

UNIVERSITY PARK

wework

3300 NORTH INTERSTATE 35 | AUSTIN | 78705



YOUR LIFE'S WORK IS CALLING.



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 **CUSHMAN & WAKEFIELD**

OVERVIEW

CONVENIENT OFFICE BUILDING IN HANCOCK

With views of the CBD & western Hill Country, University Park is a modern, convenient office building in Austin's Hancock neighborhood. This prime location, just off I-35 between the University of Texas and the city's fast-growing East Side, offers bars and restaurants within walking distance.

74,700 TOTAL WEWORK RSF AVAILABLE

3 WEWORK FLOORS + FULL-FLOOR OPPORTUNITIES

4:1,000 PARKING RATIO

AVAILABILITIES

SUITE 200 24,948 SF

SUITE 700 14,000 SF

SUITE 800 12,000 SF



BUILDING OVERVIEW

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FLOOR 2

24,948 SF

FLOOR 7

24,747 SF

FLOOR 8

25,005 SF

**DESIGNED FOR
EFFICIENCY,
COLLABORATION,
AND PRODUCTIVITY**

In addition to WeWork's full suite of amenities and perks—from super-fast WiFi to 24/7 security—University Park members also have access to the building's unique amenities like air conditioning, high ceilings, and central heating. Looking for something in particular? Our onsite staff members will be sure to point members in the right direction.

**CREATE
YOUR
LIFE'S
WORK.**



**CUSHMAN &
WAKEFIELD**

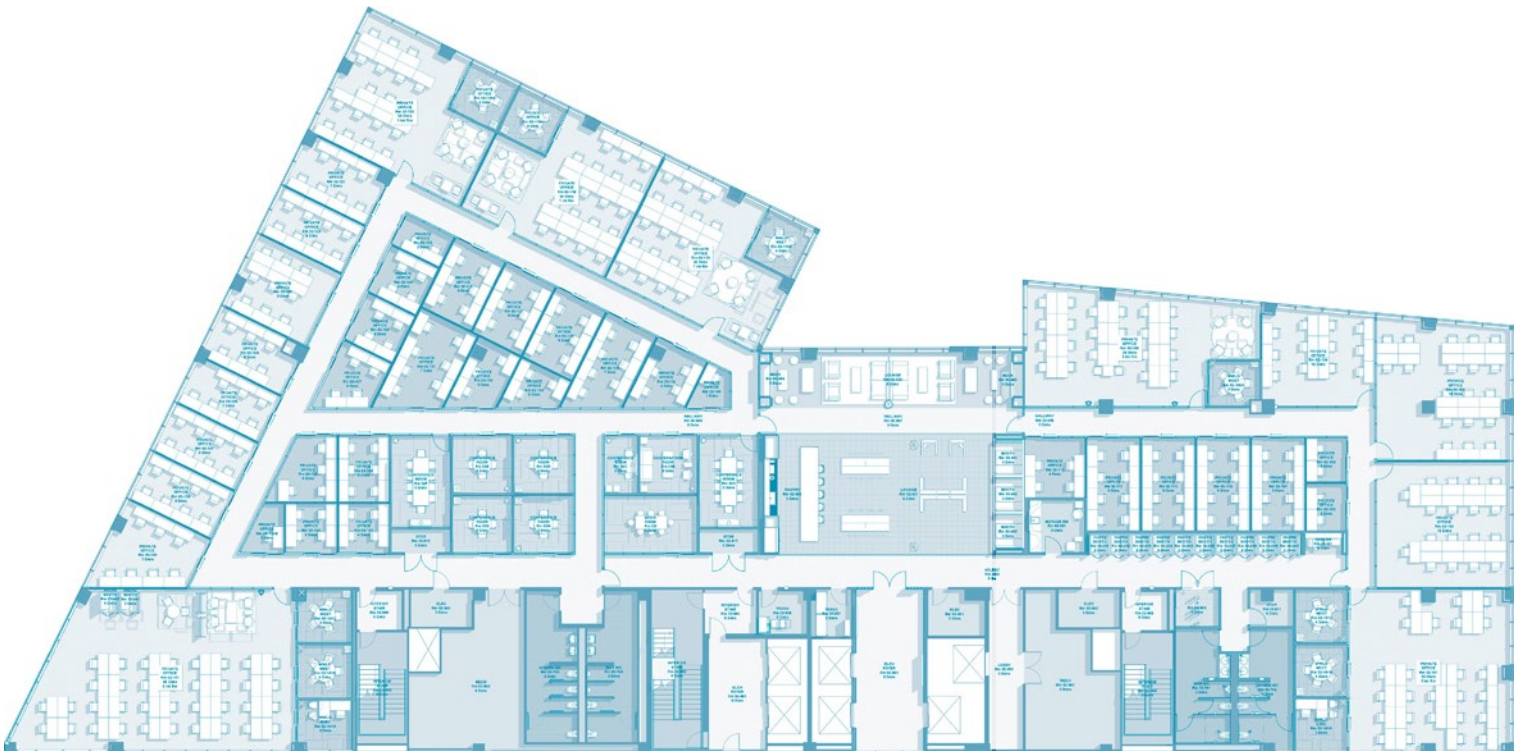
2ND FLOOR

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LARGE AVAILABILITIES

SUITE 200 - 24,948 SF

FULL FLOOR AVAILABLE



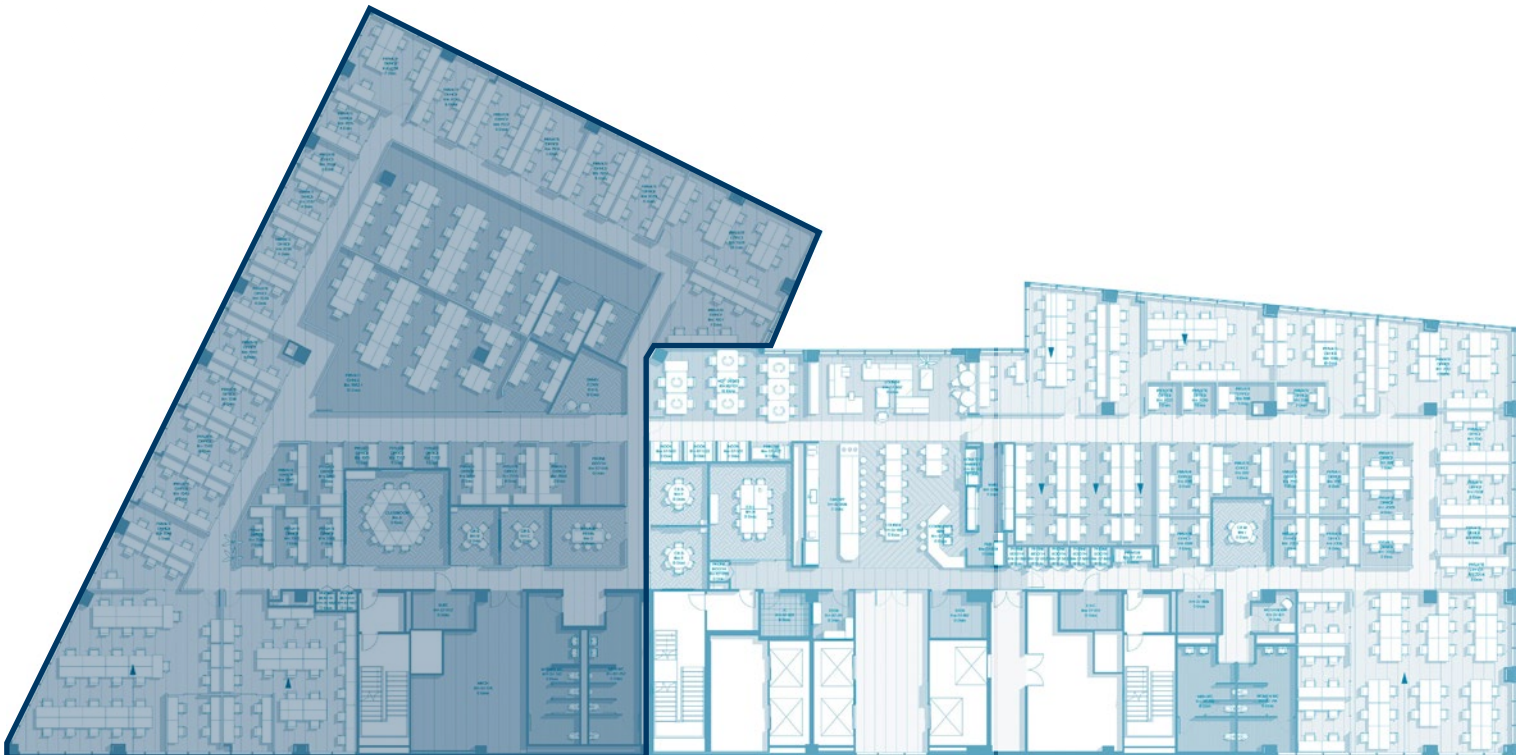
7TH FLOOR

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LARGE AVAILABILITIES

SUITE 700 - 14,000 SF

TOTAL FLOOR
24,747 RSF



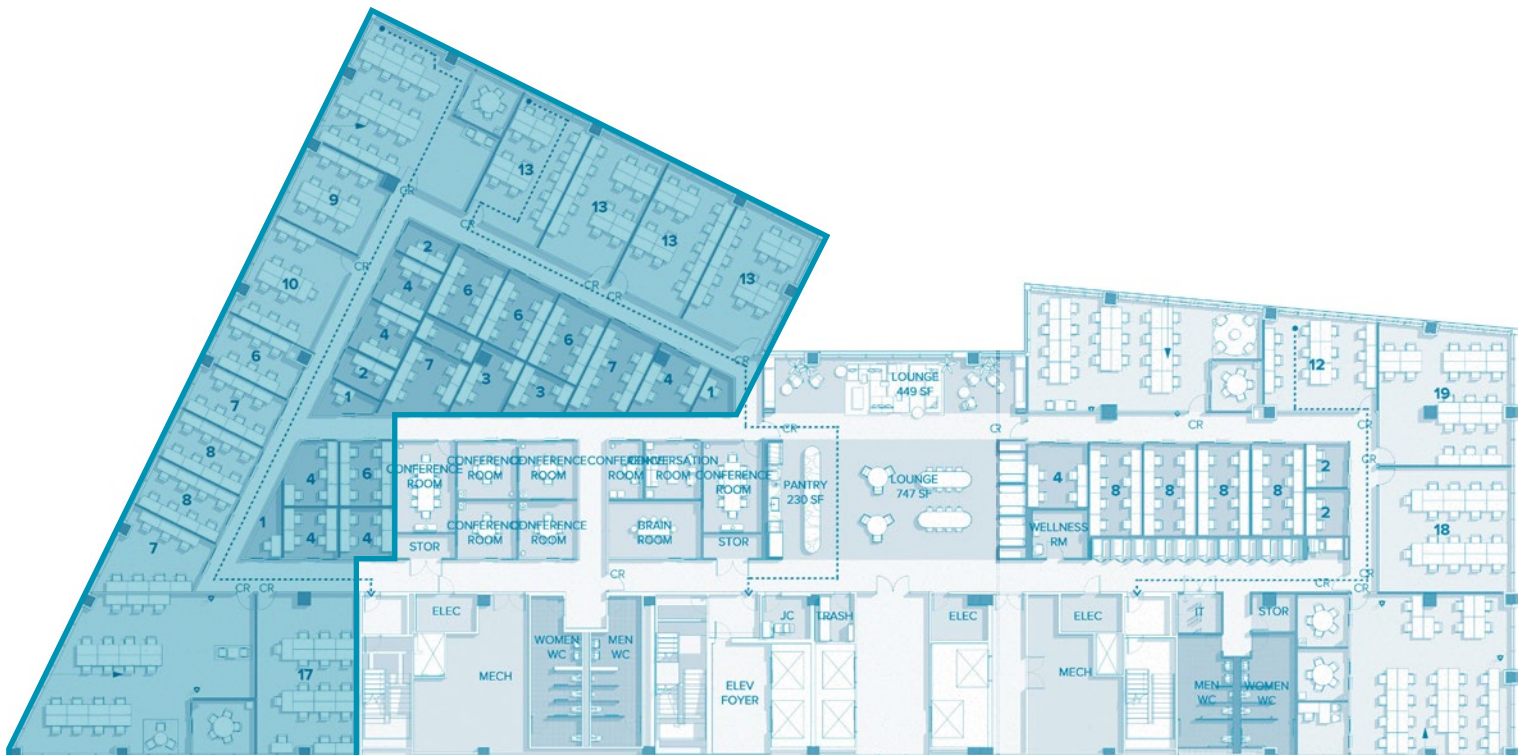
8TH FLOOR

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LARGE AVAILABILITIES

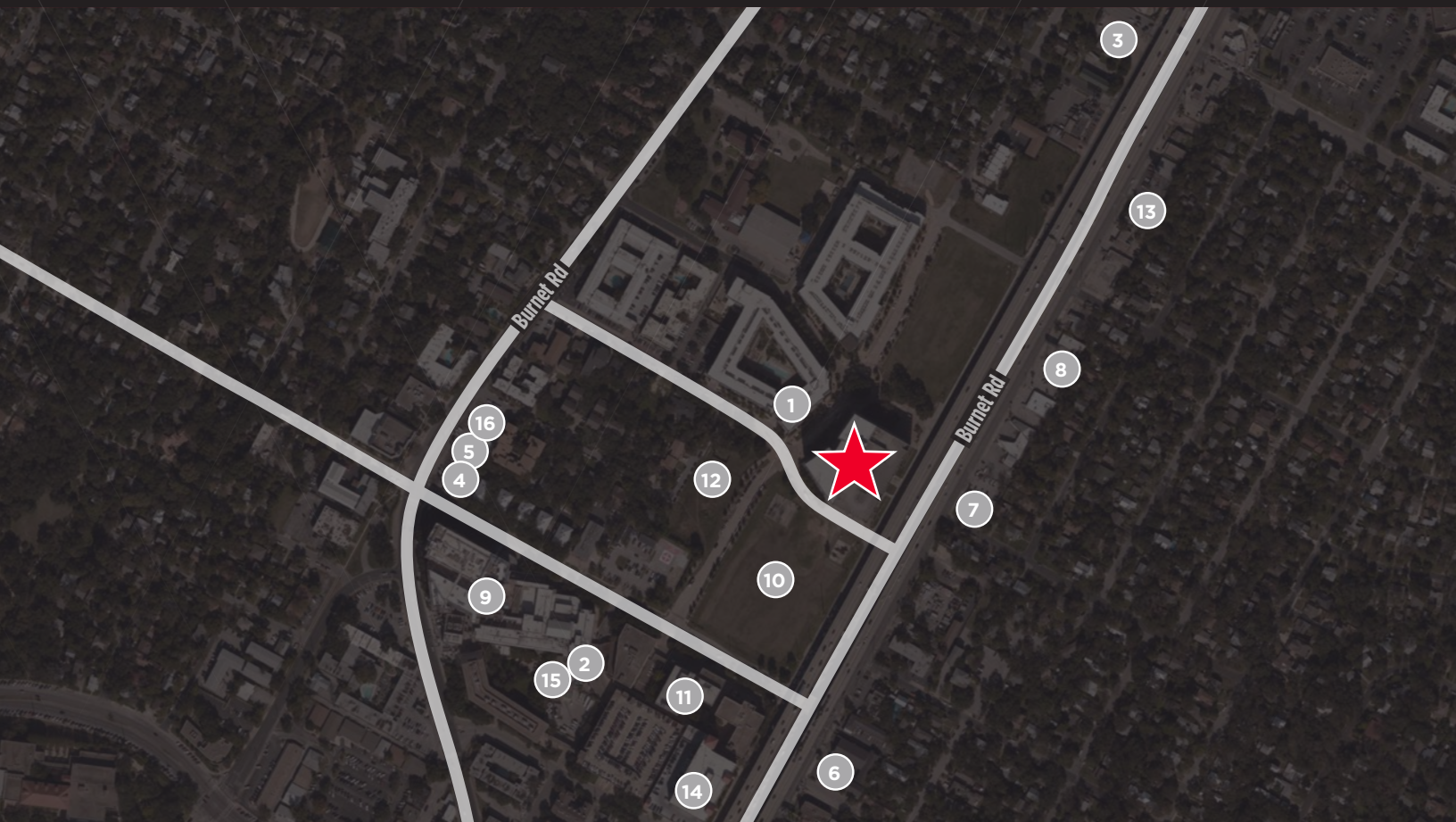
SUITE 800 - 12,000 SF

TOTAL FLOOR
25,005 RSF



THE CITY AT YOUR DOORSTEP.

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Just 10 minutes from Downtown Austin, Hancock is at the intersection of funky Hyde Park, trendy Manor Road, and family-friendly Mueller. Members can grab a brew at Easy Tiger's beer garden in the LINC, recharge at the Cherrywood Coffeehouse, or go for a stroll at Eastwoods Neighborhood Park. With over 80 restaurants in a one-mile radius, you'll always find something to fit your appetite.

EAT & DRINK

1. Austin's Habibi
2. Cafe at Barclay Park
3. Cafe Hornitos
4. Jimmy John's
5. Red River Market
6. Stars Cafe
7. Taqueria Los Altos
8. Texas Gamers Lounge

LIFESTYLE & ENTERTAINMENT

9. Atrium Gift Shop
10. Aura University Park
11. H2U Health Center
12. Hancock Dog Park
13. Hector The Barber
14. St. David's Health & Fitness
15. St. David's Medical Center
16. Wells Fargo ATM

NEARBY TRANSPORTATION

Capital Metro Commuter Rail

MLK Jr. Station	1.5 mi
Downtown Station	1.7 mi
Plaza Saltillo	2.3 mi

International Airport

Austin Bergstrom	9.3 mi
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AT UNIVERSITY PARK

3300 North Interstate 35
Austin, TX 78705

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