



FOR LEASE
Colliers
With Holders - Deep Ready
512 539 3013
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FOR LEASE

Southgate

2101 S I-35, Austin, TX 78741

Newly Renovated Lobby!

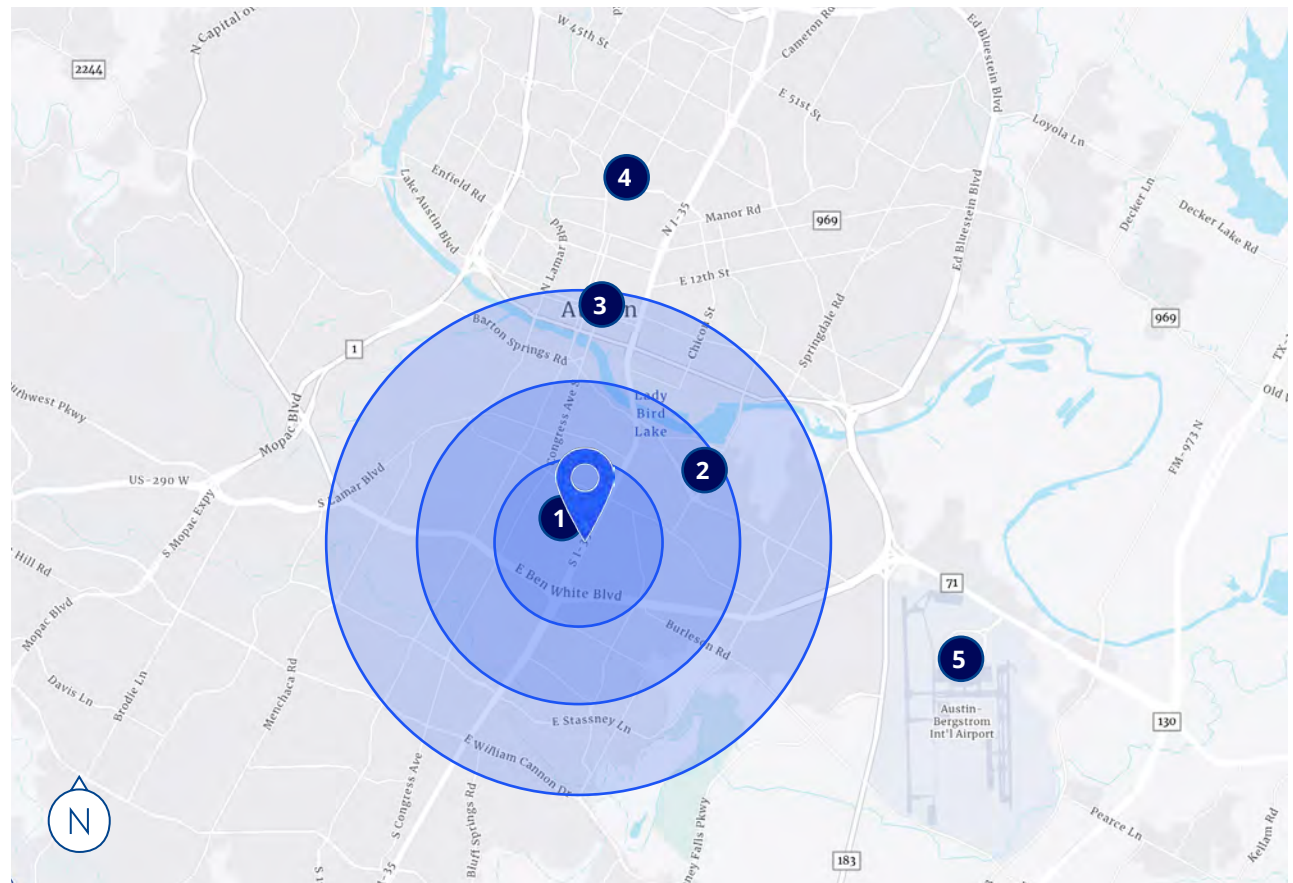


The Property

Highlights

- 5-story office building located in Riverside just minutes from Downtown Austin, The University of Texas, and the Austin Airport
- The building is on the east side of IH-35, just north of East Oltorf at 2101 S IH-35, with excellent highway access
- Conveniently located near the trendy shopping and dining districts of South Congress Ave - an amenity rich area with food, retail and entertainment options
- Recently renovated lobby

| | Point of Interest | Drive Time | Distance |
|---|-------------------------------|------------|----------|
| 1 | South Congress | 3 min | 1 mi |
| 2 | Oracle Campus | 6 min | 2 mi |
| 3 | Downtown Austin | 8 min | 2.5 mi |
| 4 | The University of Texas | 15 min | 4.3 mi |
| 5 | Austin Bergstrom Intl Airport | 15 min | 7.9 mi |



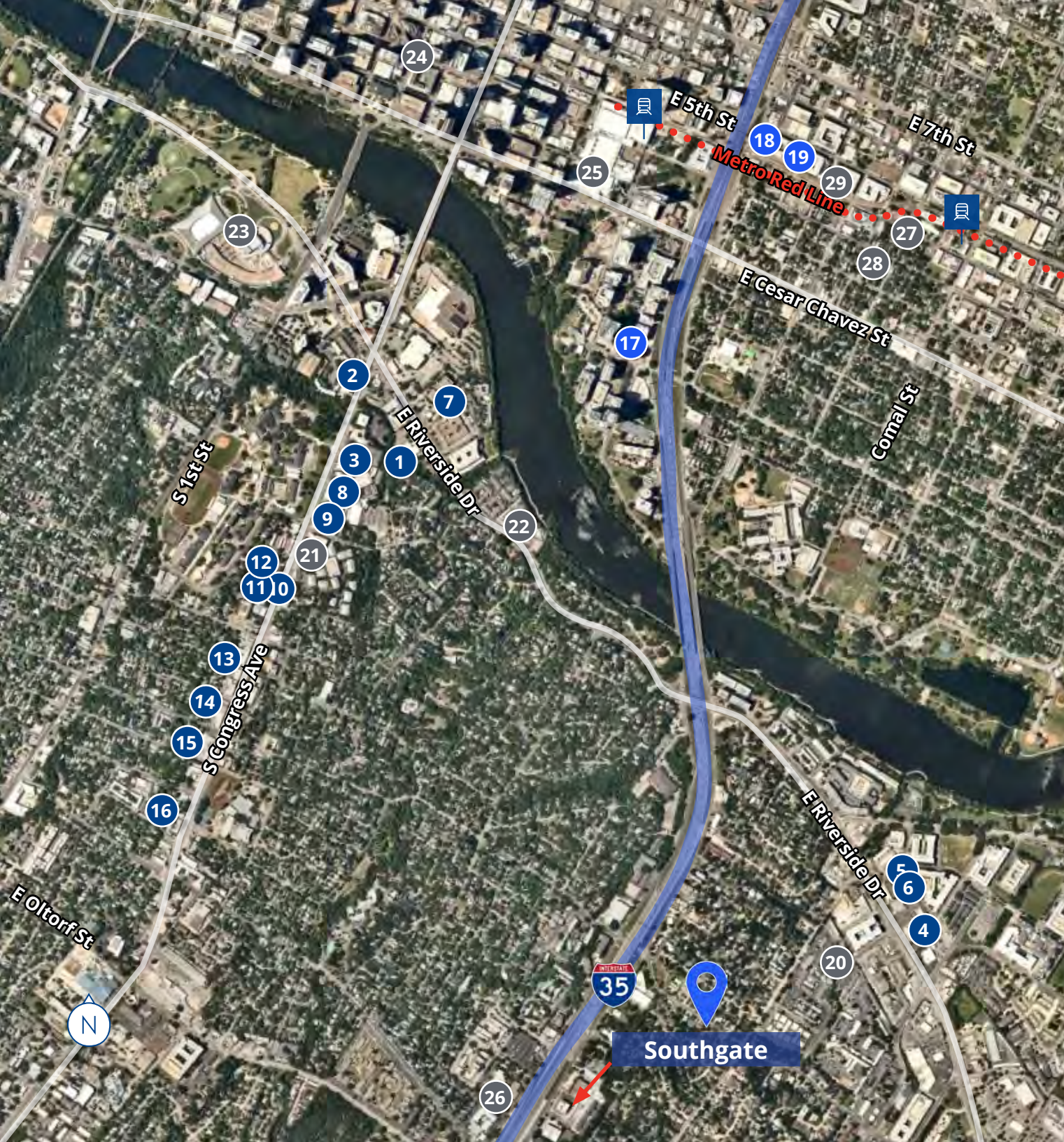


Campus Layout

 Video Tour

Area Amenities

- Restaurants & Bars**
 1. Thundercloud Subs
 2. Freebirds
 3. Bennu Coffee
 4. The Buzz Mill
 5. Baby A's
 6. The Jackalope
 7. Taco Joint
 8. Aba
 9. Prim and Proper
 10. Home Slice Pizza
 11. Perla's
 12. Hopdoddy Burger Bar
 13. June's
 14. Torchy's Tacos
 15. Magnolia Cafe
 16. The Meteor Cafe
- Retail**
 17. Royal Blue
 18. Whole Foods
 19. Target
- Entertainment**
 20. Come and Take it Live
 21. The Continental Club
 22. Cidarcade
 23. Auditorium Shores
 24. ACL Live
 25. Austin Convention Center
 26. Whip-in
 27. Historic Scoot Inn
 28. East Austin Comedy Club
 29. Orange Theory Fitness
- Train**



Updated Lobby

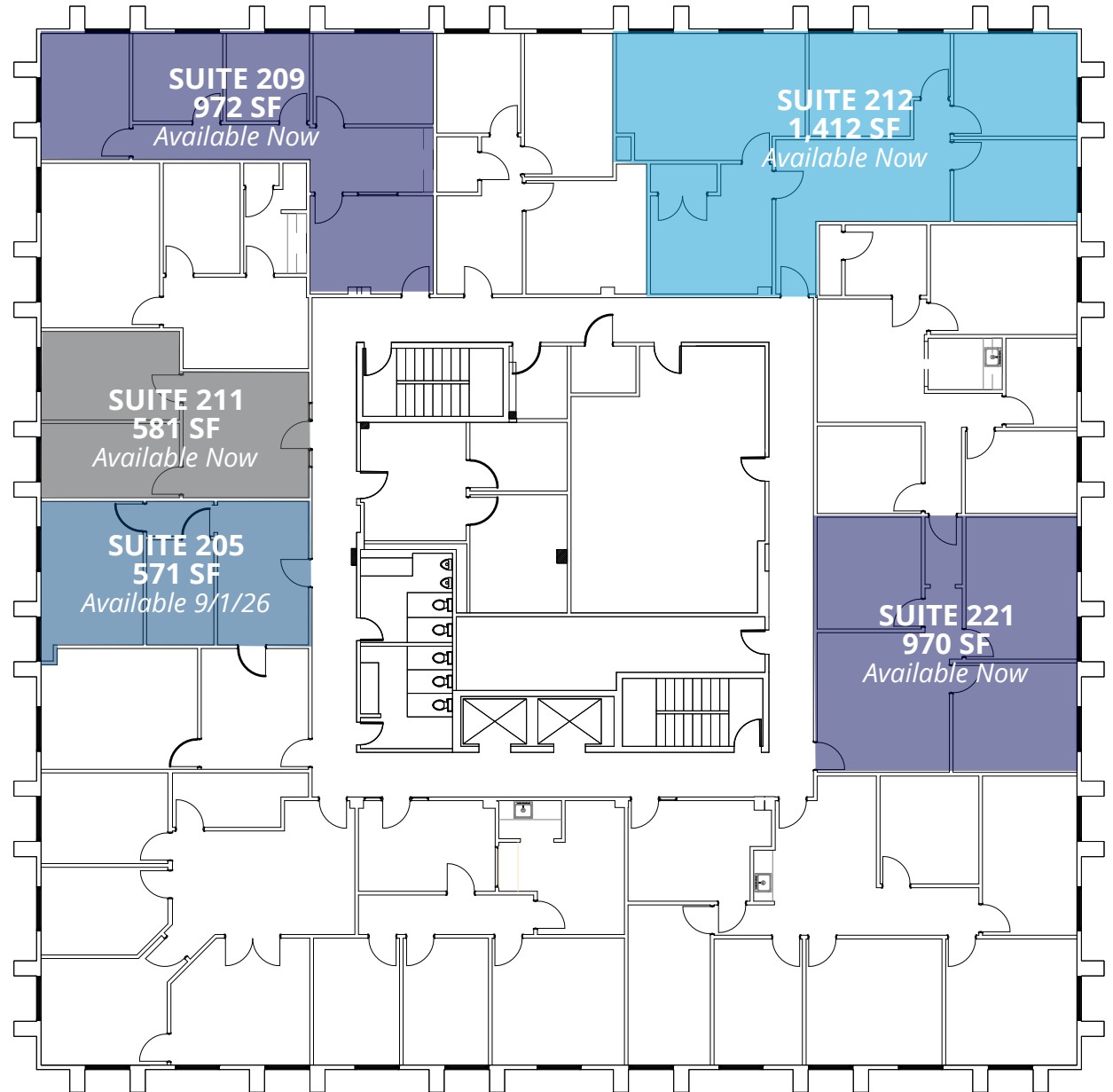


Floor Plans & Availability

Floor Two

| | |
|------------------------|----------------------------------|
| Space Available | 571 - 1,412 SF |
| Lease Rate | \$17.00 NNN |
| 2026 OpEx | \$10.50/SF |
| Submarket | Southeast |
| Parking Ratio | 3.75:1,000 Surface Unreserved |

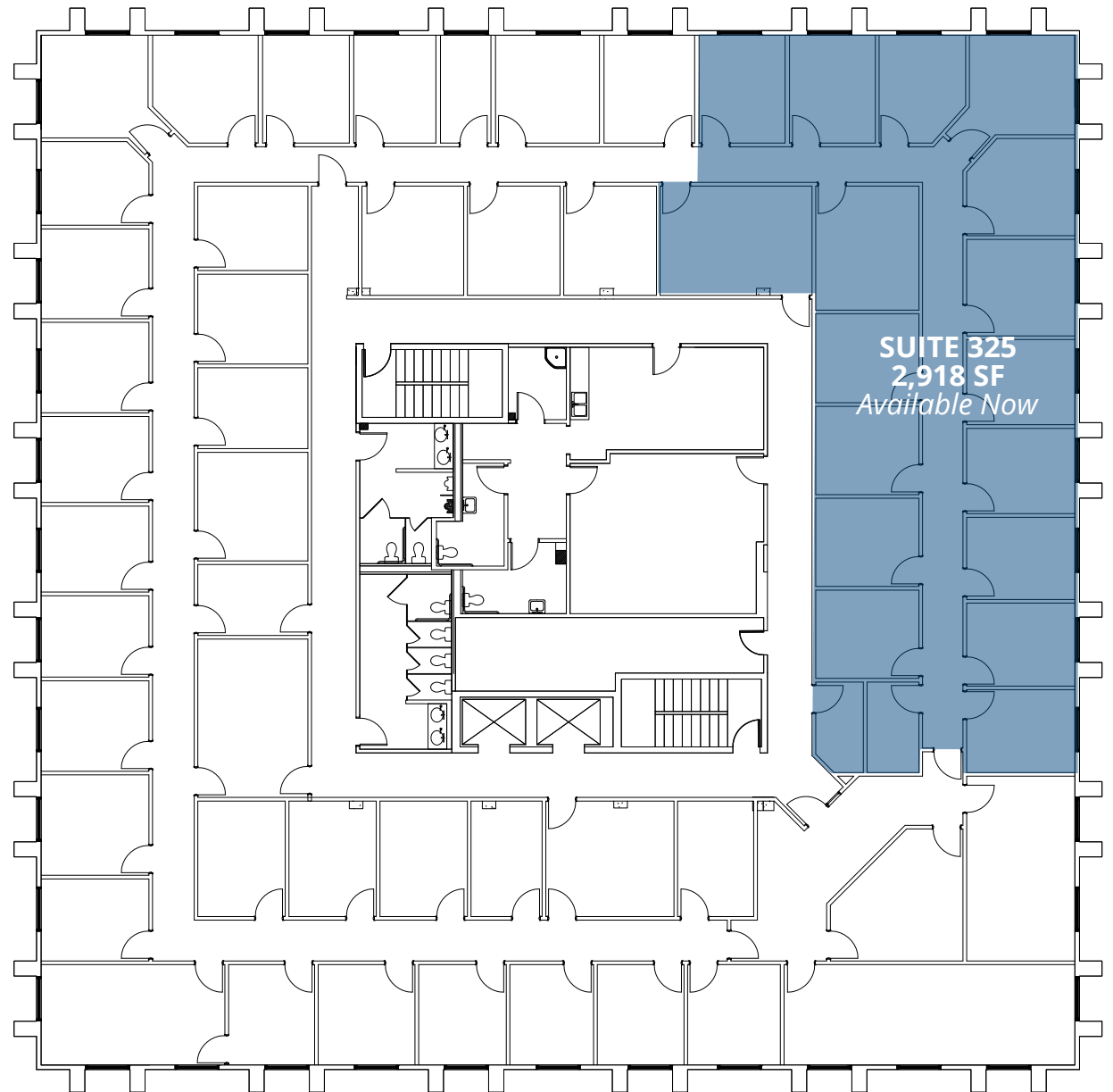
Suites 205 and 211 are contiguous for 1,152 SF.



Floor Plans & Availability

Floor Three

| | |
|------------------------|----------------------------------|
| Space Available | 2,918 SF |
| Lease Rate | \$17.00 NNN |
| 2026 OpEx | \$10.50/SF |
| Submarket | Southeast |
| Parking Ratio | 3.75:1,000 Surface Unreserved |





Please Contact:

Doug Rauls

Executive Vice President
+1 512 539 3006
doug.rauls@colliers.com

Will Nelson, CCIM

Vice President
+1 512 539 3013
will.nelson@colliers.com

111 Congress Ave
Suite 750
Austin, TX 78701
P: +1 512 359 3000