



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:

TUCKER RICE | 512.481.3000
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ABOUT SOUTHPOINT 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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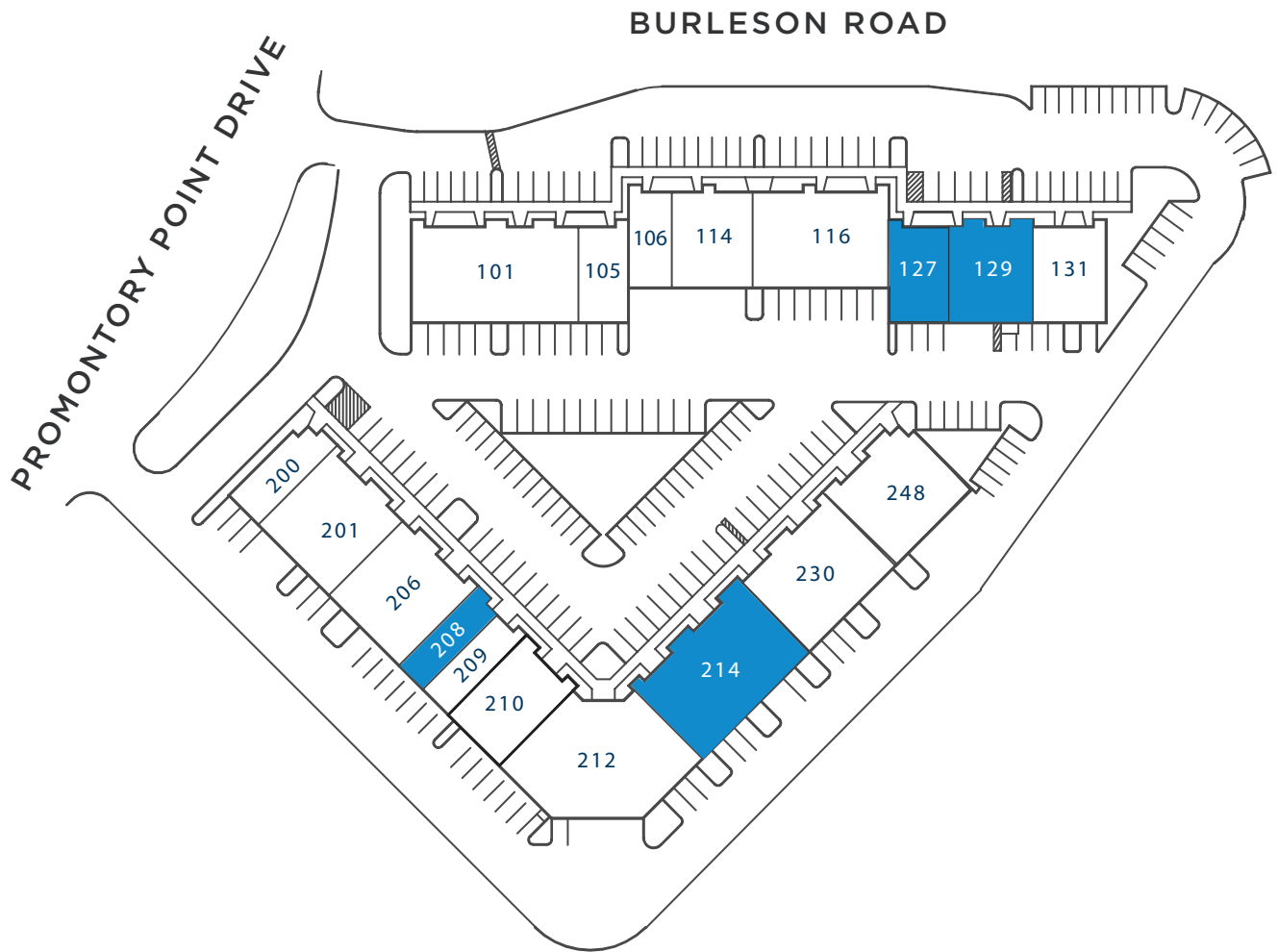
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SITE PLAN

SQUARE FOOTAGE AVAILABLE

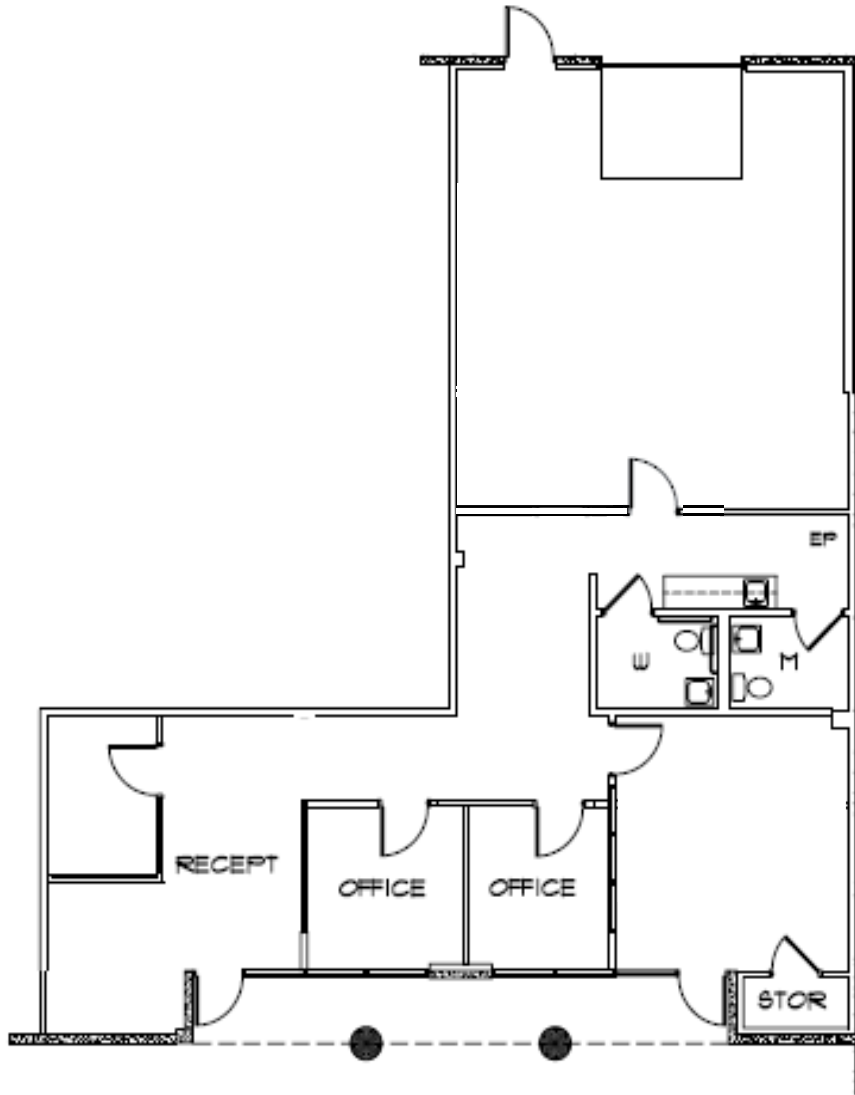
SUITE 127	1,960 SF
SUITE 129	2,760 SF
SUITE 208	1,314 SF
SUITE 214	5,104 SF



 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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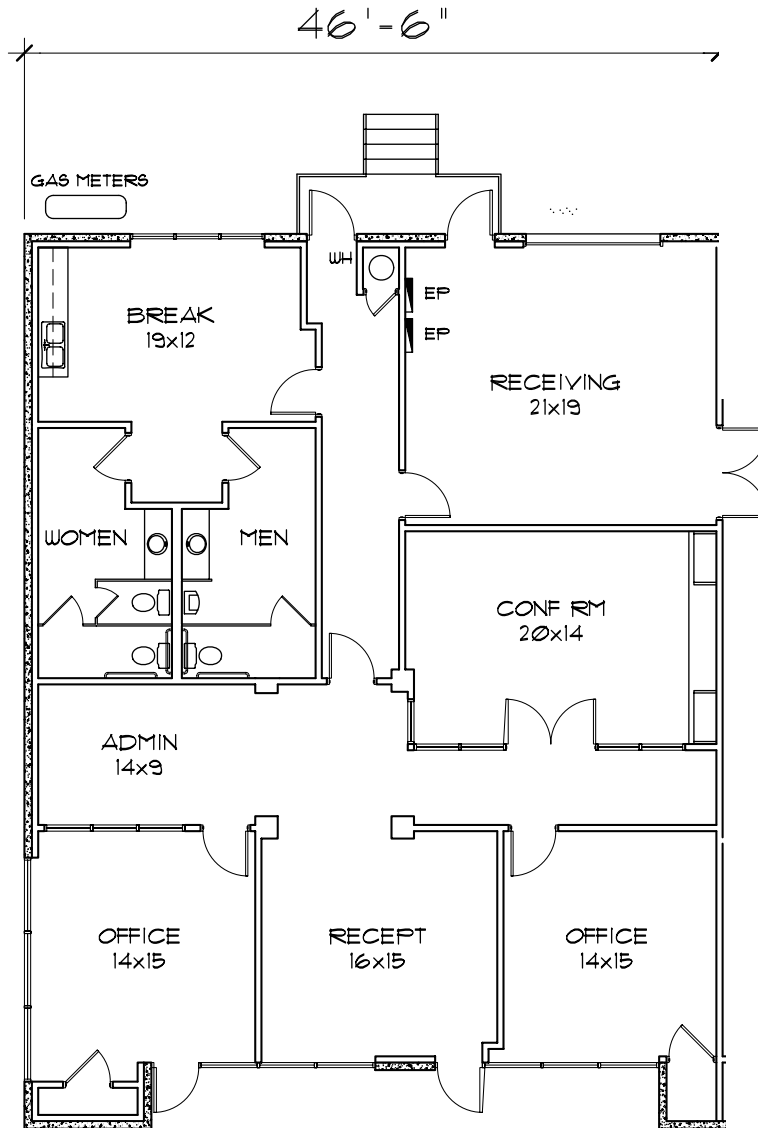
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SUITE 129

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



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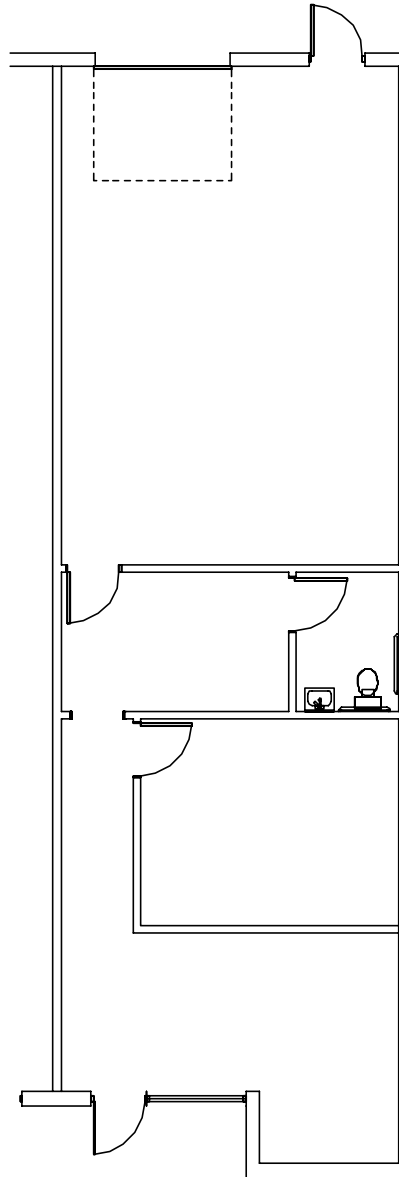
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SUITE 208

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



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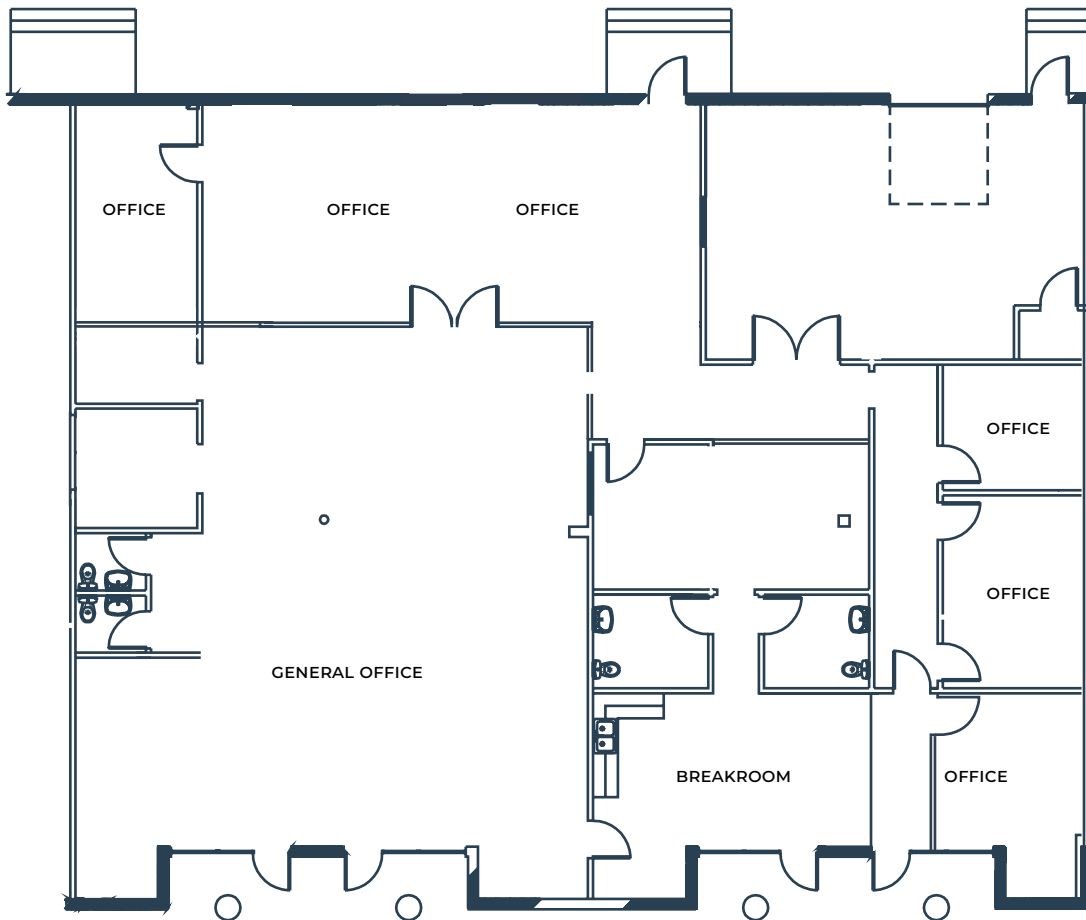
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SUITE 214

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



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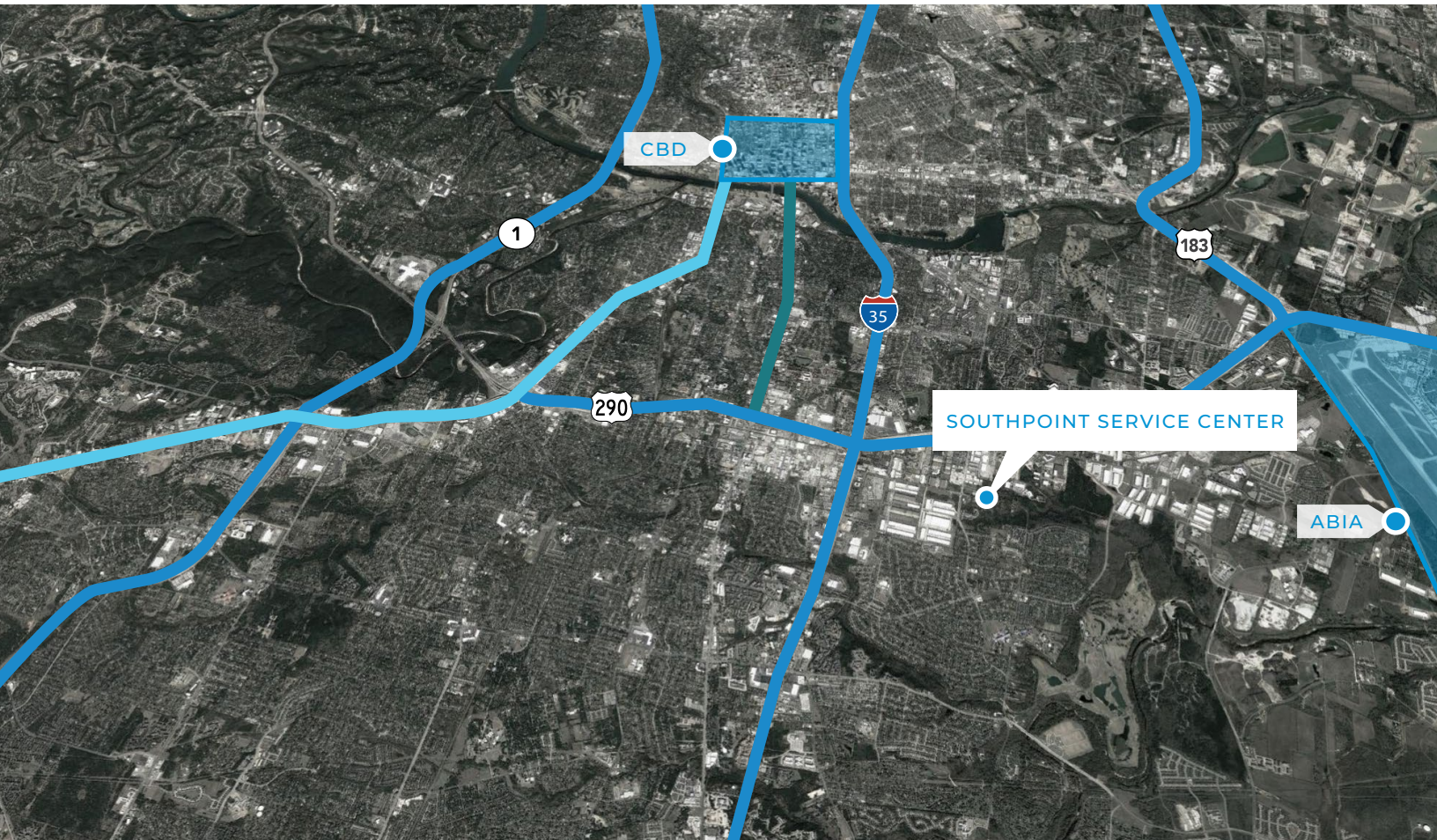
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LOCATION & DRIVE TIMES

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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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