



# SOUTHPOINT SERVICE CENTER

1,314 - 5,104 SF AVAILABLE

3709 PROMONTORY POINT DRIVE | AUSTIN, TX | 78744

LOCATED IN SOUTHEAST AUSTIN

FOR MORE INFORMATION, CONTACT STREAM:

**DRA**  
ADVISORS

  
**STREAM**

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### ABOUT SOUTHPPOINT SERVICE CENTER

Southpoint Service Center is a flex and value office business park conveniently located just minutes from Austin-Bergstrom International Airport, South Congress, South Lamar, and 15 minutes from downtown Austin. Flexible floorplans allow for a wide range of users and tenants.

### PROPERTY FEATURES

58,311 SF

3.7:1,000 Parking

Located approximately two miles from the Austin Bergstrom International Airport

Excellent frontage on Burleson Road



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# BUILDING OVERVIEW



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# SITE PLAN

## SQUARE FOOTAGE AVAILABLE

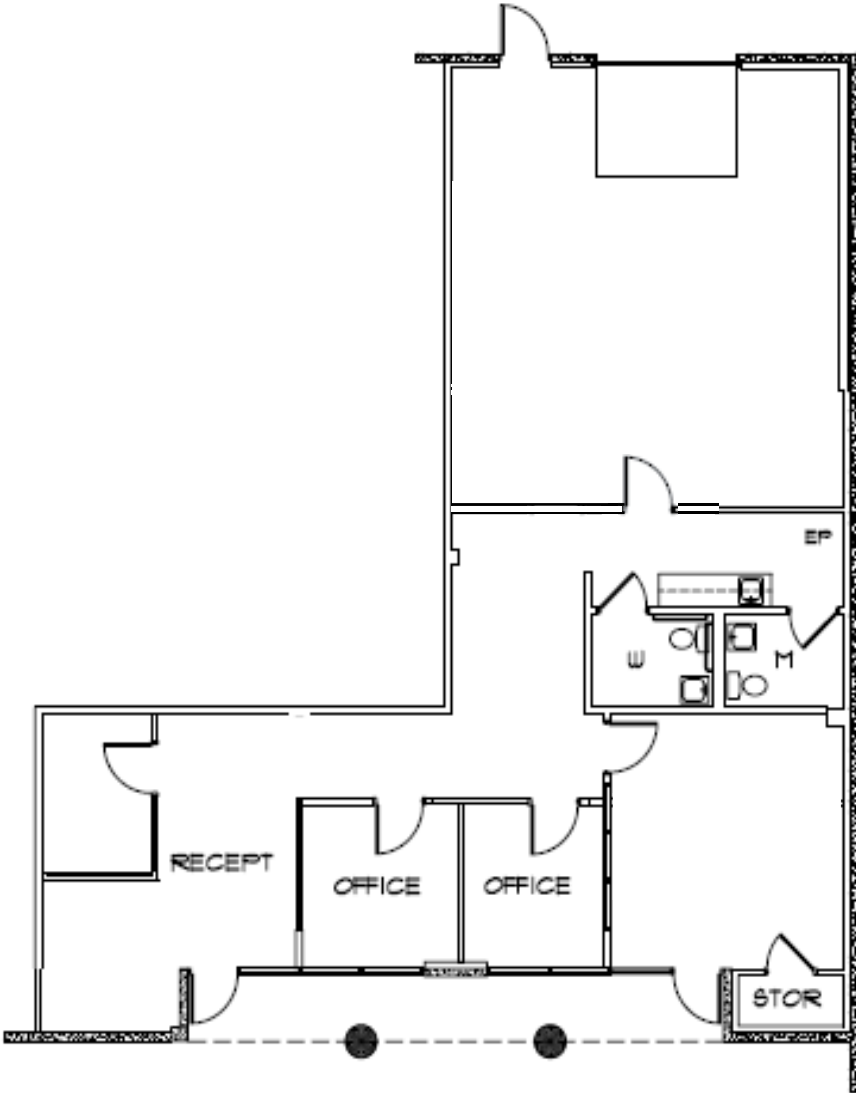
|           |          |
|-----------|----------|
| SUITE 127 | 1,960 SF |
| SUITE 129 | 2,760 SF |
| SUITE 208 | 1,314 SF |
| SUITE 214 | 5,104 SF |
| SUITE 230 | 4,953 SF |



 AVAILABLE

# SUITE 127

|                  |                            |
|------------------|----------------------------|
| Square Feet      | 1,960 SF                   |
| Loading          | 1 Grade Level              |
| Office/Warehouse | 60% Office   40% Warehouse |
| Clear Height     | +/- 15'                    |



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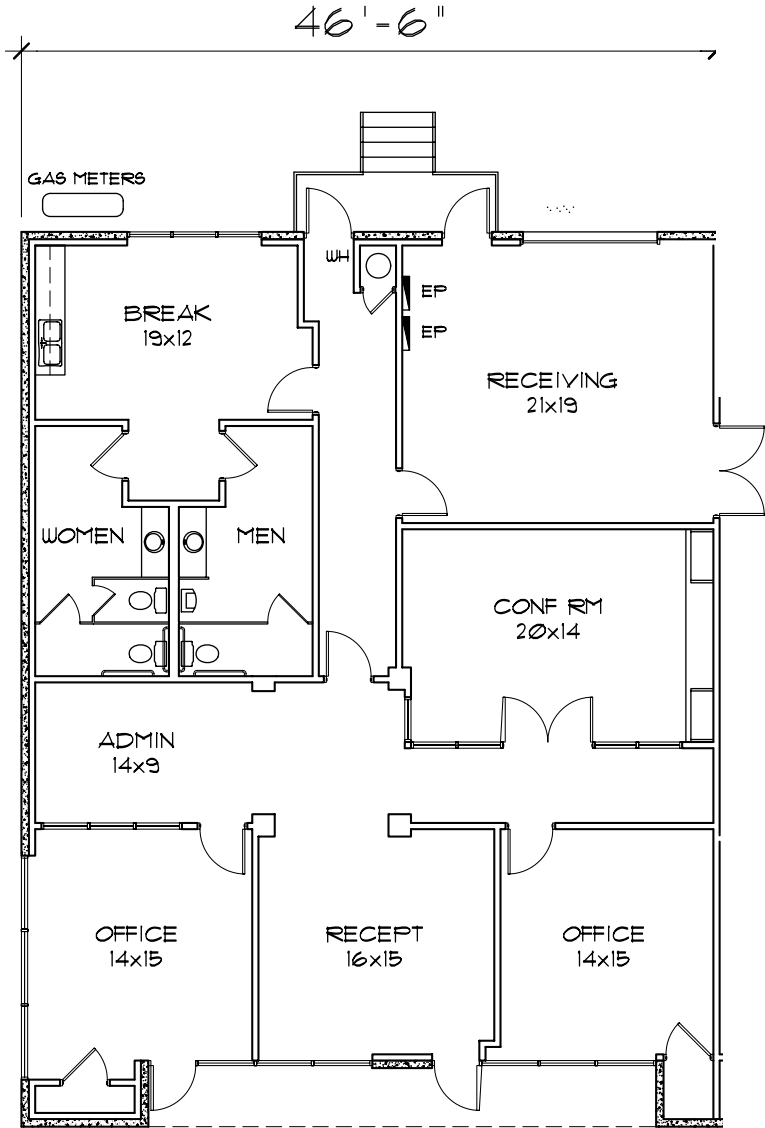


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# SUITE 129

|                  |                            |
|------------------|----------------------------|
| Square Feet      | 2,760 SF                   |
| Loading          | 1 Grade Level              |
| Office/Warehouse | 80% Office   20% Warehouse |
| Clear Height     | +/- 15'                    |



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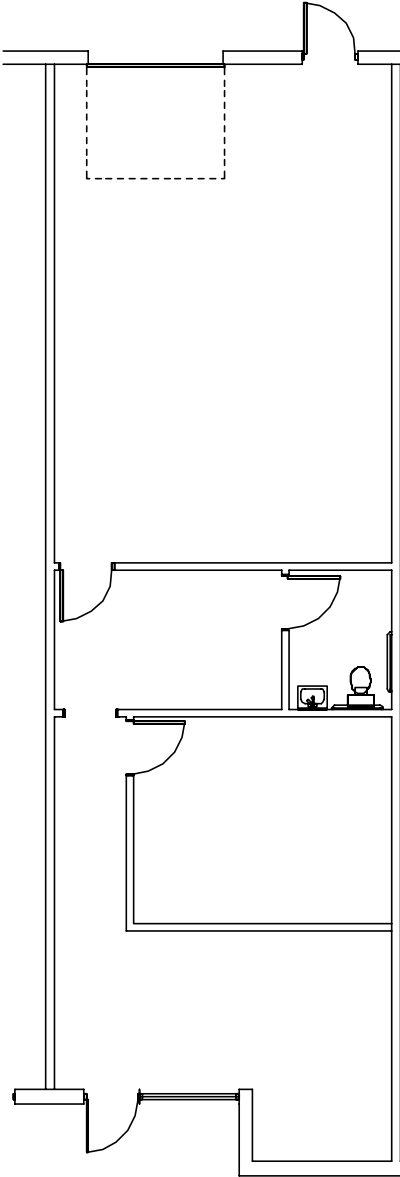


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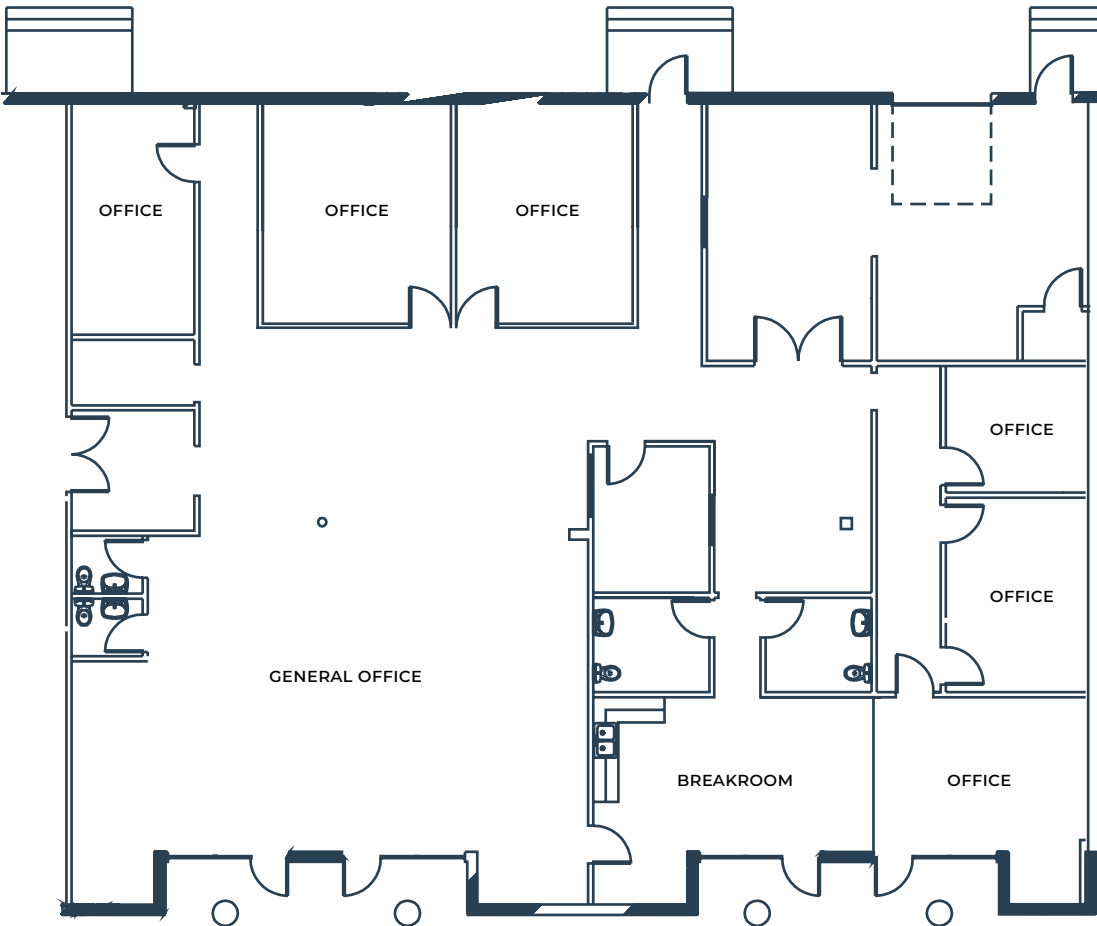
# SUITE 208

|                  |                            |
|------------------|----------------------------|
| Square Feet      | 1,314 SF                   |
| Loading          | 1 Grade Level              |
| Office/Warehouse | 50% Office   50% Warehouse |
| Clear Height     | +/- 15'                    |



# SUITE 214

|                  |             |
|------------------|-------------|
| Square Feet      | 5,104 SF    |
| Loading          | Semi-Dock   |
| Office/Warehouse | 100% Office |



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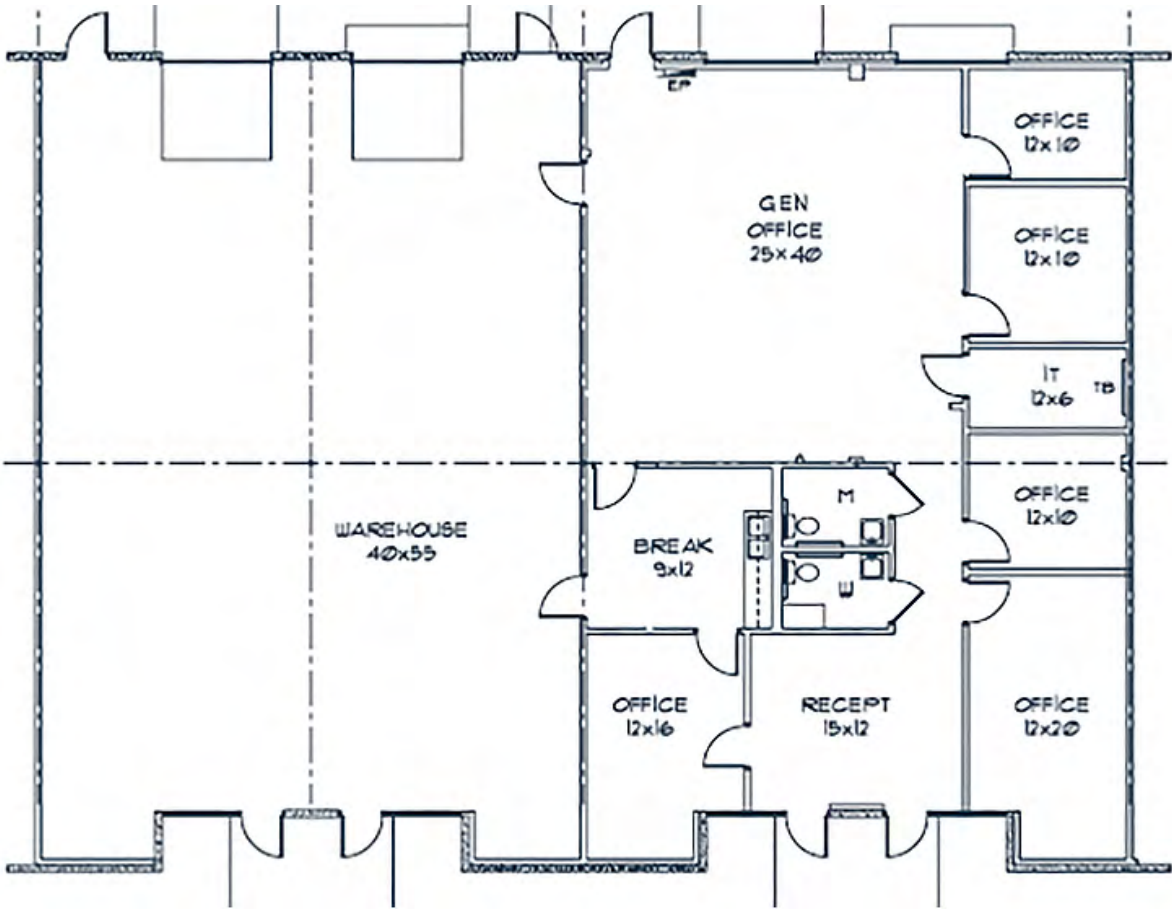


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# SUITE 230

|                  |                            |
|------------------|----------------------------|
| Square Feet      | 4,953 SF                   |
| Loading          | 1 Semi-Dock, 1 Ramp        |
| Office/Warehouse | 50% Office   50% Warehouse |
| Clear Height     | +/- 15'                    |



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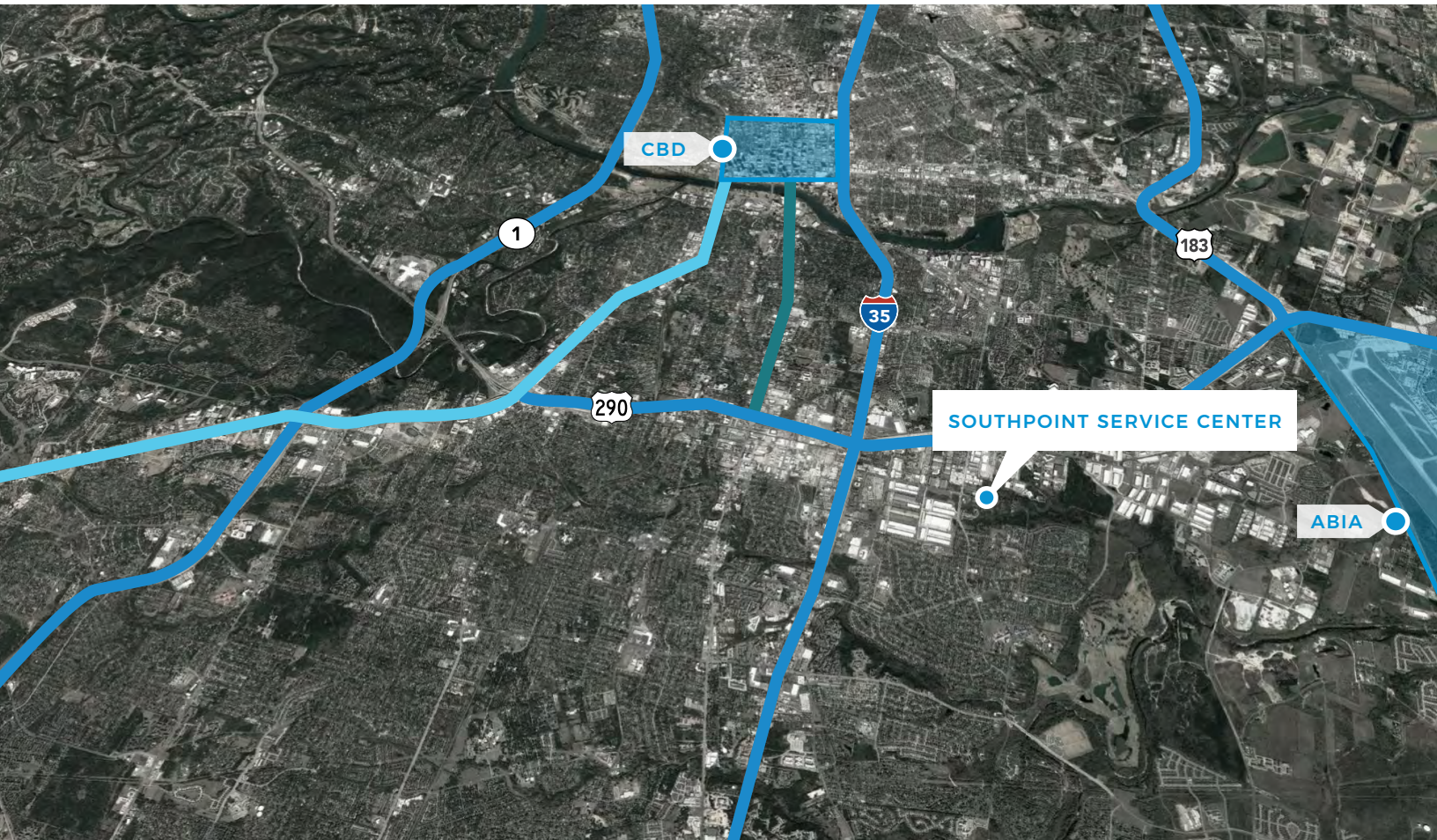



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# LOCATION & DRIVE TIMES

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 SOUTH CONGRESS AVE.  
 SOUTH LAMAR BLVD.

## DRIVE TIMES

|  |            |
|--|------------|
| Austin-Bergstrom International Airport | 7 Minutes  |
| Downtown Austin                        | 10 Minutes |
| Rollingwood                            | 12 Minutes |

|               |            |
|---------------|------------|
| The Arboretum | 18 Minutes |
| The Domain    | 20 Minutes |
| San Antonio   | 1.25 Hours |

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