

Windsong Office Park

2111 Dickson Drive · Austin, TX 78704

SUITE 33 - AVAILABLE FOR LEASE



ABOUT WINDSONG OFFICE PARK

Nestled in the heart of South Austin, Windsong Office Park offers a distinctive blend of professional sophistication and neighborhood charm. This well-maintained, multi-story property provides flexible suite options designed to meet the demands of modern businesses — from creative studios to established firms seeking an inspiring and productive environment. Conveniently situated near South Lamar Boulevard and Menchaca in Austin's coveted 78704 zip code, tenants enjoy swift access to Downtown Austin, Mopac Expressway (Loop 1), and Highway 71, as well as multiple CapMetro bus routes along the South Lamar corridor. From the serene landscaped courtyard to an abundance of natural light throughout, Windsong Office Park was thoughtfully designed to balance productivity, comfort, and connection — set within one of Austin's most desirable and vibrant business districts.

Fiber-Optic Internet

Individual HVAC Control

24/7 Secure Access

Skylights

Private Balconies

Building Signage & Directory

Landscaped Garden Courtyard

Vaulted Ceilings

CapMetro Access

Abundant Natural Light

Exterior Windows in Every Office

OWNER
John Hanly

PHONE
(512) 203-5608

EMAIL
john@windsongofficepark.com

Suite 33 - 2,980 SF

Windsong Office Park - 2111 Dickson Drive · Austin, TX 78704

AVAILABLE JAN 2027



\$20.00 / SF

BASE RENT (NNN)

\$14.56 / SF

OPERATING EXPENSES (EST.)

\$8,584 / mo

EST. MONTHLY RENT (NNN + OPEX)

SUITE 33

This distinctive two-level suite offers a refined blend of functionality and architectural character rarely found in the market. The main floor features nine window-lined private offices, while a spacious loft office on the second floor provides an elevated and inspiring workspace. Premium finishes throughout include soaring vaulted ceilings and skylights that bathe the space in natural light. Additional amenities include a 12-person conference room, a fully appointed kitchen, two private restrooms, a dedicated server room, three storage areas, a professional reception area, a breakroom, and an expansive private outdoor balcony — ideal for client entertaining or team gatherings. (Could divide the conference room into two additional offices).

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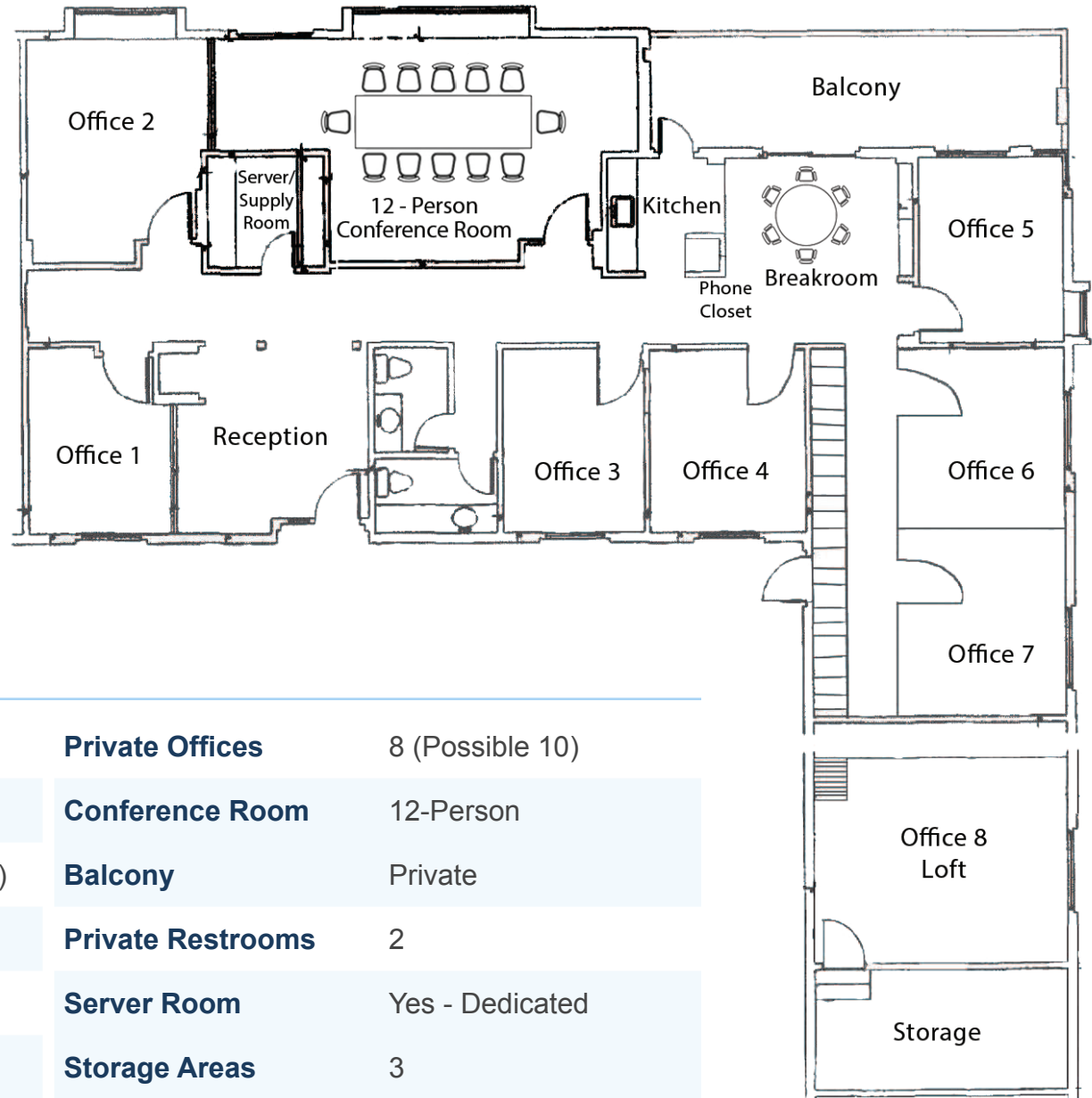
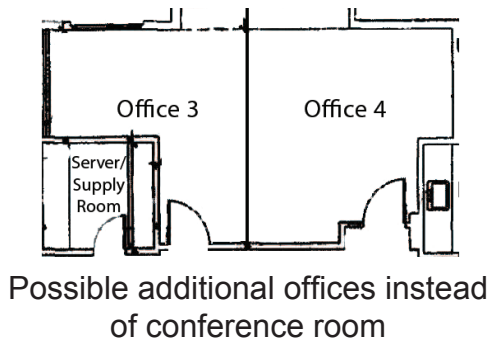
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2,980 SF

FLOOR PLAN



SUITE SPECIFICATIONS

Suite Number	33	Private Offices	8 (Possible 10)
Rentable SF	2,980 SF	Conference Room	12-Person
Monthly Rent	\$8,584 (NNN + Opex)	Balcony	Private
Lease Term	3 - 5 Years	Private Restrooms	2
Availability	January 1, 2027	Server Room	Yes - Dedicated
Parking Ratio	4 per 1,000 SF	Storage Areas	3

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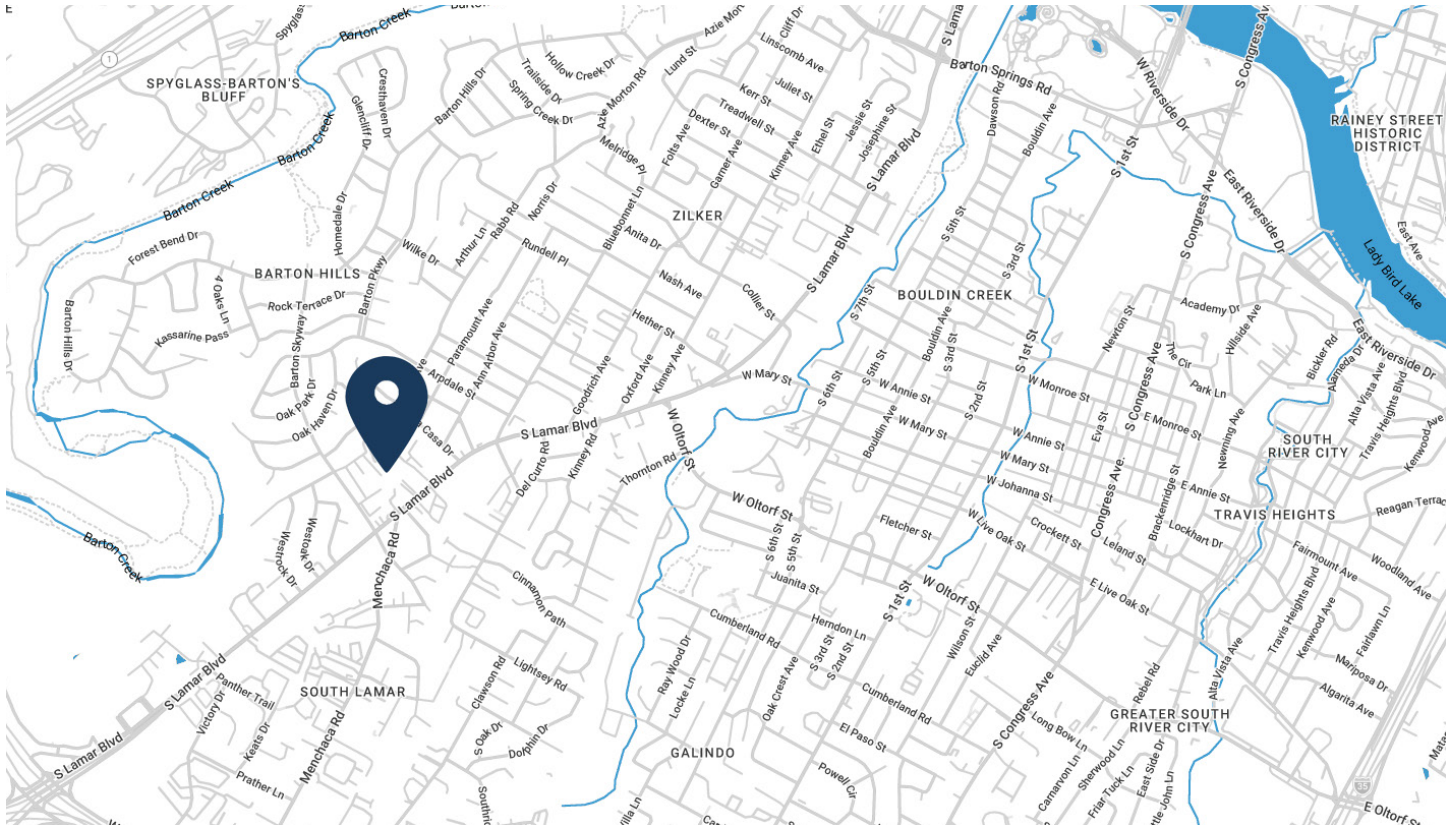
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Location & Amenities

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SOUTH LAMAR - 78704

AREA MAP



NEARBY FOOD, ENTERTAINMENT & SERVICES

DINING

- Loro Asian Smokehouse**
~0.4 mi - Asian Fusion BBQ
- Kerbey Lane Cafe**
~0.5 mi - All-Day Breakfast
- El Naranjo**
~0.6 mi - Elevated Mexican
- Fig Italian Kitchen**
~0.8 mi - Italian Bistro
- Kiin Di**
~0.7 mi - Thai
- Grata's Pizzeria**
~0.6 mi - Pizza & Subs
- Dish Society**
~1.0 mi - Farm-to-Table

COFFEE & BARS

- Proud Mary Coffee**
~0.5 mi - Specialty Coffee
- Funky Sol Coffee**
~0.5 mi - Airstream Cafe
- Cosmic Pickle**
~1.0 mi - Coffee & Beer Garden
- Corner Bar**
~0.5 mi - Sports Bar & Patio
- The Golden Goose**
~0.5 mi - Cocktail Lounge
- Thunder Chief**
~0.7 mi - Gastropub
- Barton Springs Saloon**
~1.0 mi - Neighborhood Bar

HEALTH & RETAIL

- Life Time Fitness**
~0.7 mi - Premier Gym
- Equinox Austin**
~1.0 mi - Luxury Fitness
- Bouldering Project**
~1.5 mi - Climbing Gym
- Randalls Grocery**
~0.5 mi - Grocery Store
- Walgreens**
~0.4 mi - Pharmacy
- South Lamar Corridor**
Boutiques & Retail
- CapMetro Bus Routes**
South Lamar Corridor

ACCESS & TRANSPORTATION

Downtown Austin - ~10 min

South Lamar & Menchaca

Highway 71 Access

CapMetro Bus - S. Lamar Corridor

Austin-Bergstrom Intl. Airport - ~ 20 min

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