Flex

Suite 450 - 5,293 RSF - 100% Office/Flex

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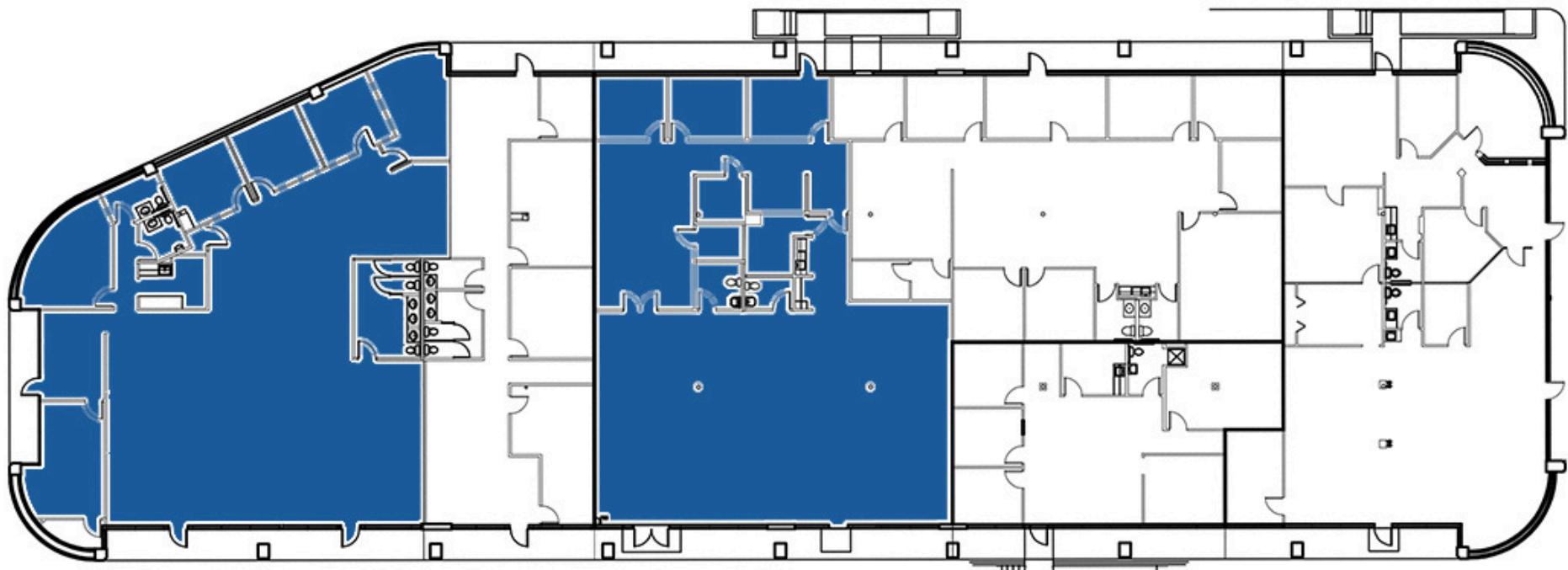
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3.19:1,000 RSF Parking Ratio

# Building One



### SUITE 100

5,469 RSF  
100% Office

### SUITE 115

4,676 RSF  
100% Office

#### SPEC SUITE WITH BRAND NEW LIGHTS AND CEILING TILES

- Strategically Located within the Opportunity Zone of Southeast Austin
- Flexible space options for office, manufacturing, lab, R&D, production, and service center warehousing
- Quick access to retail and restaurant amenities in the Central Business District, South Congress, and South Lamar area.
- Park-like setting with ample service parking for quick access from car to office.

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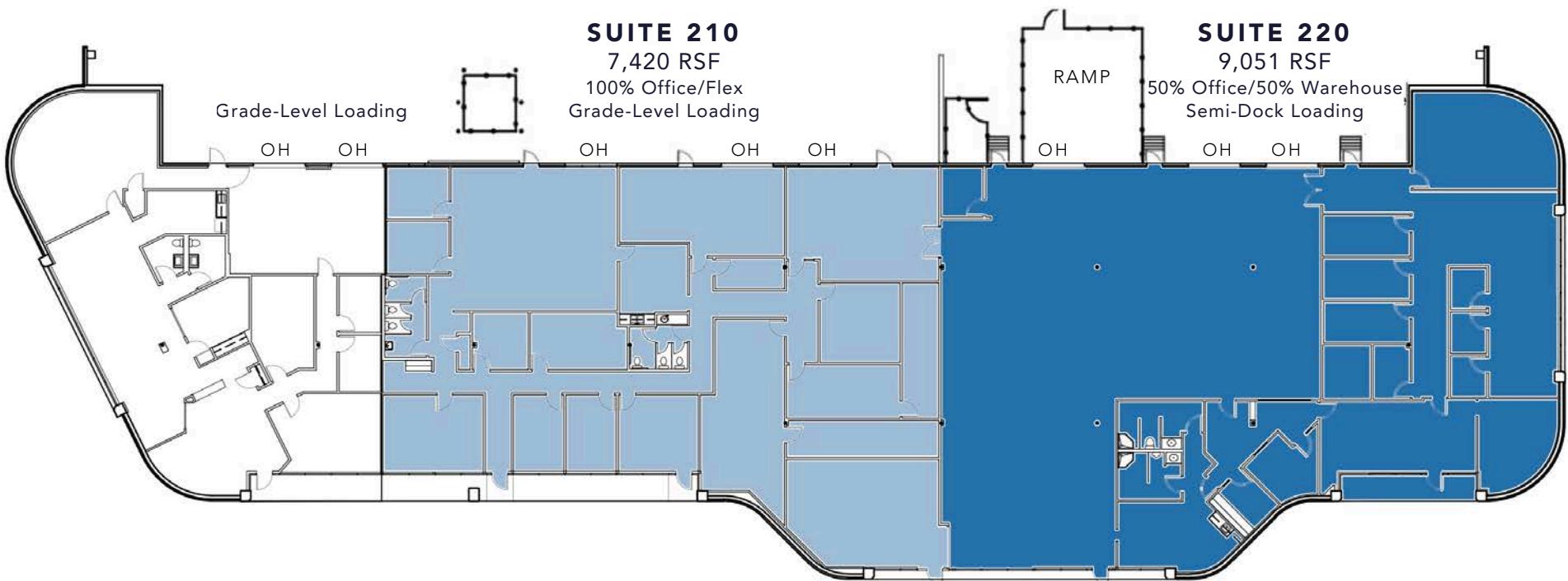
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3.19:1,000 RSF Parking Ratio

# Building Two



**Suites 210 & 220 may be combined for a total of 16,471 RSF.**

- Strategically Located within the Opportunity Zone of Southeast Austin
- Flexible space options for office, manufacturing, lab, R&D, production, and service center warehousing
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- Park-like setting with ample service parking for quick access from car to office.

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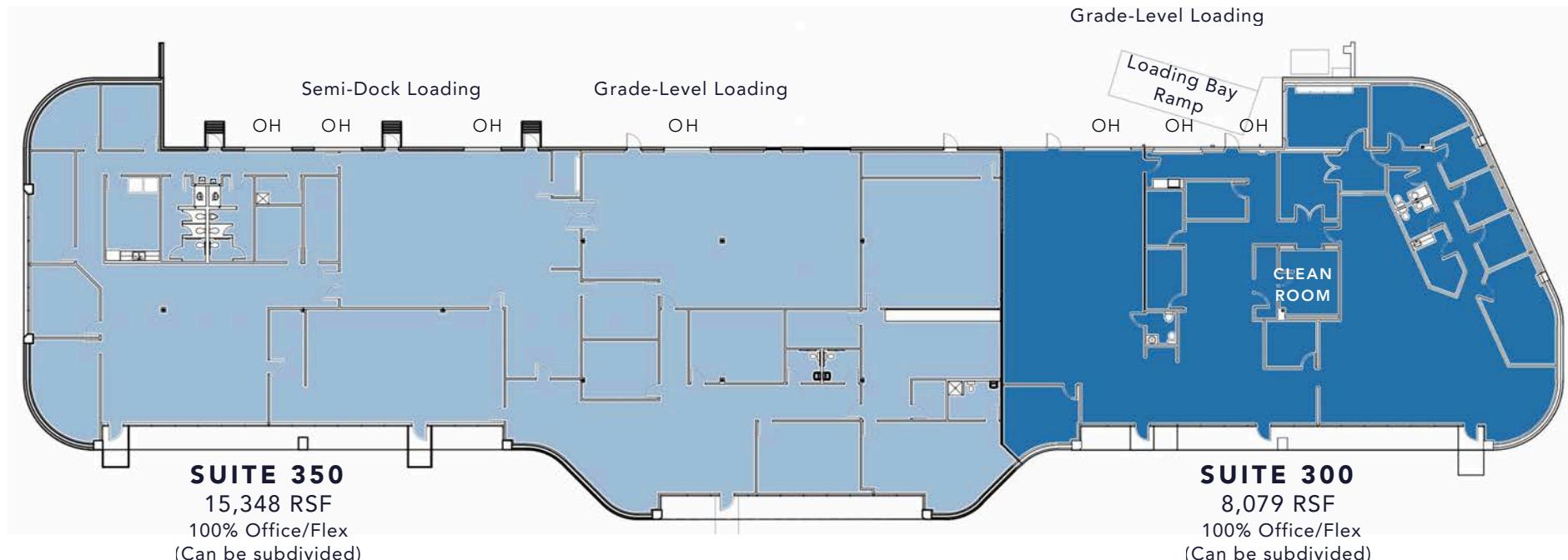
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# Building Three



## FULL BUILDING AVAILABLE

Suites 300 & 350 may be combined for a total of 23,427 RSF.

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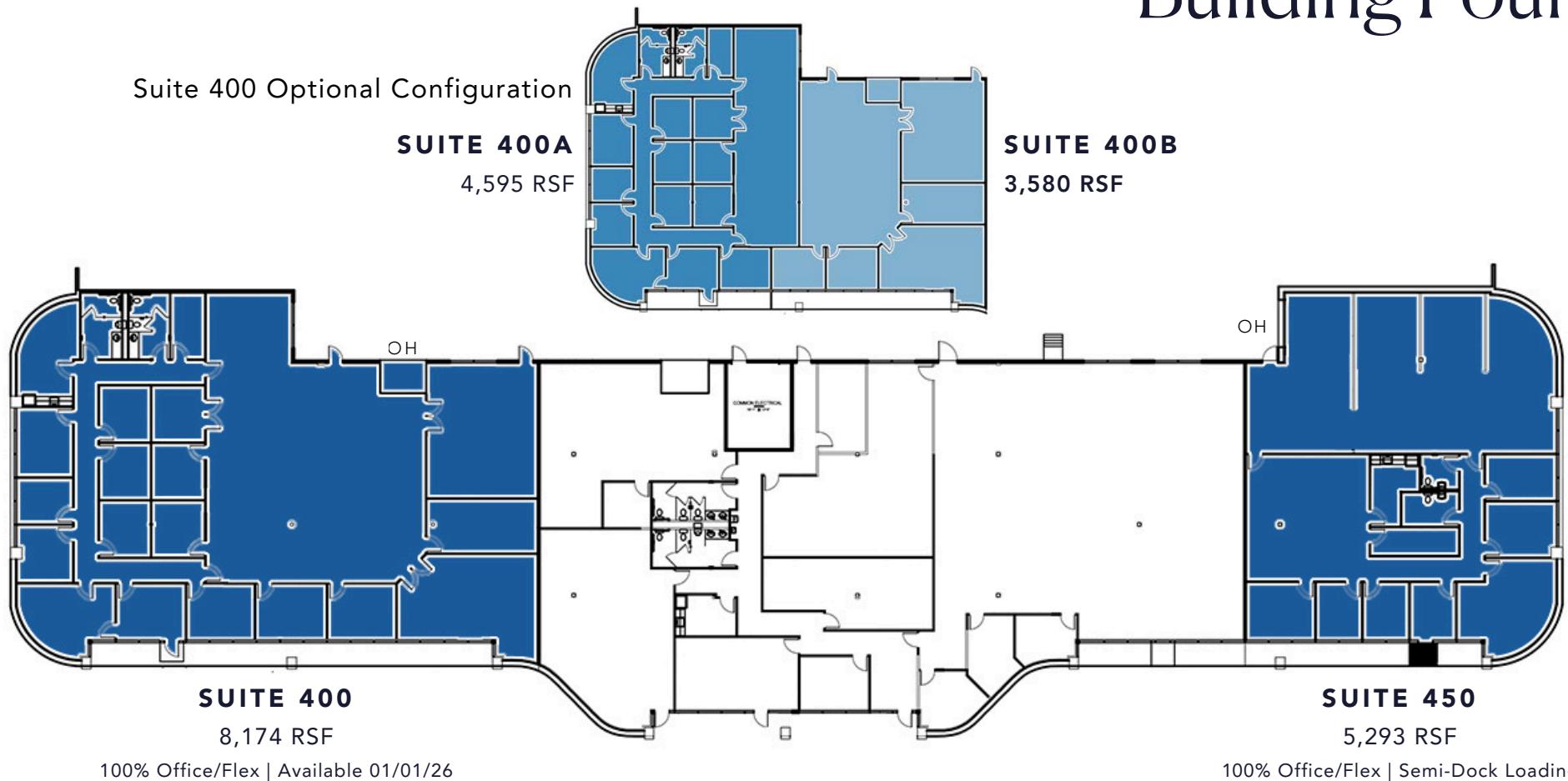
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# Building Four



- Strategically Located within the Opportunity Zone of Southeast Austin
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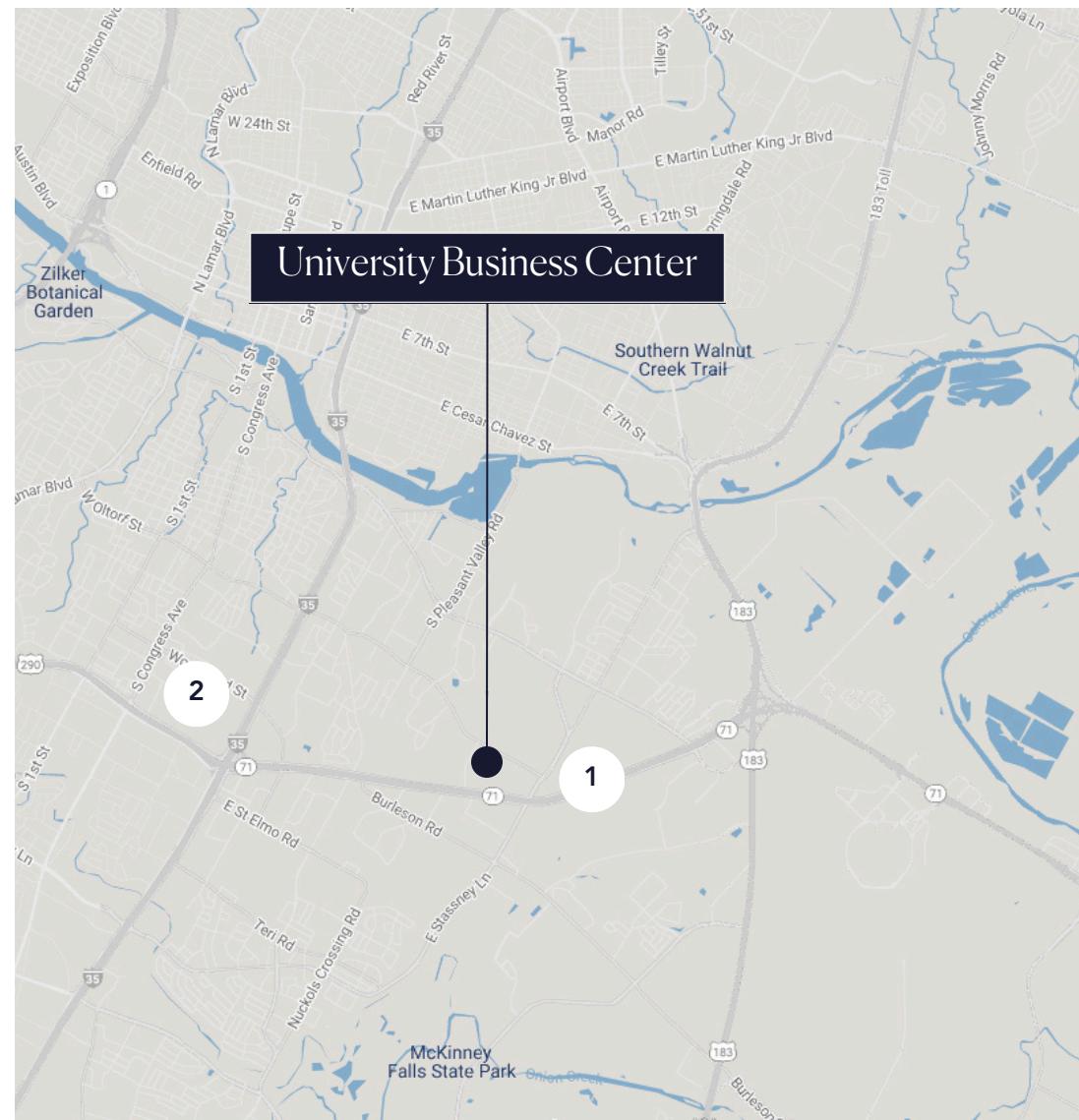
# Nearby Amenities

## 1 E. BEN WHT E BLVD.

Catfish Parlour South  
 Pinthouse Brewing  
 Hideaway Kitchen & Bar  
 Independence Brewing Co  
 Meanwhile Brewing  
 Fierce Whiskers Distillery  
 Radio/EAST  
 McDonald's  
 Wendy's  
 Jack in the Box  
 Casa Morenos  
 Javi's Best of Tex Mex  
 Waffle House  
 Denny's  
 Wells Fargo Bank  
 Residence Inn  
 Candlewood Suites  
 Holiday Inn  
 Hilton Garden Inn  
 Staybridge Suites  
 Tru by Hilton  
 Royal Palms  
 Super 8 by Wyndham  
 Hampton Inn  
 Homewood Suites  
 Austin Southpark Hotel  
 Quality Suites

## 2 NW IH-35

St. Edward's University  
 The Austin Winery  
 St. Elmo Brewing Company  
 Nomadic Beerworks  
 Cosmic Pickle  
 P. Terry's Burger Stand  
 Poke Poke  
 Summer Moon Coffee  
 Donn's BBQ  
 Jersey Mike's Subs  
 Chik-Fil-A  
 Wal-Mart Supercenter  
 The Home Depot



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