



CANOPY

STUDIOS / GALLERIES / OFFICES / CAFE



## 7 REASONS TO JOIN THE CANOPY COMMUNITY

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.

### “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

- 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



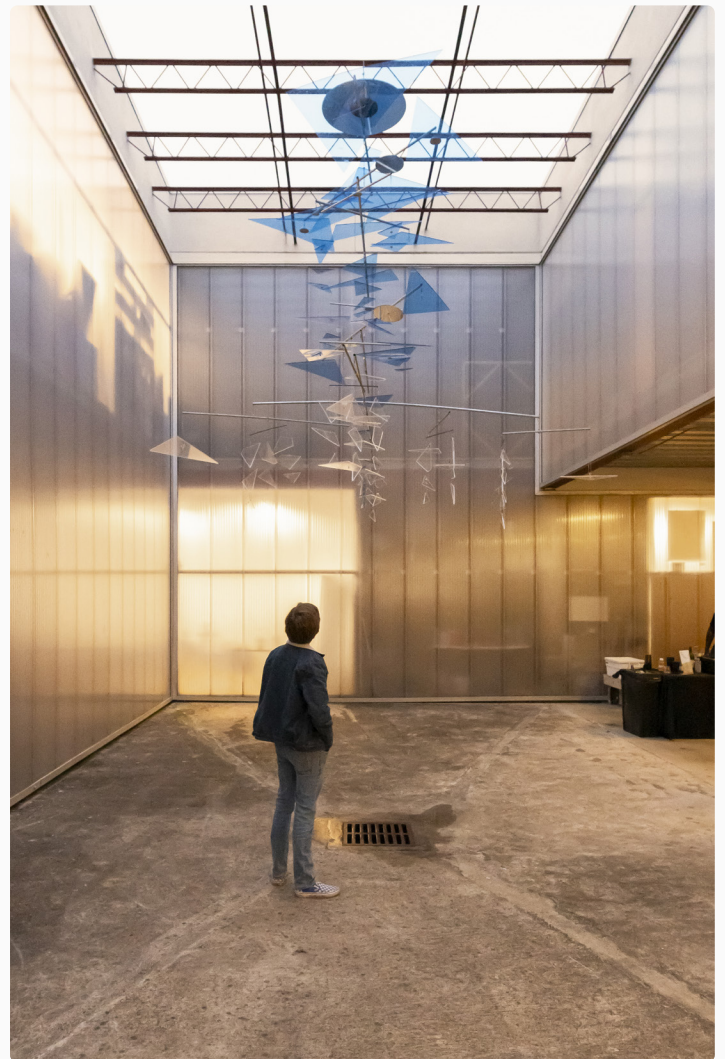
**Downtown**  
22 Minutes

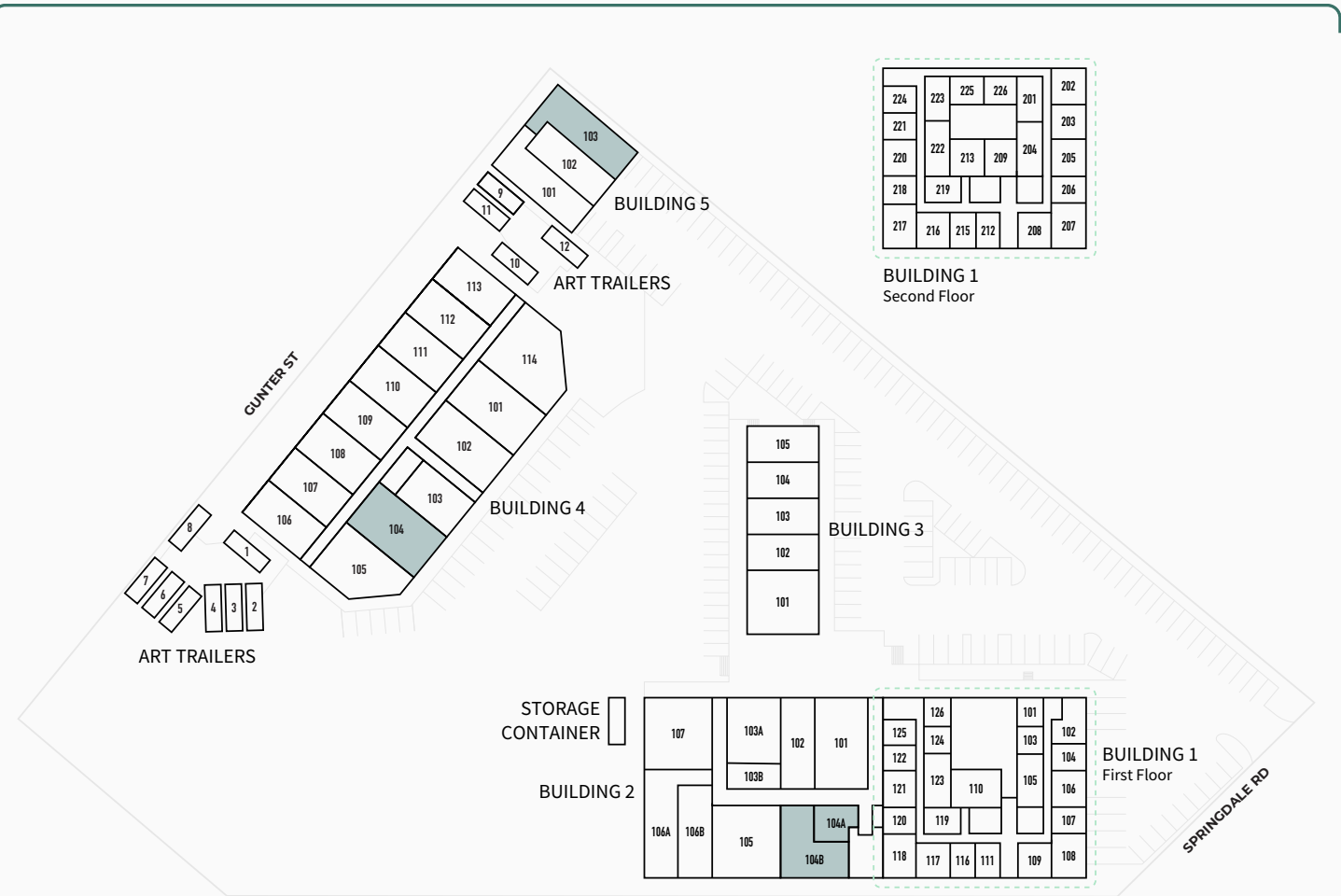
**Lady Bird Lake**  
8 Minutes



**Downtown**  
12 Minutes

**Lady Bird Lake**  
5 Minutes





## Available Space

### BUILDING 2

- Unit 104A\* / 580 RSF
- \$27.00/RSF/Year + NNN
- NNN EST: \$16.22/RSF/YR
- Available: August 2026
- One private creative office, shared restrooms

### BUILDING 2

- Unit 104B\* / 1,472 RSF
- \$25.00/RSF/Year + NNN
- NNN EST: \$16.22/RSF/YR
- Available: August 2026
- Open concept space with private office, shared restrooms, abundant natural light

### BUILDING 4

- Unit 104 / 1,637 RSF
- \$31.00/RSF/Year + NNN
- NNN EST: \$16.22/RSF/YR
- Available: June 2026
- Open concept

### BUILDING 5

- Unit 103 / 1,300 RSF
- \$29.50/RSF/Year + NNN
- NNN EST: \$14.22/RSF/YR
- Available: June 2026
- Creative office with one private conference room, private restroom, abundant natural light

\*Building 2 104A and 104B can be combined as one suite totaling 2,025 RSF.