

Windsong Office Park

2111 Dickson Drive · Austin, TX 78704

Suite 24 - AVAILABLE FOR LEASE



ABOUT WINDSONG OFFICE PARK

Nestled in the heart of South Austin, Windsong Office Park offers a distinctive blend of professional sophistication and neighborhood charm. This well-maintained, multi-story property provides flexible suite options designed to meet the demands of modern businesses — from creative studios to established firms seeking an inspiring and productive environment. Conveniently situated near South Lamar Boulevard and Menchaca in Austin's coveted 78704 zip code, tenants enjoy swift access to Downtown Austin, Mopac Expressway (Loop 1), and Highway 71, as well as multiple CapMetro bus routes along the South Lamar corridor. From the serene landscaped courtyard to an abundance of natural light throughout, Windsong Office Park was thoughtfully designed to balance productivity, comfort, and connection — set within one of Austin's most desirable and vibrant business districts.

Fiber-Optic Internet

Individual HVAC Control

24/7 Secure Access

Main Floor Access

Private Balconies

Building Signage & Directory

Landscaped Garden Courtyard

Hardwood Floors

CapMetro Access

Abundant Natural Light

Exterior Windows in Every Office

Suite 24 - 1,571 SF

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AVAILABLE IMMEDIATELY



\$23.00 / SF
BASE RENT (NNN)

\$14.56 / SF
OPERATING EXPESSES (EST.)

\$4,917 / mo
EST. MONTHLY RENT (NNN + OPEX)

Suite 24

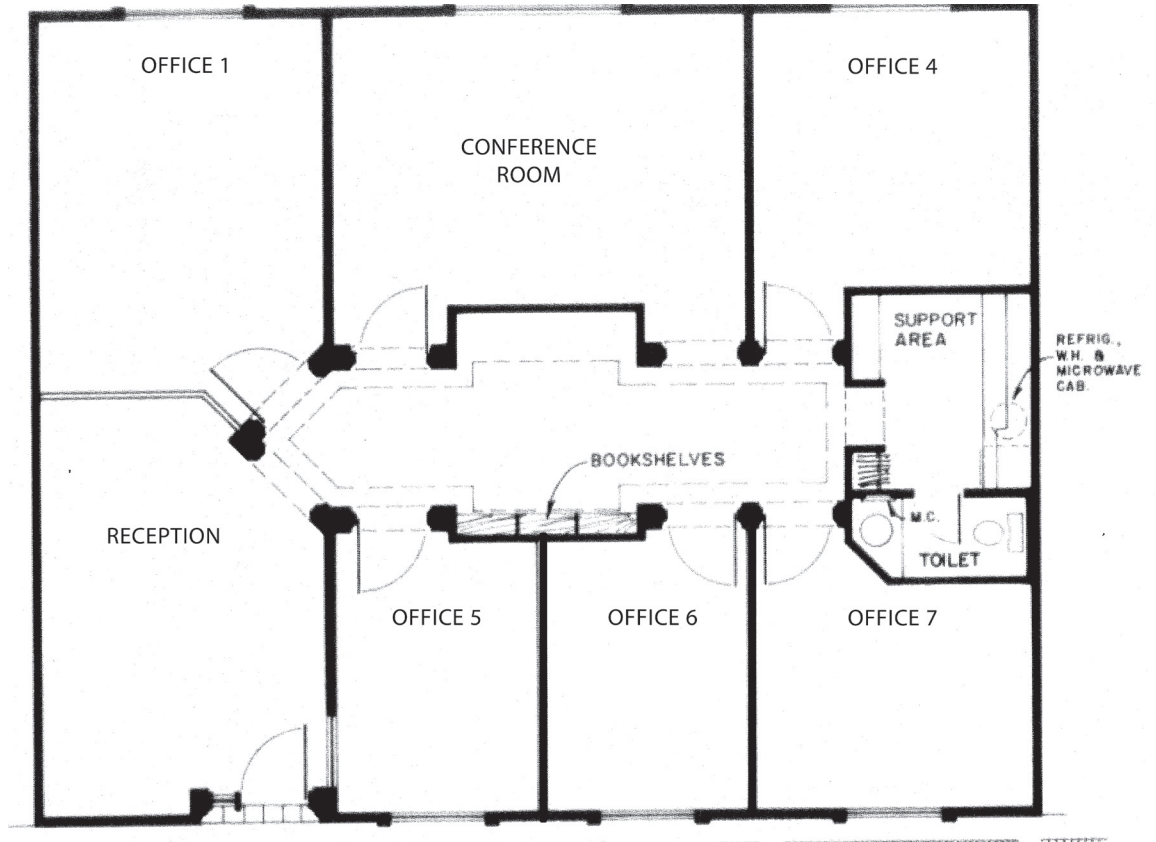
Suite 24 offers a bright, functional main-floor workspace designed for professionals seeking quality and convenience. The suite features seven spacious, picture-windowed offices, a welcoming reception/waiting area, a private restroom, and a workroom/break area complete with an under-counter refrigerator and microwave, ideal for team comfort. Enjoy tenant-controlled 24-hour HVAC, hardwood floors, and high-speed fiber internet available through Google Fiber for seamless connectivity. Located directly in front of the main building walkway, the suite provides excellent accessibility and visibility, enhanced by prominent building signage. (For added flexibility, the conference room can be divided into two additional offices.)

Suite 24 - 1,571 SF

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1,571 SF

FLOOR PLAN



SUITE SPECIFICATIONS

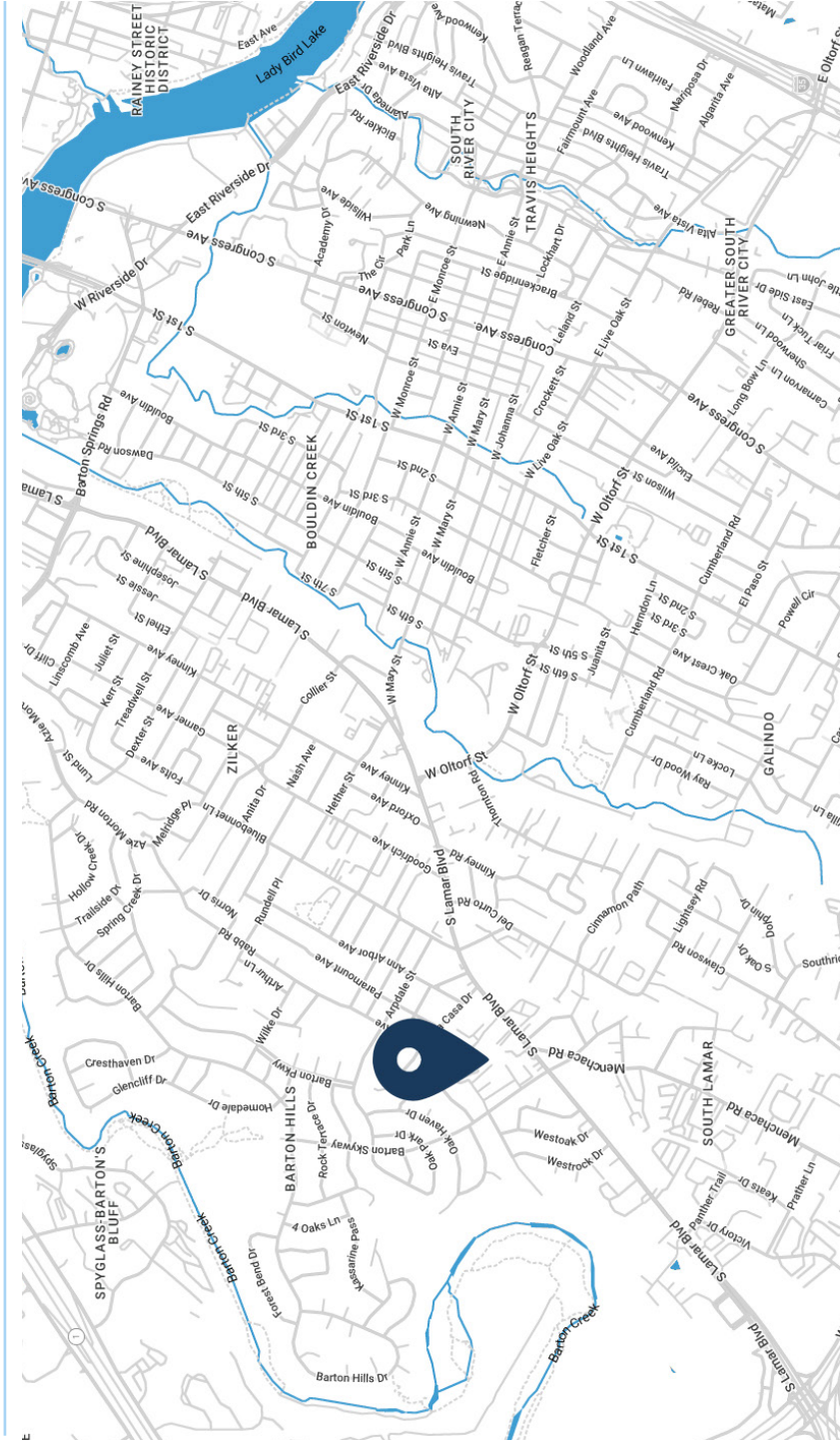
Suite Number	24	Parking Ratio	4 per 1,000 SF
Rentable SF	1,571 SF	Reception	Large Reception/Waiting Room
Monthly Rent	\$4,917 (NNN + Opex)	Private Offices	5
Lease Term	3 - 5 Years	Work/Break Room	Microwave & Refrigerator
Availability	Immediate	Private Restroom	Yes

Location & Amenities

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SOUTH LAMAR - 78704

AREA MAP



NEARBY FOOD, ENTERTAINMENT & SERVICES

DINING

- Loro Asian Smokehouse**
~0.4 mi - Asian Fusion BBQ
- Kerbey Lane Cafe**
~0.5 mi - All-Day Breakfast
- El Naranjo**
~0.6 mi - Elevated Mexican
- Fig Italian Kitchen**
~0.8 mi - Italian Bistro
- Kiin Di**
~0.7 mi - Thai
- Grata's Pizzeria**
~0.6 mi - Pizza & Subs
- Dish Society**
~1.0 mi - Farm-to-Table



COFFEE & BARS

- Proud Mary Coffee**
~0.5 mi - Specialty Coffee
- Funky Sol Coffee**
~0.5 mi - Airstream Cafe
- Cosmic Pickle**
~1.0 mi - Coffee & Beer Garden
- Corner Bar**
~0.5 mi - Sports Bar & Patio
- The Golden Goose**
~0.5 mi - Cocktail Lounge
- Thunder Chief**
~0.7 mi - Gastropub
- Barton Springs Saloon**
~1.0 mi - Neighborhood Bar



HEALTH & RETAIL

- Life Time Fitness**
~0.7 mi - Premier Gym
- Equinox Austin**
~1.0 mi - Luxury Fitness
- Bouldering Project**
~1.5 mi - Climbing Gym
- Randalls Grocery**
~0.5 mi - Grocery Store
- Walgreens**
~0.4 mi - Pharmacy
- South Lamar Corridor**
Boutiques & Retail
- CapMetro Bus Routes**
South Lamar Corridor

ACCESS & TRANSPORTATION

Downtown Austin - ~10 min

South Lamar & Menchaca

Highway 71 Access

CapMetro Bus - S. Lamar Corridor

Austin-Bergstrom Intl. Airport - ~ 20 min