

# University Business Center

**BUILDING FOUR**

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



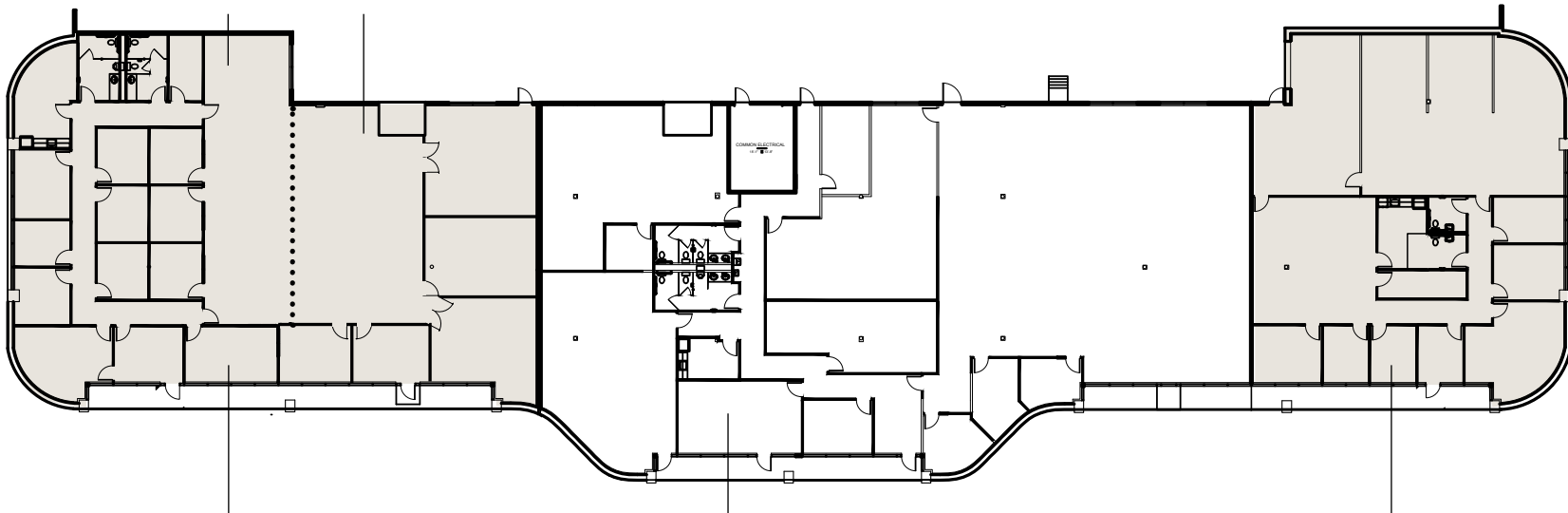
Quick Access to CBD, South Congress & South Lamar Shopping & Restaurants



Park-Like Campus with Convenient Service Parking

## SUITE 400 Optional Configuration

Suite 400A	Suite 400B
4,595 SF	3,580 SF



**SUITE 400 - 8,174 SF**  
Vacant  
100% Office/Flex  
Available 01/01/26

**SUITE 450 - 5,293 SF**  
Vacant  
100% Office/Flex  
Semi-Dock Loading