

University Business Center

BUILDING ONE

3.19:1,000 RSF Parking Ratio

Rate: \$14.00-\$16.00/SF
NNN (2026 est.): \$8:32/SF



Prime Location in Southeast Austin Opportunity Zone



Flexible Space for Office, Lab, R&D, Manufacturing & Warehousing



Quick Access to CBD, South Congress & South Lamar Shopping & Restaurants



Park-Like Campus with Convenient Service Parking



SUITE 100 - 5,469 SF
100% Office

SUITE 115 - 4,676 SF
100% Office