

916 SPRINGDALE ROAD



WELCOME TO

CANOPY

STUDIOS / GALLERIES / OFFICES / CAFÉ / ARTIST TRAILERS

CANOPY

Artist studios, creative office spaces, art galleries and a café are linked together with communal courtyards and covered breezeways, emphasizing the connectedness between art, culture, and the public.



7 REASONS TO JOIN THE CANOPY COMMUNITY

- Canopy is the heart of East Austin's creative district
- Walk or bike to nearby restaurants, breweries, and fitness facilities
- On-Site Café
- High ceilings and lots of natural light
- 24/7 key fob access
- Parking ratio of 3.23 : 1,000 SF
- Thoughtfully designed by Michael Hsu Office of Architecture

What current tenants are saying...

“Working at Canopy means a lot to me since I'm able to be surrounded by artists and their creative process. I love seeing them collaborate, share ideas, and witness their passion for art and community.”

Coka Trevino, *Curator and Director of Programming for Big Medium*

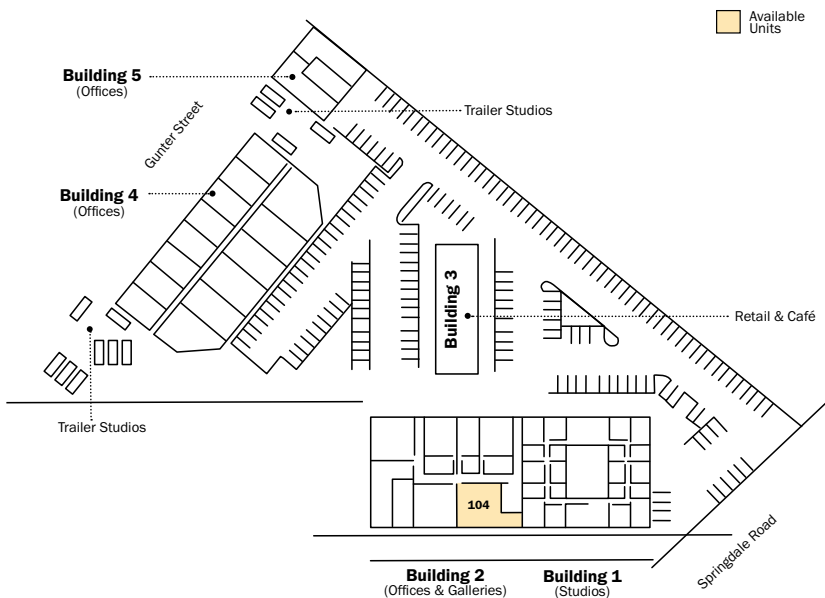


Downtown | **Lady Bird Lake**
22 Minutes | 8 Minutes



Downtown | **Lady Bird Lake**
12 Minutes | 5 Minutes

Available Units



Available Units



BUILDING 3 - RETAIL

- Unit 104 / 813 RSF
- \$33/RSF/YR + NNN
- 2025 NNN EST: \$14.22/RSF/YR
- Available: November 2025
- As-Is Condition

BUILDING 4 - CREATIVE STUDIO

- Unit 102 / 2,053 RSF
- Please inquire for rate
- 2025 NNN EST: \$14.22/RSF/YR
- Available: February 2026
- As-Is Condition