

OFFICE FOR LEASE

3019 Alvin Devane Blvd. | Austin, Texas 78741

University Business Center

LOCATED IN AN
OPPORTUNITY ZONE

FOR MORE INFORMATION

GRAHAM TRULL, SIOR

JEFF HENLEY

JEFF HENLEY, JR.

gtrull@riverside-re.com
512.484.8909

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 RIVERSIDE

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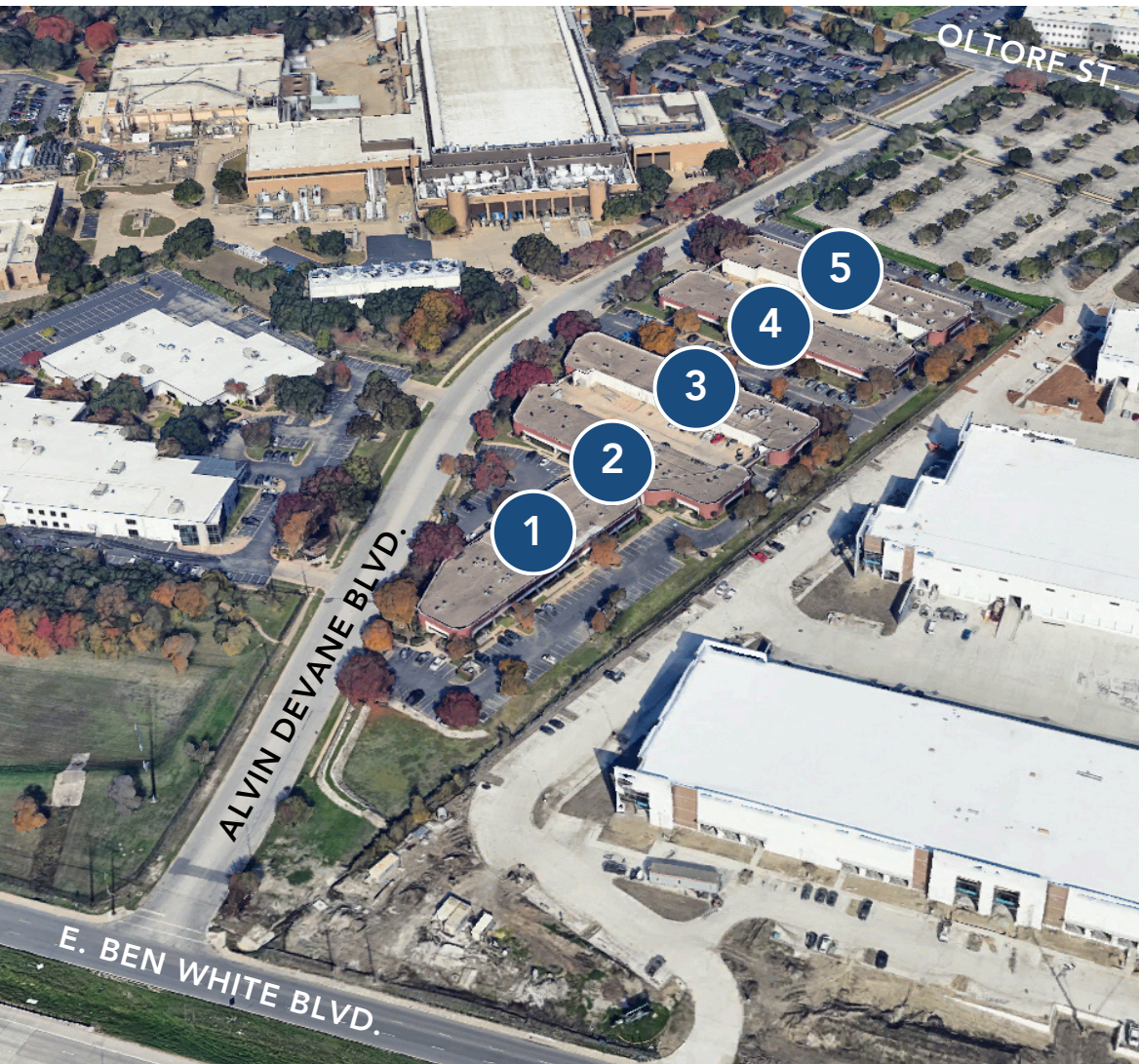
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University Business Center

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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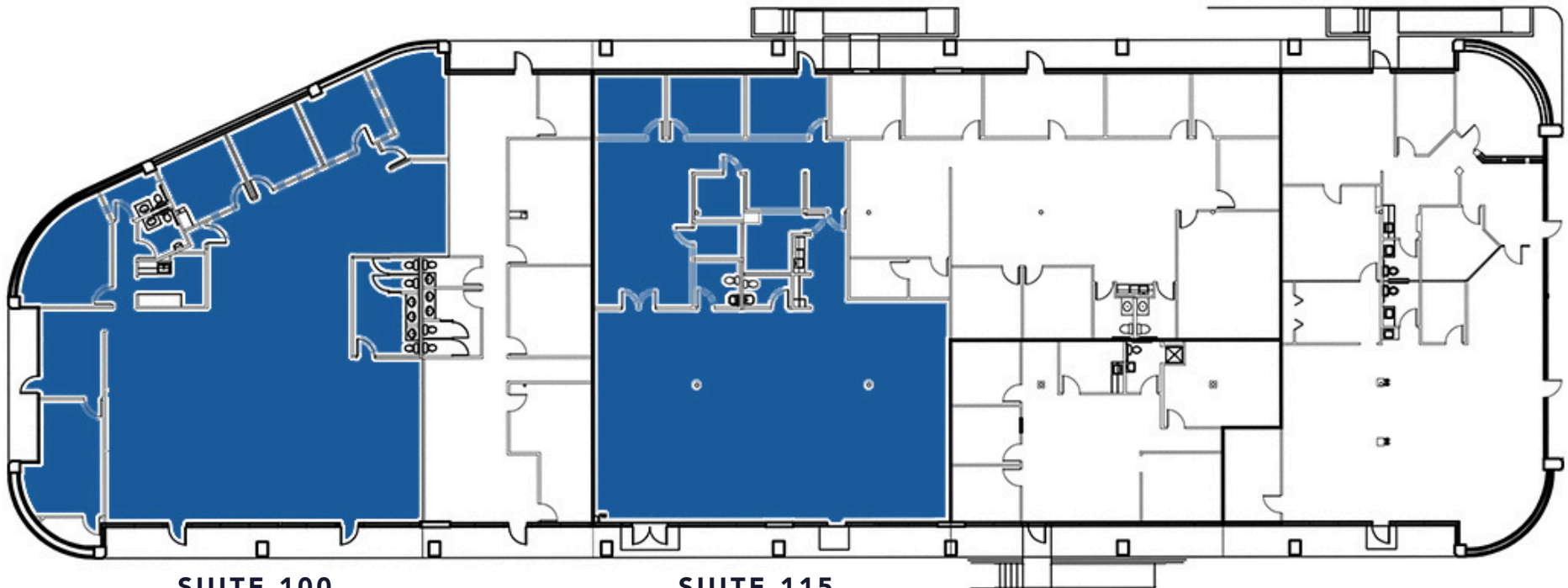
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3.19:1,000 RSF Parking Ratio

Building One



SUITE 100

5,469 RSF
100% Office

SPEC SUITE WITH BRAND NEW LIGHTS AND CEILING TILES

SUITE 115

4,676 RSF
100% Office

- **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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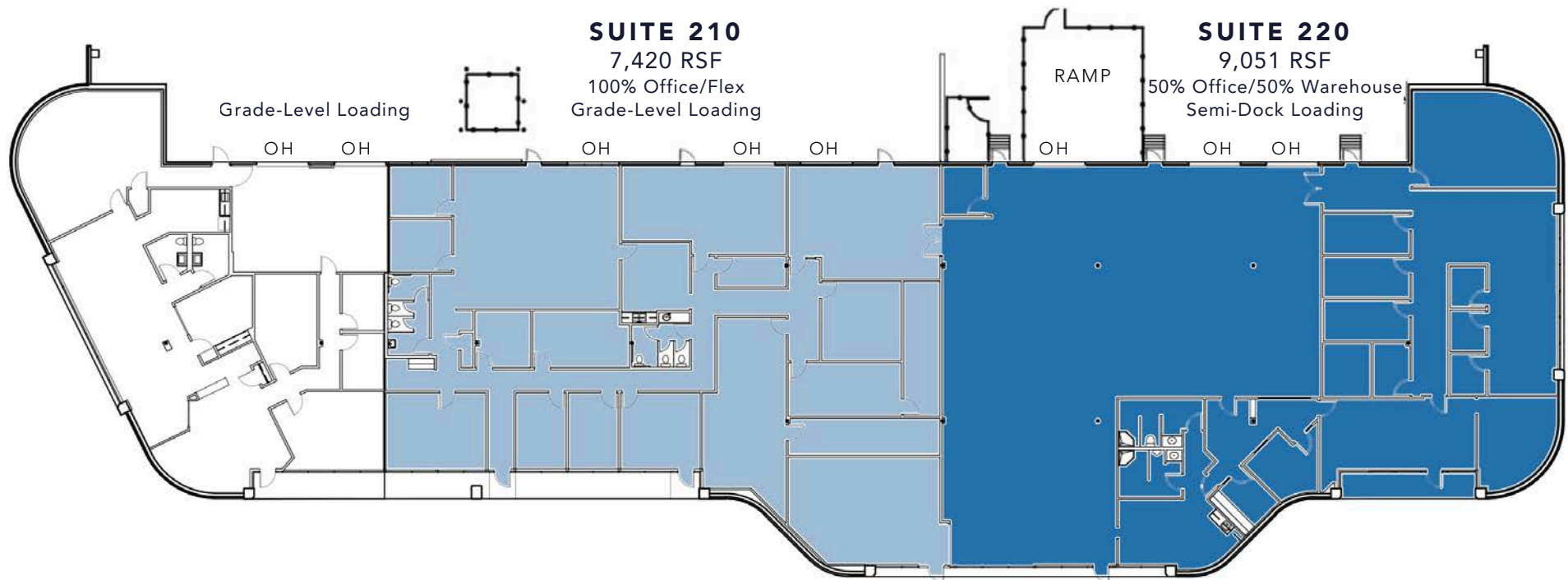
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3.19:1,000 RSF Parking Ratio

Building Two



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

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3.19:1,000 RSF Parking Ratio

Building Three



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

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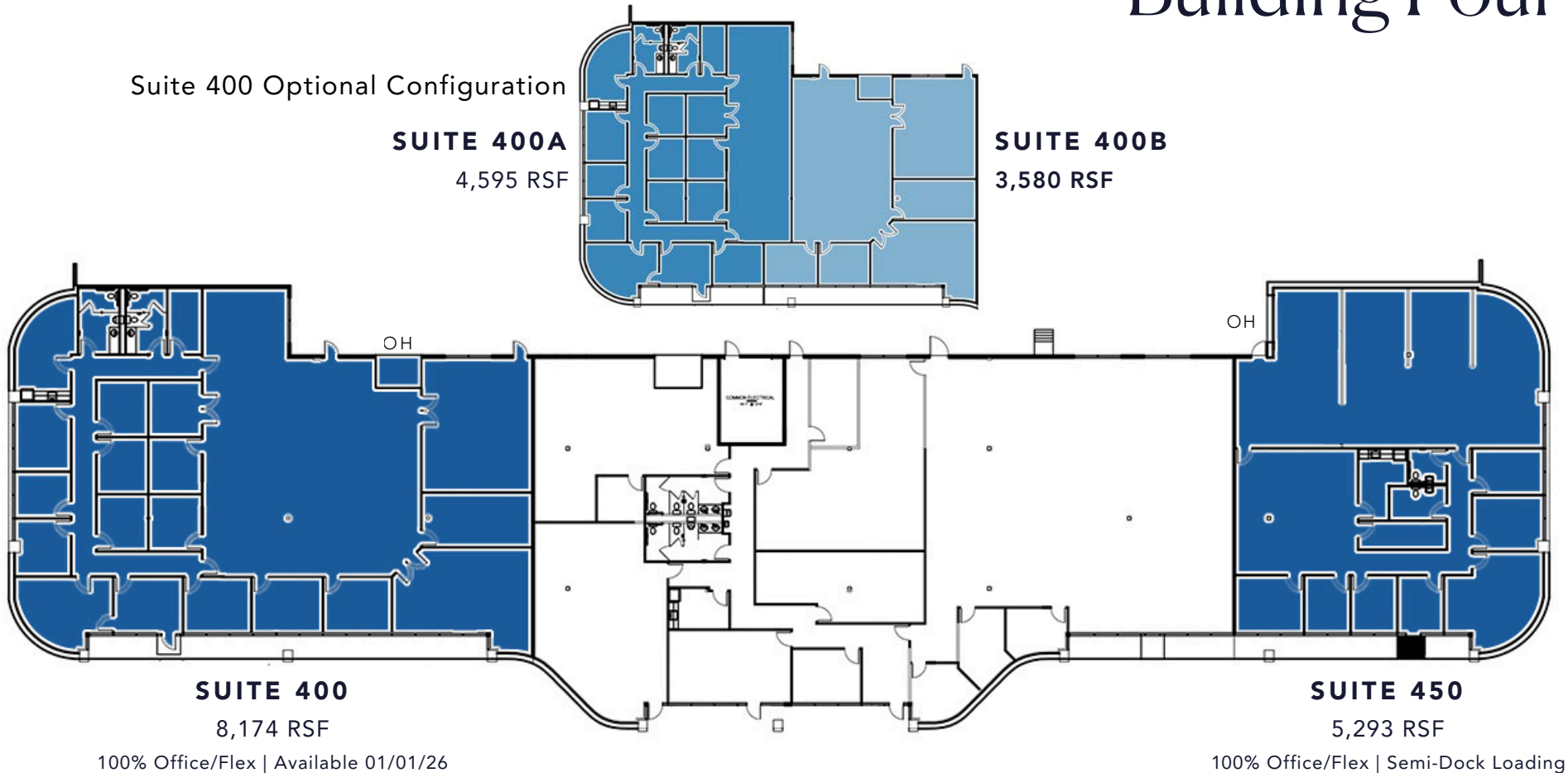
3.19:1,000 RSF Parking Ratio

Building Four

Suite 400 Optional Configuration

SUITE 400A
4,595 RSF

SUITE 400B
3,580 RSF



100% Office/Flex | Available 01/01/26

100% Office/Flex | Semi-Dock Loading

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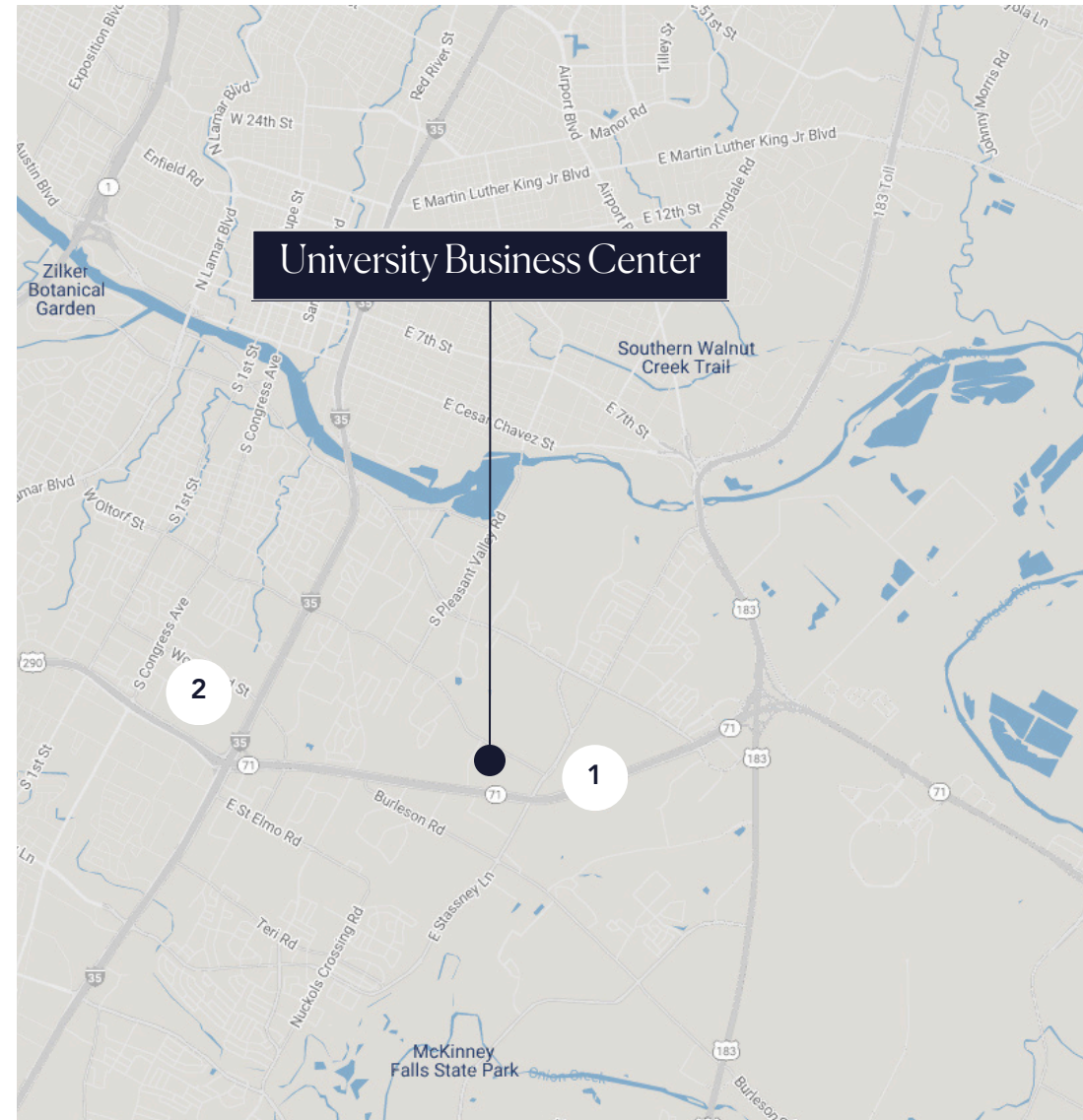
Nearby Amenities

1 E. BEN WHITE 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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