

University Business Center

BUILDING FOUR

3.19:1,000 RSF Parking Ratio



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

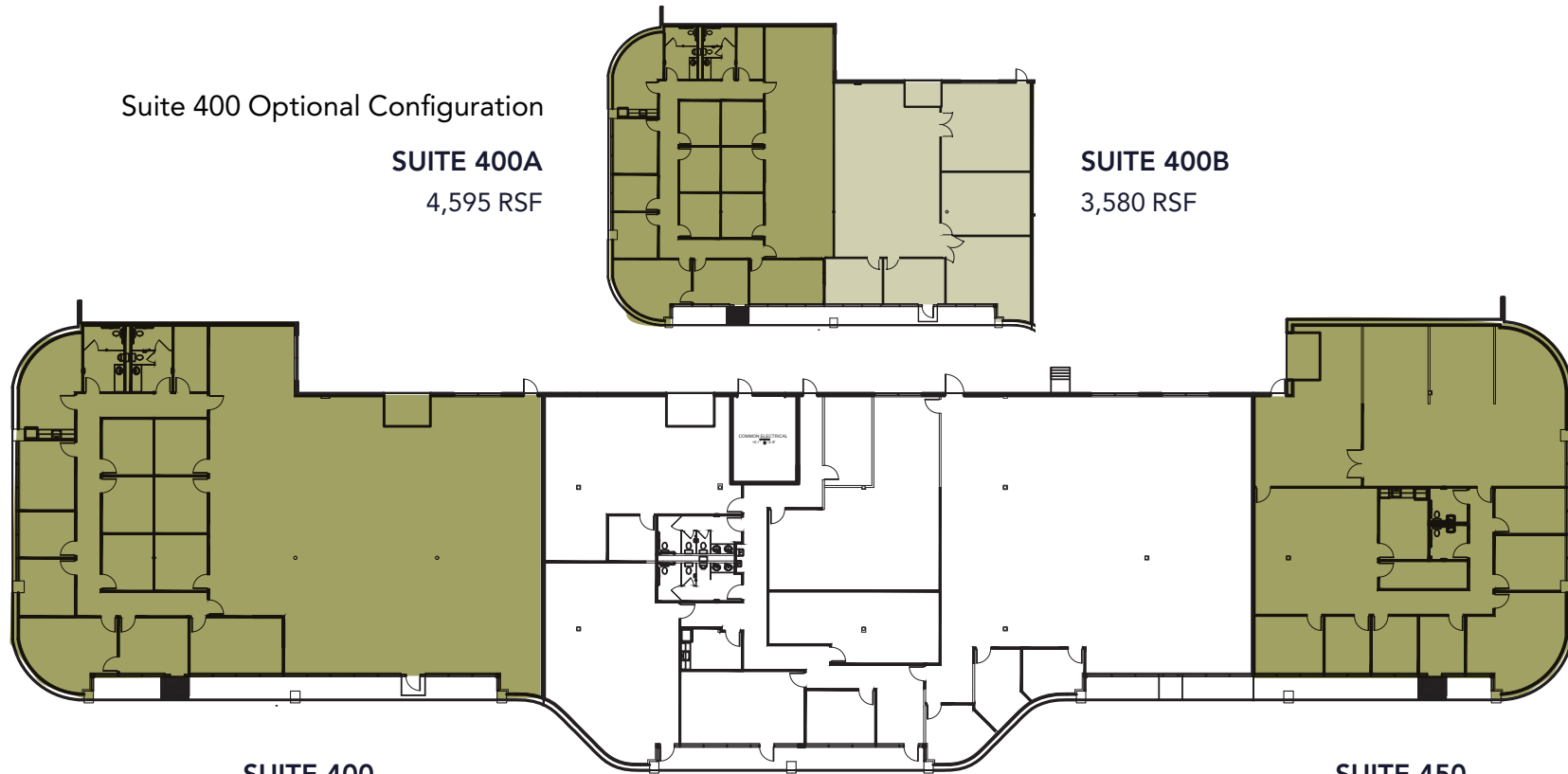


Park-Like Campus with Convenient Service Parking

Suite 400 Optional Configuration

SUITE 400A
4,595 RSF

SUITE 400B
3,580 RSF



SUITE 400
8,174 RSF

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

SUITE 450
5,293 RSF

100% Office/Flex | Semi-Dock Loading