

SOCO STATION

Creative Office Opportunity



3804 WOODBURY DRIVE | AUSTIN, TX 78703



Welcome to South Congress

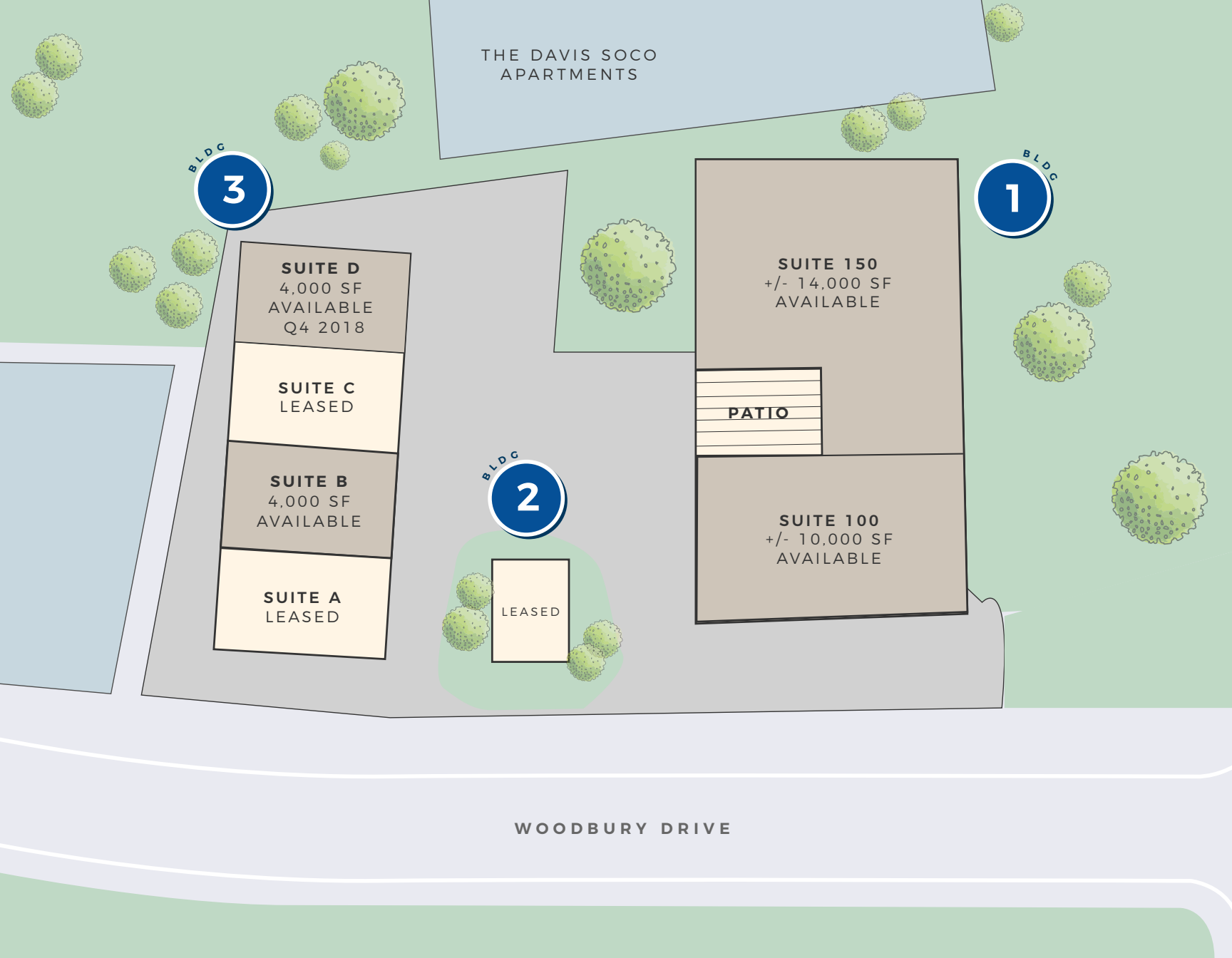
COUTURE FOOD TRAILERS, FUNKY SHOPS, & A SPIRITED ATMOSPHERE TYPIFY THIS TRENDY NEIGHBORHOOD DEDICATED TO KEEPING AUSTIN WEIRD.

DIRECTLY ACROSS THE LAKE FROM DOWNTOWN, SOCO BRIMS WITH THINGS TO SEE, PLACES TO SHOP, AND BARS AND RESTAURANTS TO DRINK AND DINE. THIS NEON COLORED NEIGHBORHOOD TENDS TO MAKE A LASTING IMPRESSION, AND SOCO'S COOL ATTITUDE GUARANTEES THE CROWDS NEVER THIN REGARDLESS OF THE TIME.

SOCO STATION

SOCO STATION SITS ON A 2.43 ACRE SITE OFFERING GREAT LOCATION TO THE CBD AND SOUTH CONGRESS AREA AS WELL AS EASY ACCESSIBILITY TO HWY. 290. THE TWO-BUILDING PROJECT IS CURRENTLY AVAILABLE FOR LEASE. BUILDING ONE IS 24,000 RENTABLE SQUARE FEET, AND BUILDING THREE IS COMPOSED OF 16,000 RENTABLE SQUARE FEET THAT WILL BE REDEVELOPED INTO FLEX/ CREATIVE OFFICE SPACE SCHEDULED TO DELIVER IN LATE Q3 2018.





SITE PLAN

features

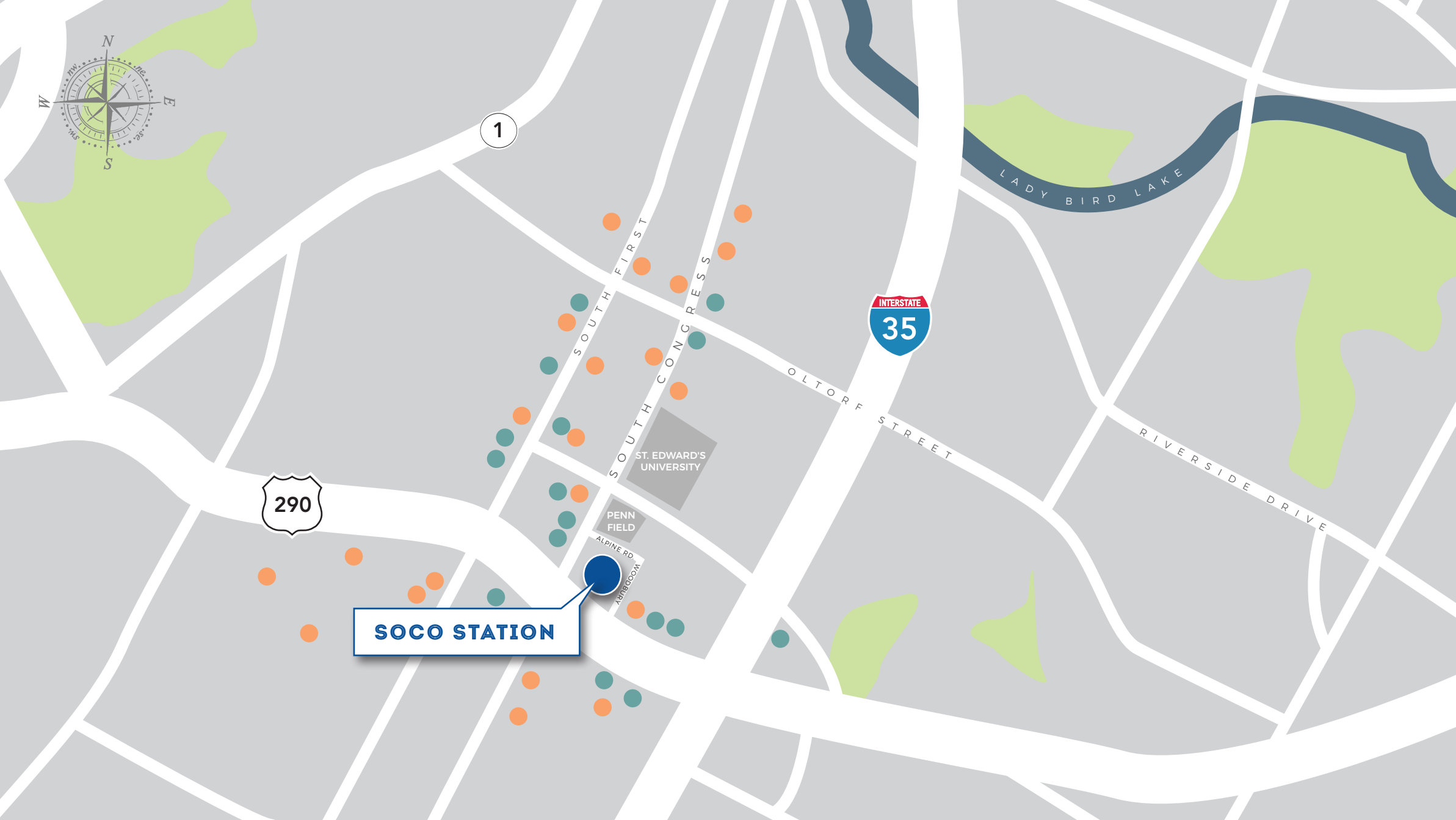
2.43 ACRE SITE WITH
THREE BUILDINGS

GREAT LOCATION:
MINUTES FROM CBD
& SOUTH CONGRESS

UP TO 8,000 SF FLEX AVAILABLE
(BUILDING THREE)

24,000 SF CREATIVE OFFICE
(BUILDING ONE)





Soco Station

LOCATED AT 3804 WOODBURY DRIVE

SURROUNDING AMENITIES

FOOD + DRINK

- INFINITE MONKEY THEORUM
- CROW BAR
- HUNGRY GOAT
- ST. ELMO BREWERY
- P.TERRY'S
- MCDONALDS
- CABO BOB'S
- CHICK-FIL-A
- STARBUCKS
- POKE-POKE

- AUSTIN WINERY
- STILL AUSTIN WHISKEY CO.
- 512 BREWERY
- SOUTHSIDE PIZZA
- LUCY'S FRIED CHICKEN
- VINAIGRETTE
- MAGNOLIA CAFE
- SUMMER MOON COFFEE BAR
- TORCHY'S TACOS

RETAIL

- CRUX CLIMBING CENTER
- USPS
- 7-ELEVEN
- BLACK ORCHID SALON
- THE MASSAGE STUDIO
- WELLS FARGO

- FED EX
- WALMART
- H-E-B GROCERY
- SUNRISE MINI MART
- CVS PHARMACY

...PLUS MANY MORE

DRIVE TIMES

from Soco Station

30 SECONDS

SOUTH CONGRESS

4 MINUTES

I-35 & HWY. 290

7 MINUTES

DOWNTOWN AUSTIN

8 MINUTES

AUSTIN-BERGSTROM AIRPORT



SOCO STATION

*the south congress
creative office that will
suit all of your needs*



Leasing Information

KYLE MCCULLOCH | 512.481.3039
KYLE.MCCULLOCH@STREAMREALTY.COM

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AUSTIN

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CHARLOTTE

101 South Tryon Street, Suite 2460
Charlotte, North Carolina 28202
T 980.819.4270 | F 980.819.4289

CHICAGO

6250 N. River Road, Suite 6025
Rosemont, Illinois 60018
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DALLAS

2001 Ross Avenue, Suite 400
Dallas, Texas 75201
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FORT WORTH

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ORANGE COUNTY

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SAN ANTONIO

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SAN DIEGO

402 West Broadway, Suite 400
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