

# University Business Center

**BUILDING TWO**

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



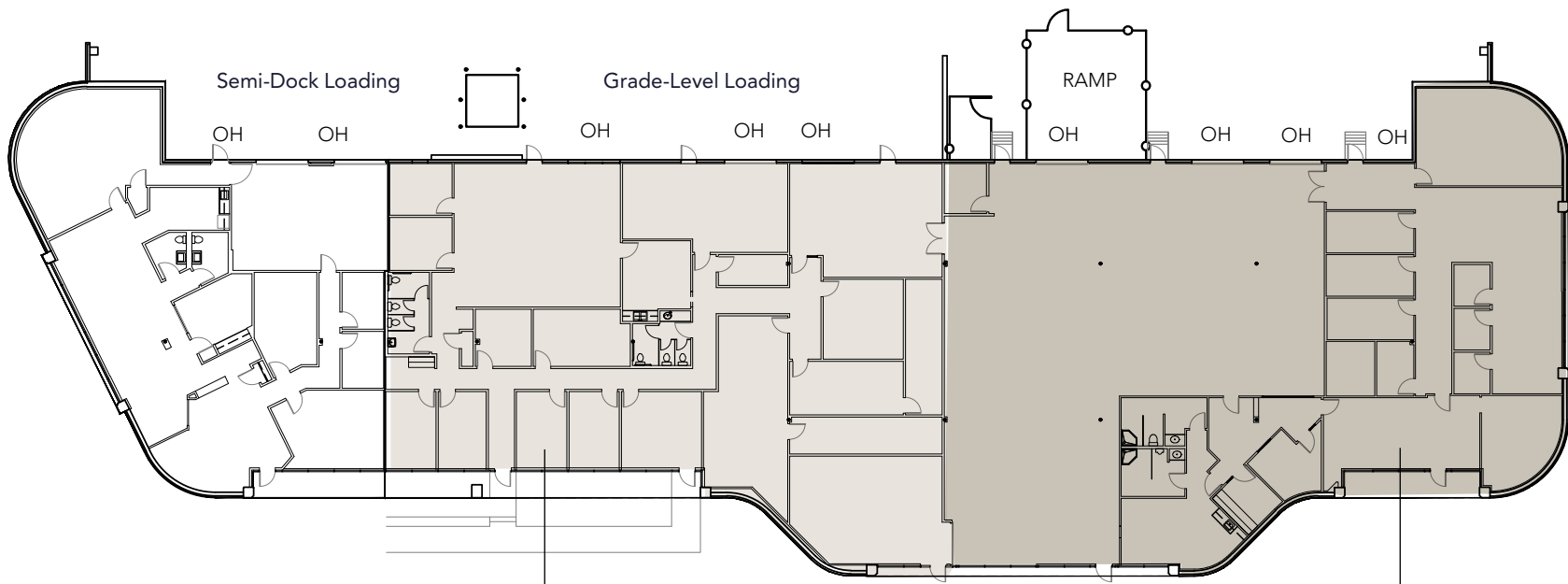
Flexible Space for Office, Lab, R&D, Manufacturing & Warehousing



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



Park-Like Campus with Convenient Service Parking



**SUITE 210** - 7,420 SF  
100% Office/Flex

\*Contiguous up to 16,471 RSF

**SUITE 220**  
9,051 RSF  
50% Office/50% Warehouse  
Semi-Dock Loading