



SUMMIT POINT

2512 S. IH-35, Austin, TX 78704

OFFICE SPACE - FOR LEASE



- Recent interior upgrades
- Enjoyable views
- Flexible floor plan options
- Ample open, surface-level parking
- Exterior Building Signage Available!
- Minutes to Downtown, Austin Airport, South Congress
- **Call Today to Schedule a Tour!**



AREA RETAILERS



For more information please contact:

Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com

502 East 11th St., Suite 400

Austin, Texas 78701

Tel (512) 302-4500

www.tarantino.com



AVAILABLE

337 - 5,260 SF

For more information please contact:

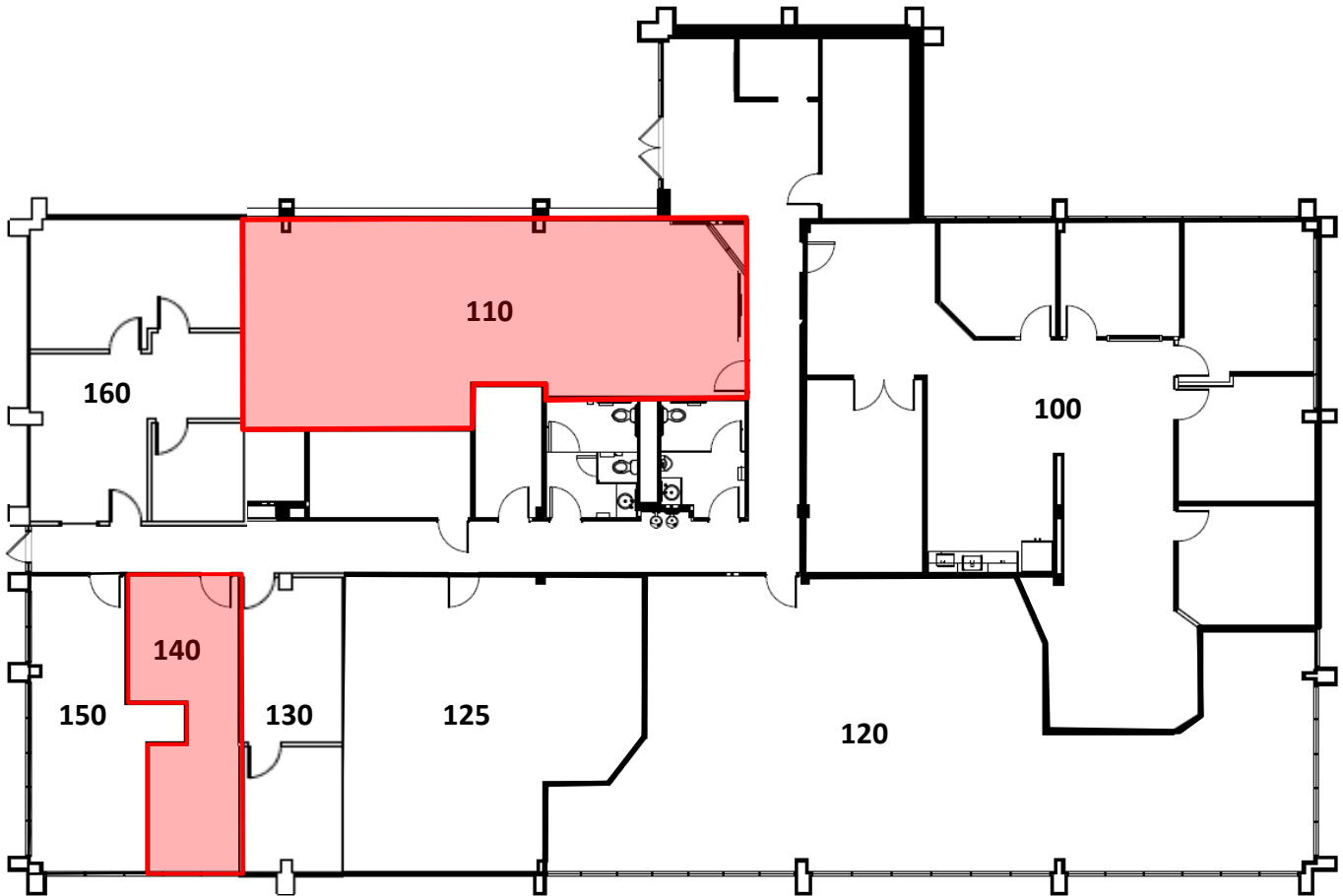
Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com

502 East 11th St., Suite 400

Austin, Texas 78701

Tel (512) 302-4500, www.tarantino.com



| AVAILABLE | |
|-----------|----------|
| Suite 110 | 1,161 SF |
| Suite 140 | 337 SF |

For more information please contact:

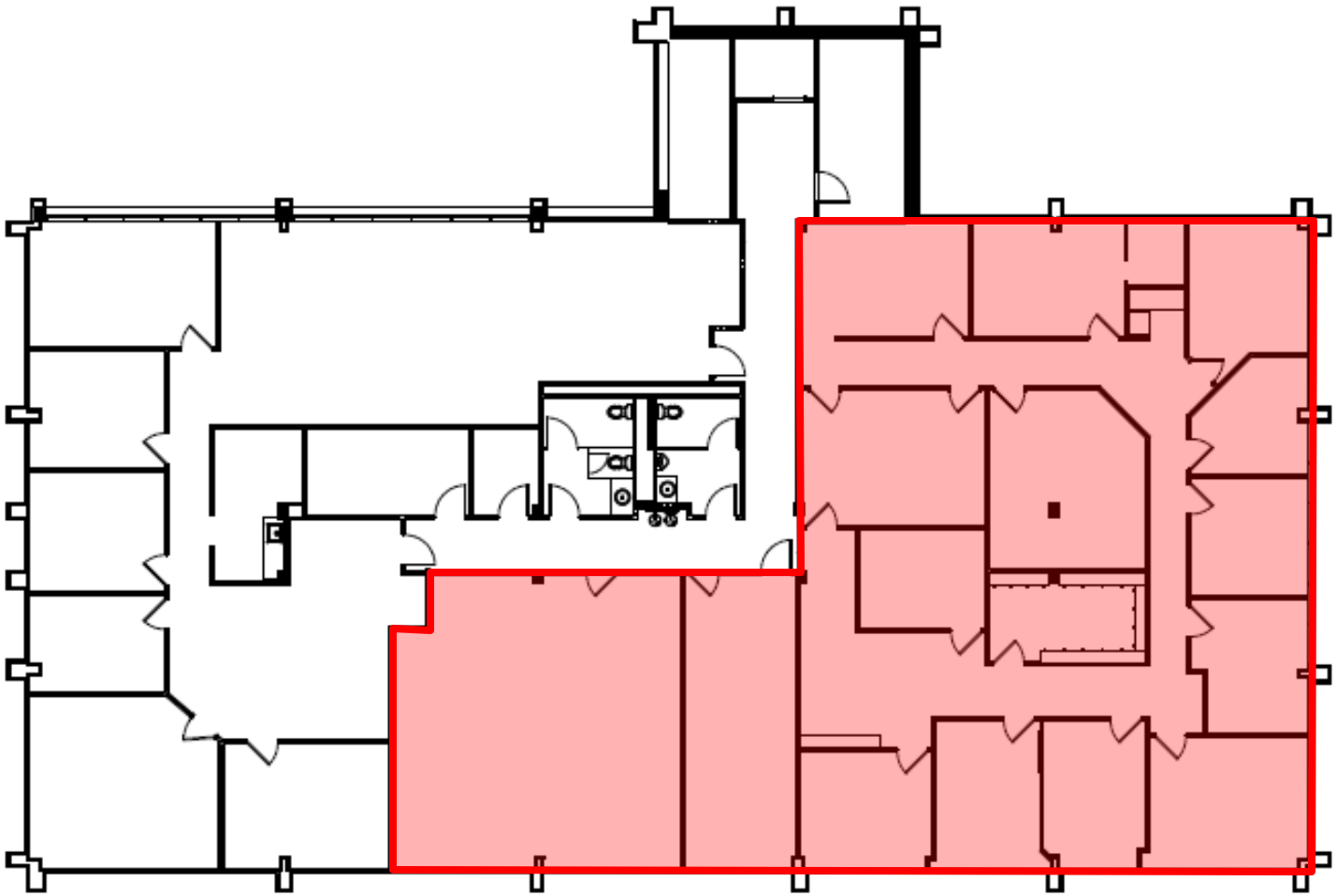
Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com

502 East 11th St., Suite 400

Austin, Texas 78701

Tel (512) 302-4500, www.tarantino.com



| | |
|------------------|-----------------|
| AVAILABLE | |
| 2nd Floor | 5,260 SF |

For more information please contact:

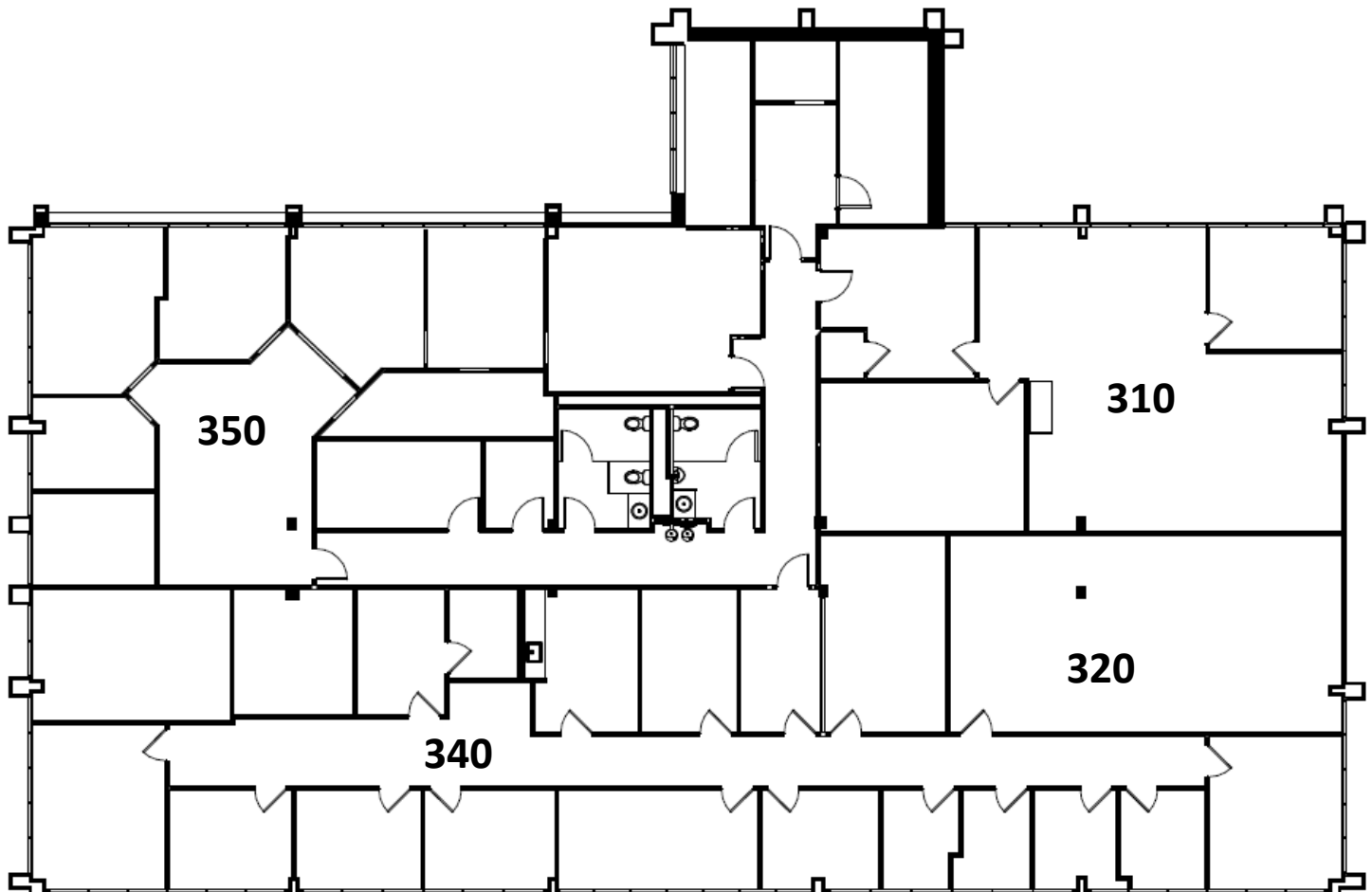
Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com

502 East 11th St., Suite 400

Austin, Texas 78701

Tel (512) 302-4500, www.tarantino.com



| |
|---------------------|
| AVAILABILITY |
| FULLY LEASED |

For more information please contact:

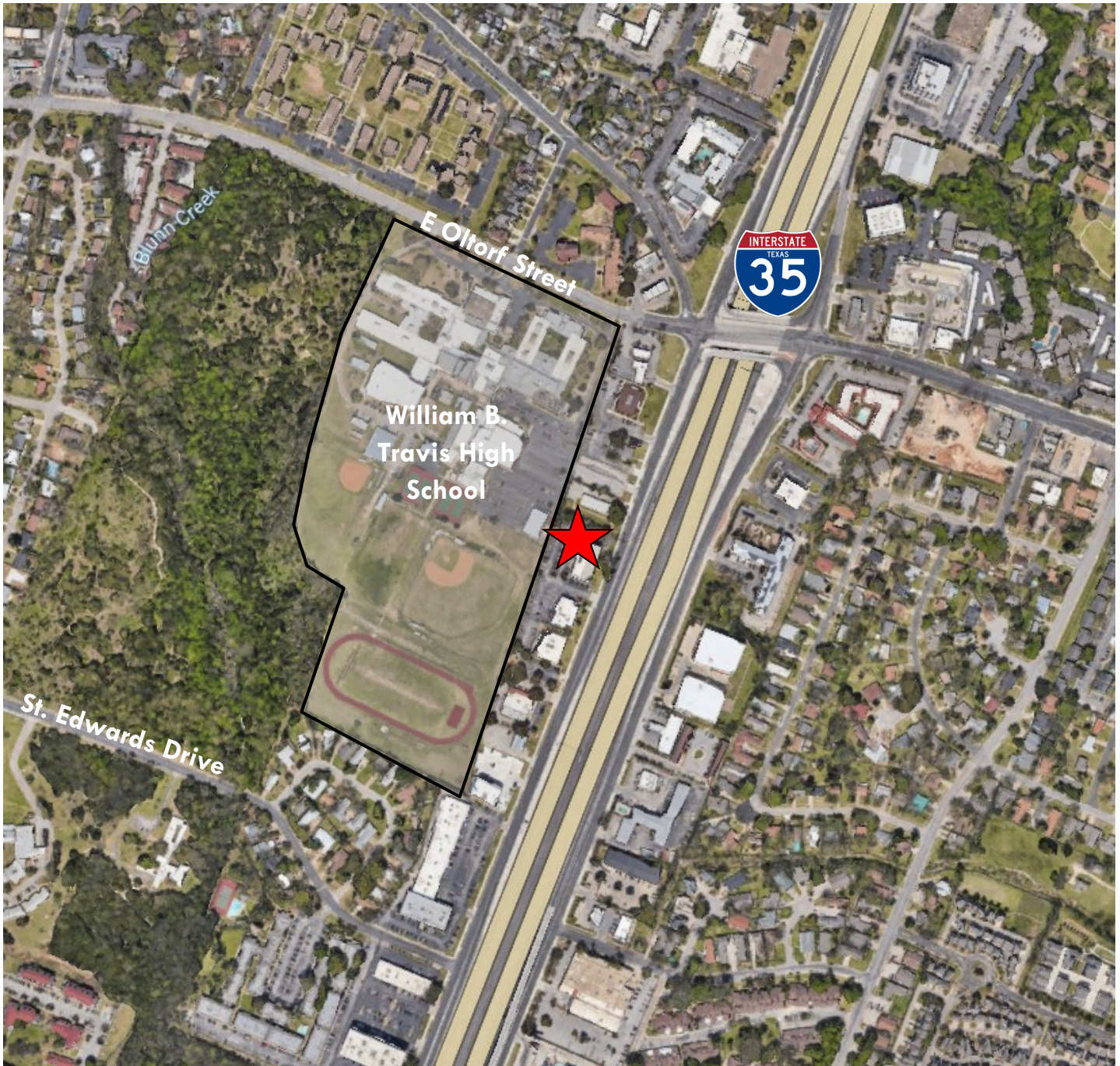
Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com

502 East 11th St., Suite 400

Austin, Texas 78701

Tel (512) 302-4500, www.tarantino.com



For more information please contact:

Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com

502 East 11th St., Suite 400

Austin, Texas 78701

Tel (512) 302-4500, www.tarantino.com



For more information please contact:

Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com

502 East 11th St., Suite 400

Austin, Texas 78701

Tel (512) 302-4500, www.tarantino.com



| DEMOGRAPHICS (2024) | | | |
|----------------------------|----------|-----------|-----------|
| MILE(S) | 1 | 3 | 5 |
| Total Population | 25,118 | 172,770 | 352,998 |
| Total Households | 11,840 | 83,596 | 158,328 |
| Average HH Income | \$78,444 | \$105,604 | \$101,896 |
| Daytime Employment | 8,138 | 157,535 | 277,705 |

For more information please contact:

Nick Tarantino, CCIM nick@tarantino.com

Chad Folts cfolts@tarantino.com

502 East 11th St., Suite 400

Austin, Texas 78701

Tel (512) 302-4500, www.tarantino.com