



SOUTHPARK A, B, C

3,632 - 11,252 SF AVAILABLE

2020 E ST ELMO RD | BUILDING A | AUSTIN, TX 78744
2201 WOODWARD ST | BUILDING B | AUSTIN, TX 78744
4221 FREIDRICH LN | BUILDING C | AUSTIN, TX 78744
LOCATED IN SOUTHEAST AUSTIN

 **STREAM**

DRA
ADVISORS

FOR MORE INFORMATION, CONTACT STREAM:

TUCKER RICE | 512.481.3000
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021
CLAUDIA.TAYLOR@STREAMREALTY.COM

MILLER LUHAN | 512.481.3053
MILLER.LUHAN@STREAMREALTY.COM



SOUTHPARK A, B, C

2020 E ST ELMO RD | BUILDING A | AUSTIN, TX 78744
 2201 WOODWARD ST | BUILDING B | AUSTIN, TX 78744
 4221 FREIDRICH LN | BUILDING C | AUSTIN, TX 78744

ABOUT SOUTHPARK A,B,C

Southpark A, B, C is located in the heart of the Southeast Austin submarket just minutes from Austin Bergstrom International Airport, major thoroughfares IH-35, Hwy 290, Hwy 71, and Hwy 183 offering unmatched connectivity. Southpark A,B,C is a great Flex Space / Value Office / Warehouse opportunity.

PROPERTY FEATURES

Building A: 17,933 total SF

Building B: 18,063 total SF

Building C: 42,300 total SF



FOR MORE INFORMATION, CONTACT STREAM:

TUCKER RICE | 512.481.3000
 TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021
 CLAUDIA.TAYLOR@STREAMREALTY.COM

MILLER LUHAN | 512.481.3053
 MILLER.LUHAN@STREAMREALTY.COM

BUILDING OVERVIEW

SOUTHPARK A, B, C

2020 E ST ELMO RD | BUILDING A | AUSTIN, TX 78744
2201 WOODWARD ST | BUILDING B | AUSTIN, TX 78744
4221 FREIDRICH LN | BUILDING C | AUSTIN, TX 78744



FOR MORE INFORMATION, CONTACT STREAM:

TUCKER RICE | 512.481.3000
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021
CLAUDIA.TAYLOR@STREAMREALTY.COM

MILLER LUHAN | 512.481.3053
MILLER.LUHAN@STREAMREALTY.COM

SITE PLAN

SOUTHPARK A, B, C

2020 E ST ELMO RD | BUILDING A | AUSTIN, TX 78744
2201 WOODWARD ST | BUILDING B | AUSTIN, TX 78744
4221 FREIDRICH LN | BUILDING C | AUSTIN, TX 78744

SQUARE FOOTAGE AVAILABLE

BLDG. B, SUITE 2209	7,325 SF
BLDG. C, SUITE 130	3,632 SF
BLDG. C, SUITE 190*	5,659 SF
BLDG. C, SUITE 195*	5,593 SF

*Suites can be combined for a total of 11,252 SF



FOR MORE INFORMATION, CONTACT STREAM:

TUCKER RICE | 512.481.3000
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021
CLAUDIA.TAYLOR@STREAMREALTY.COM

MILLER LUHAN | 512.481.3053
MILLER.LUHAN@STREAMREALTY.COM

BLDG. B, SUITE 2209

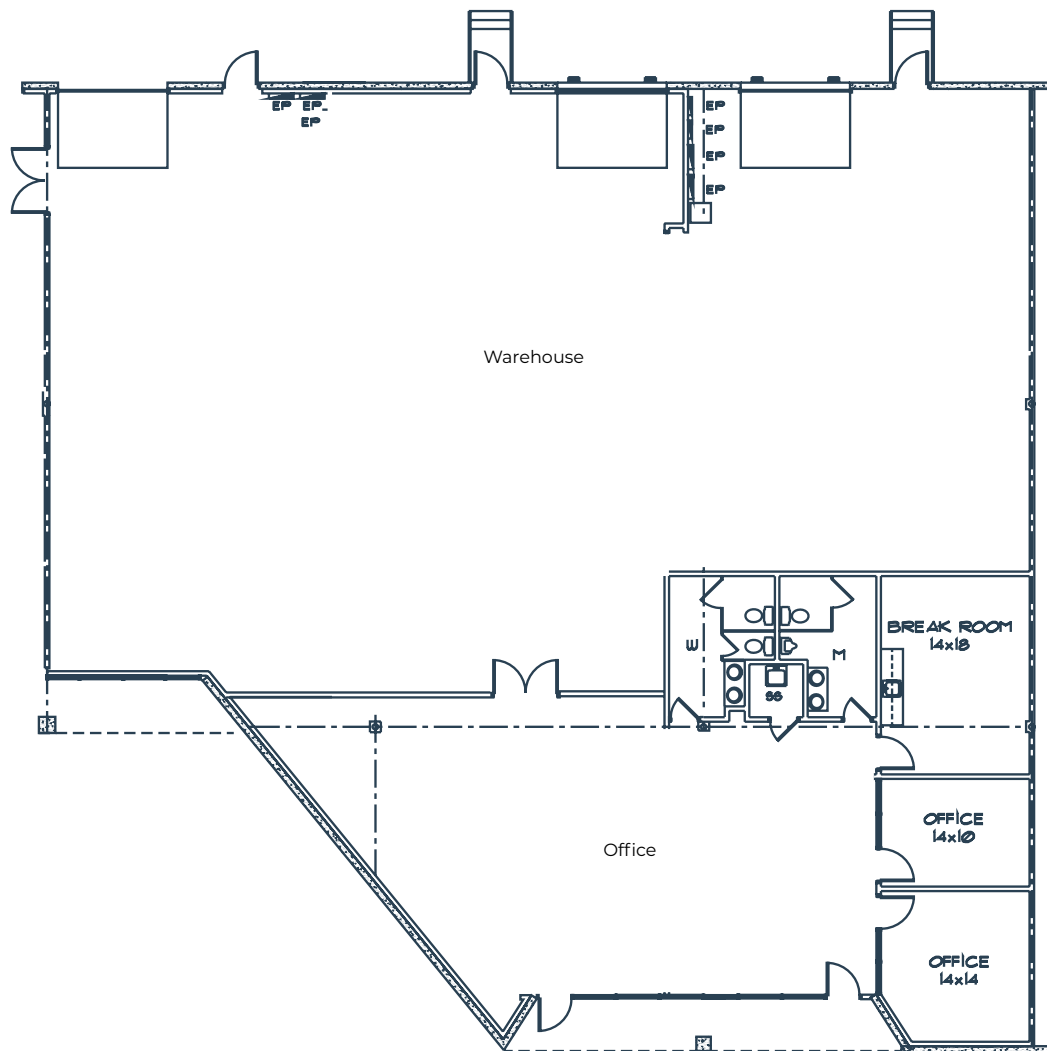
SOUTHPARK A, B, C

2020 E ST ELMO RD | BUILDING A | AUSTIN, TX 78744
2201 WOODWARD ST | BUILDING B | AUSTIN, TX 78744
4221 FREIDRICH LN | BUILDING C | AUSTIN, TX 78744

Square Feet	7,235 SF
Loading	2 Semi-Dock, 1 Grade Level
Clear Height	+/-16'
HVAC	100%



[Click to View 360 Tour](#)



FOR MORE INFORMATION, CONTACT STREAM:

TUCKER RICE | 512.481.3000
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021
CLAUDIA.TAYLOR@STREAMREALTY.COM

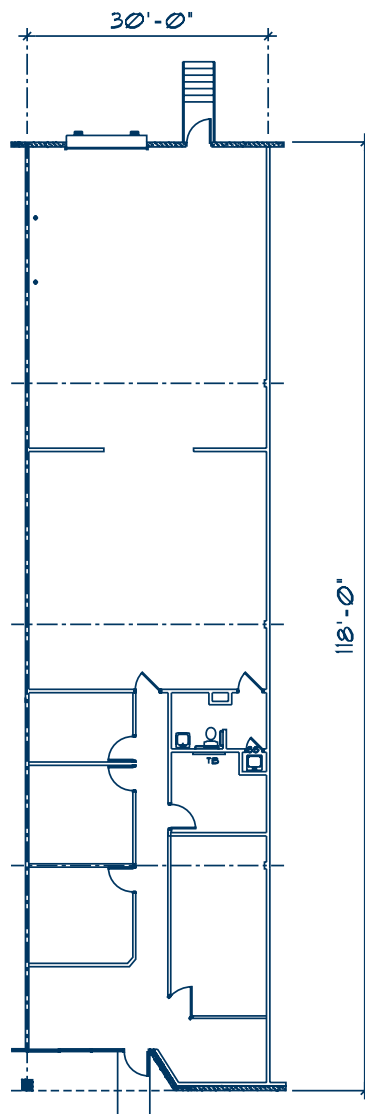
MILLER LUHAN | 512.481.3053
MILLER.LUHAN@STREAMREALTY.COM

BLDG. C, SUITE 130

SOUTHPARK A, B, C

2020 E ST ELMO RD | BUILDING A | AUSTIN, TX 78744
2201 WOODWARD ST | BUILDING B | AUSTIN, TX 78744
4221 FREIDRICH LN | BUILDING C | AUSTIN, TX 78744

Square Feet	3,632 SF
Loading	1 Ramp
Office/Warehouse	40% Office 60% Warehouse
Clear Height	+/-18'
HVAC	100%



FOR MORE INFORMATION, CONTACT STREAM:

TUCKER RICE | 512.481.3000
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021
CLAUDIA.TAYLOR@STREAMREALTY.COM

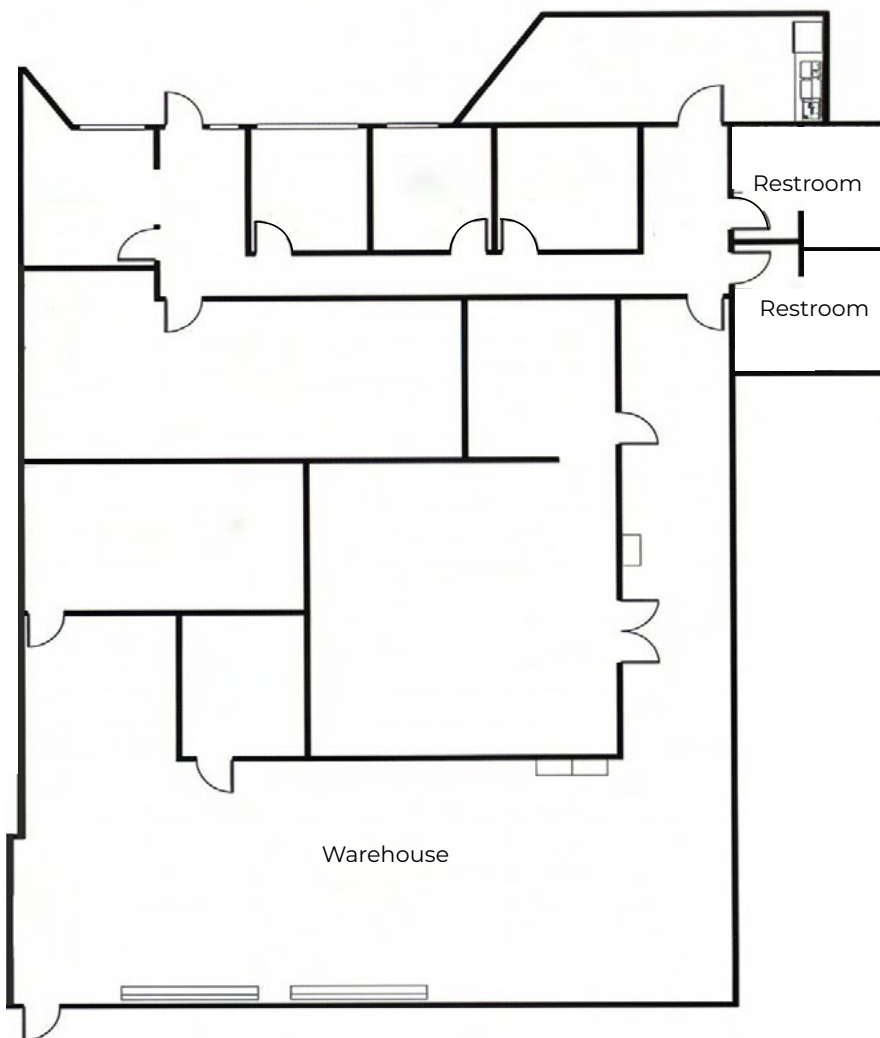
MILLER LUHAN | 512.481.3053
MILLER.LUHAN@STREAMREALTY.COM

BLDG. C, SUITE 190

SOUTHPARK A, B, C

2020 E ST ELMO RD | BUILDING A | AUSTIN, TX 78744
2201 WOODWARD ST | BUILDING B | AUSTIN, TX 78744
4221 FREIDRICH LN | BUILDING C | AUSTIN, TX 78744

Square Feet	5,659 SF
Loading	1 Semi-Dock, 1 Ramp
Office/Warehouse	70% Office 30% Warehouse
Clear Height	+/-18'



FOR MORE INFORMATION, CONTACT STREAM:

TUCKER RICE | 512.481.3000
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021
CLAUDIA.TAYLOR@STREAMREALTY.COM

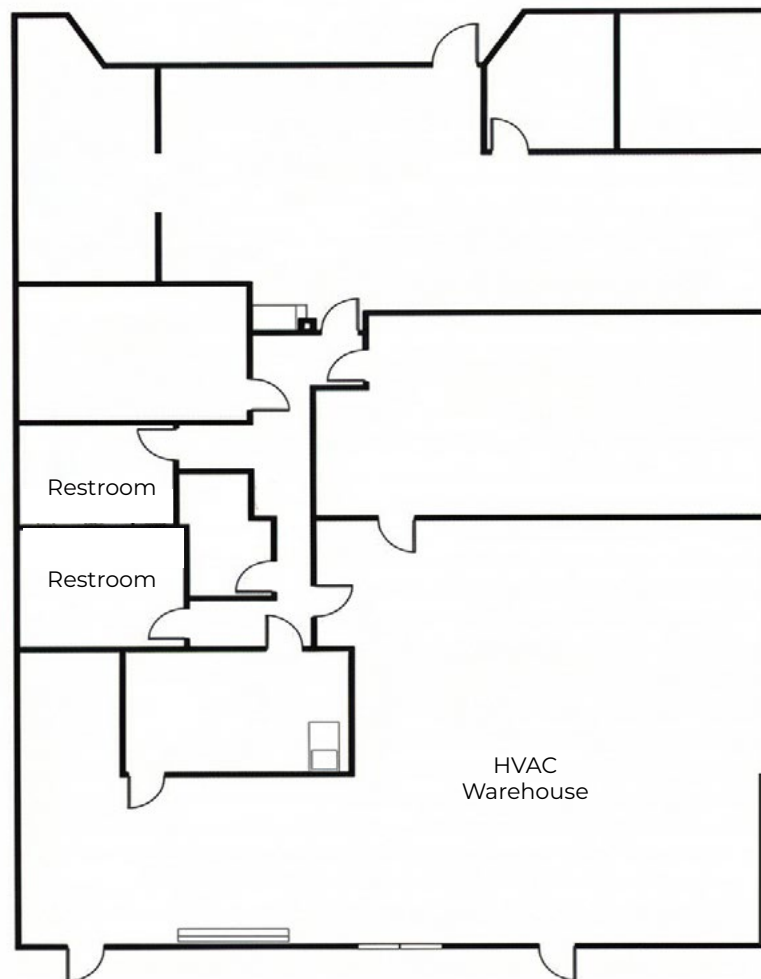
MILLER LUHAN | 512.481.3053
MILLER.LUHAN@STREAMREALTY.COM

BLDG. C, SUITE 195

SOUTHPARK A, B, C

2020 E ST ELMO RD | BUILDING A | AUSTIN, TX 78744
2201 WOODWARD ST | BUILDING B | AUSTIN, TX 78744
4221 FREIDRICH LN | BUILDING C | AUSTIN, TX 78744

Square Feet	5,593 SF
Loading	1 Semi-Dock
Office/Warehouse	60% Office 40% Warehouse
Clear Height	+/-18'
HVAC	100%



FOR MORE INFORMATION, CONTACT STREAM:

TUCKER RICE | 512.481.3000
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021
CLAUDIA.TAYLOR@STREAMREALTY.COM

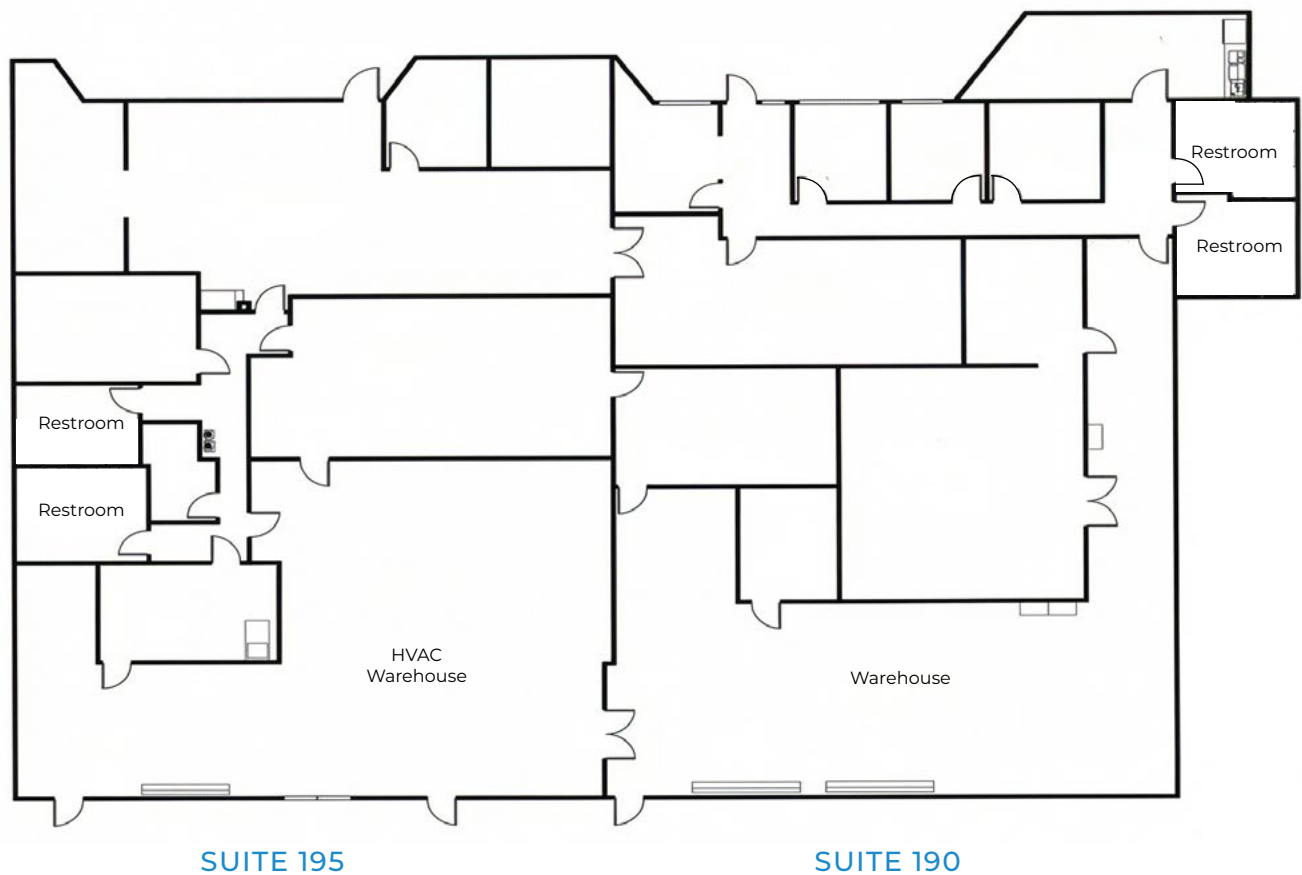
MILLER LUHAN | 512.481.3053
MILLER.LUHAN@STREAMREALTY.COM

BLDG. C, SUITE 190 & 195

SOUTHPARK A, B, C

2020 E ST ELMO RD | BUILDING A | AUSTIN, TX 78744
2201 WOODWARD ST | BUILDING B | AUSTIN, TX 78744
4221 FREIDRICH LN | BUILDING C | AUSTIN, TX 78744

Square Feet	11,252 SF
Loading	2 Semi-Dock, 1 Ramp
Office/Warehouse	65% Office 35% Warehouse
Clear Height	+/-18'



FOR MORE INFORMATION, CONTACT STREAM:

TUCKER RICE | 512.481.3000
TUCKER.RICE@STREAMREALTY.COM

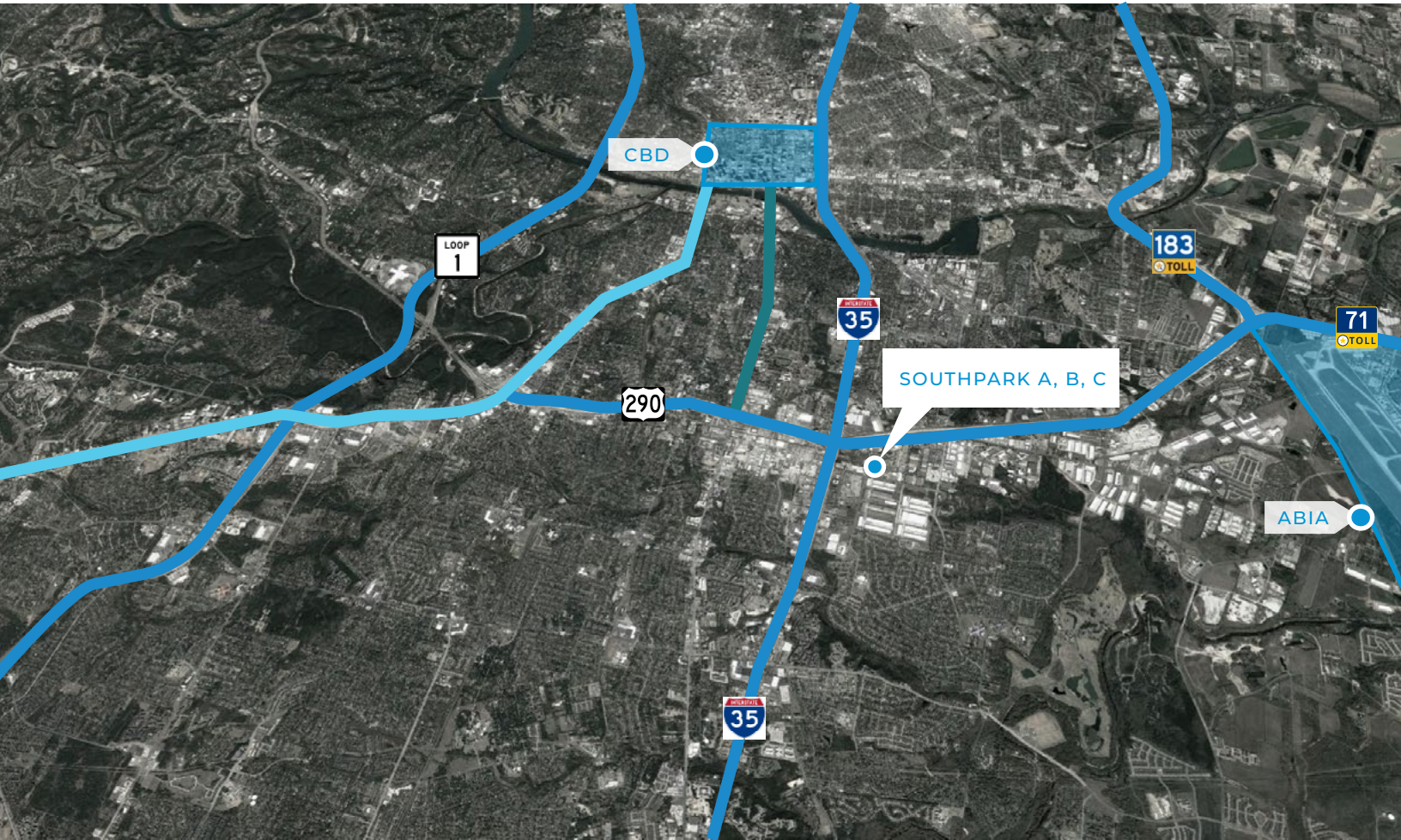
CLAUDIA TAYLOR | 512.481.3021
CLAUDIA.TAYLOR@STREAMREALTY.COM

MILLER LUHAN | 512.481.3053
MILLER.LUHAN@STREAMREALTY.COM

LOCATION & DRIVE TIMES

SOUTHPARK A, B, C

2020 E ST ELMO RD | BUILDING A | AUSTIN, TX 78744
2201 WOODWARD ST | BUILDING B | AUSTIN, TX 78744
4221 FREIDRICH LN | BUILDING C | AUSTIN, TX 78744



 SOUTH CONGRESS AVE.
 SOUTH LAMAR BLVD.

DRIVE TIMES

Austin-Bergstrom International Airport	5 Minutes
South Congress	6 Minutes
Downtown Austin	11 Minutes

South Lamar	7 Minutes
Domain	20 Minutes
San Antonio	1 Hour 10 Minutes



FOR MORE INFORMATION, CONTACT STREAM:

TUCKER RICE | 512.481.3000
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021
CLAUDIA.TAYLOR@STREAMREALTY.COM

MILLER LUHAN | 512.481.3053
MILLER.LUHAN@STREAMREALTY.COM



FOR MORE INFORMATION, CONTACT STREAM:

TUCKER RICE | 512.481.3000
TUCKER.RICE@STREAMREALTY.COM

CLAUDIA TAYLOR | 512.481.3021
CLAUDIA.TAYLOR@STREAMREALTY.COM

MILLER LUHAN | 512.481.3053
MILLER.LUHAN@STREAMREALTY.COM