

Professionally Owned by



University Business Center

OFFICE FOR LEASE

3019 Alvin Devane Boulevard, Austin, TX 78741

University Business Center



Located in a prime Southeast Austin Opportunity Zone, this campus-style property offers flexible space for a range of uses in a park-like setting. With quick access to South Congress, South Lamar, and nearby dining and retail, it's an ideal location for businesses seeking flexibility, connectivity, and room to grow.

Building One - 23,088 RBA

[VIEW AVAILABILITIES](#)

Building Two - 20,694 RBA

[VIEW AVAILABILITIES](#)

Building Three - 23,568 RBA

[VIEW AVAILABILITIES](#)

Building Four - 24,456 RBA

[VIEW AVAILABILITIES](#)

Building Five - 23,047 RBA

100% Leased

University Business Center

BUILDING ONE

3.19:1,000 RSF Parking Ratio

Rate: \$14.00-\$16.00/SF
NNN (2026 est.): \$8:32/SF



Prime Location in Southeast Austin Opportunity Zone



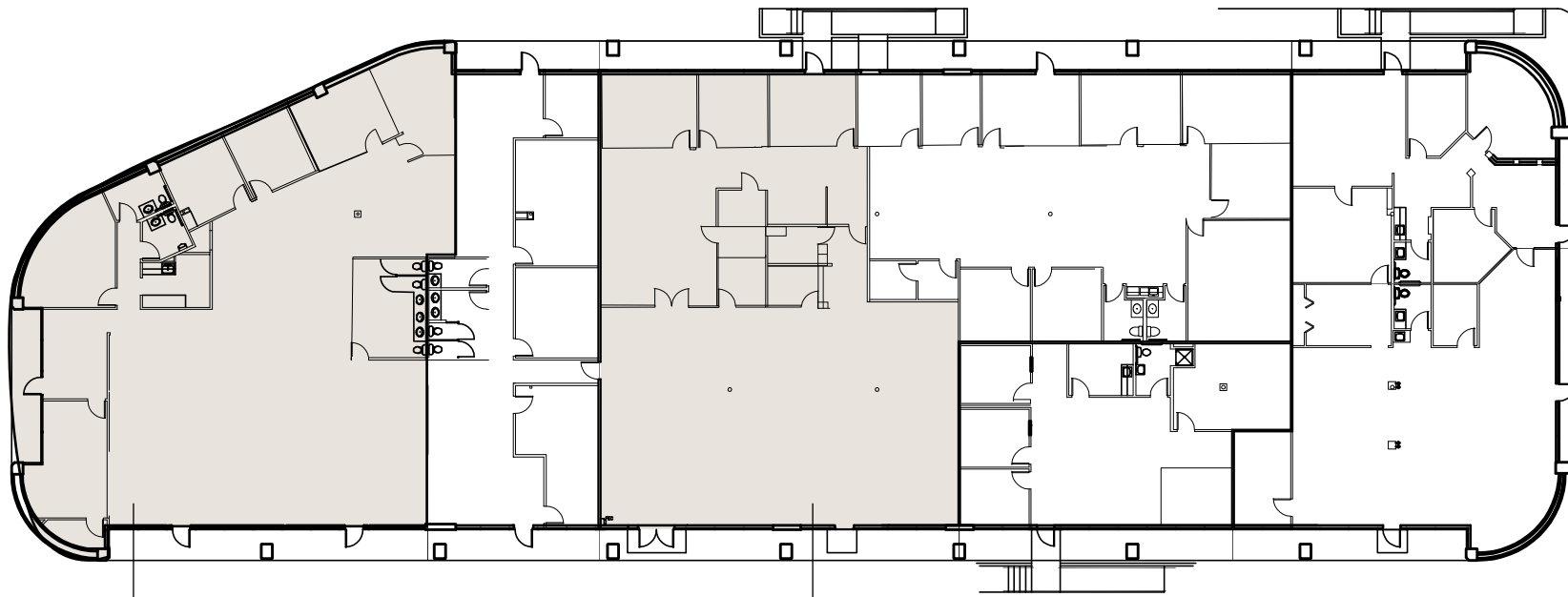
Flexible Space for Office, Lab, R&D, Manufacturing & Warehousing



Quick Access to CBD, South Congress & South Lamar Shopping & Restaurants



Park-Like Campus with Convenient Service Parking



SUITE 100 - 5,469 SF
100% Office

SUITE 115 - 4,676 SF
100% Office

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BUILDING TWO

3.19:1,000 RSF Parking Ratio

Rate: \$14.00-\$16.00/SF
NNN (2026 est.): \$8:32/SF



Prime Location in Southeast Austin Opportunity Zone



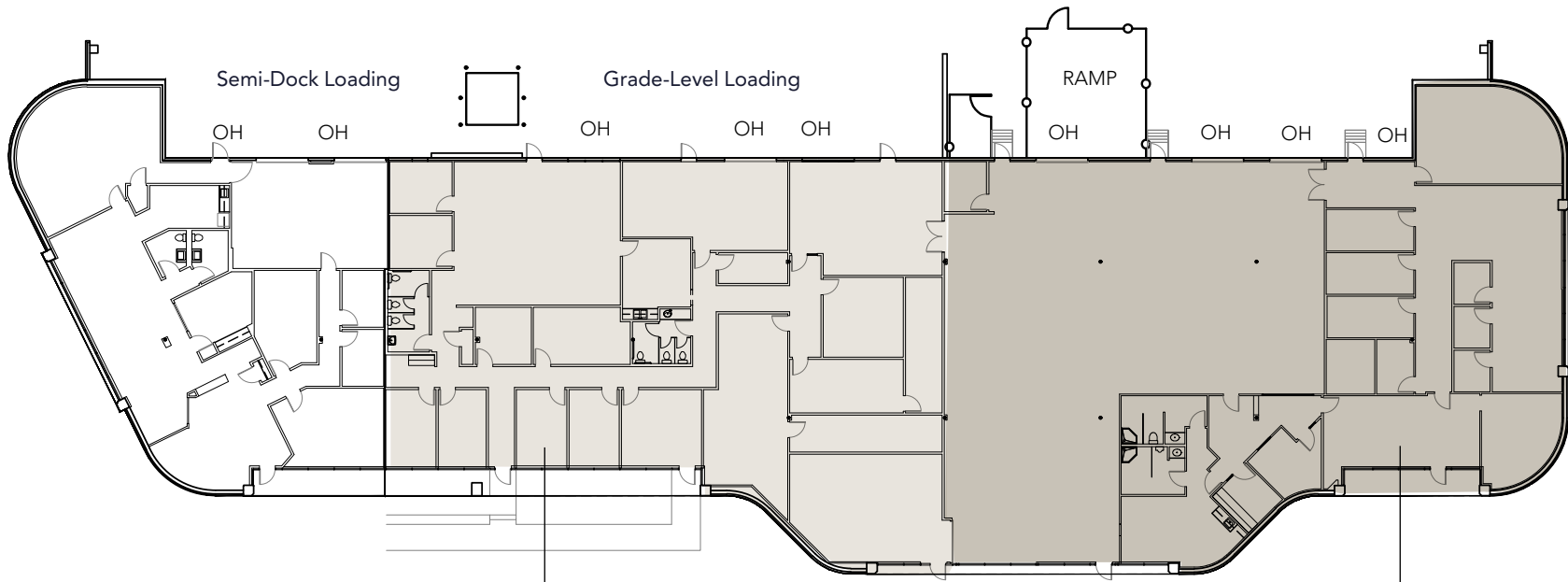
Flexible Space for Office, Lab, R&D, Manufacturing & Warehousing



Quick Access to CBD, South Congress & South Lamar Shopping & Restaurants



Park-Like Campus with Convenient Service Parking



SUITE 210 - 7,420 SF
100% Office/Flex

*Contiguous up to 16,471 RSF

SUITE 220
9,051 RSF
50% Office/50% Warehouse
Semi-Dock Loading

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BUILDING THREE

3.19:1,000 RSF Parking Ratio

Rate: \$14.00-\$16.00/SF
NNN (2026 est.): \$8:32/SF



Prime Location in Southeast Austin Opportunity Zone



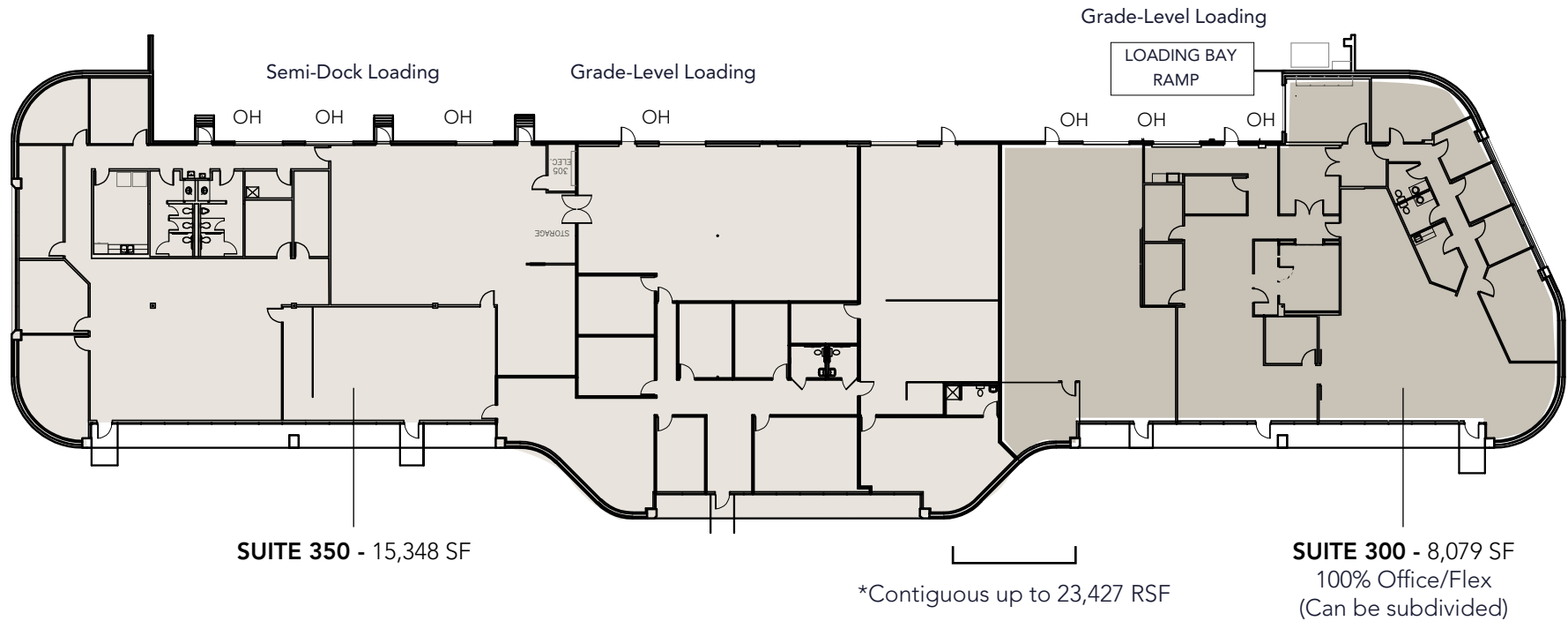
Flexible Space for Office, Lab, R&D, Manufacturing & Warehousing



Quick Access to CBD, South Congress & South Lamar Shopping & Restaurants



Park-Like Campus with Convenient Service Parking



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BUILDING FOUR

3.19:1,000 RSF Parking Ratio

Rate: \$14.00-\$16.00/SF
NNN (2026 est.): \$8:32/SF



Prime Location in Southeast Austin Opportunity Zone



Flexible Space for Office, Lab, R&D, Manufacturing & Warehousing



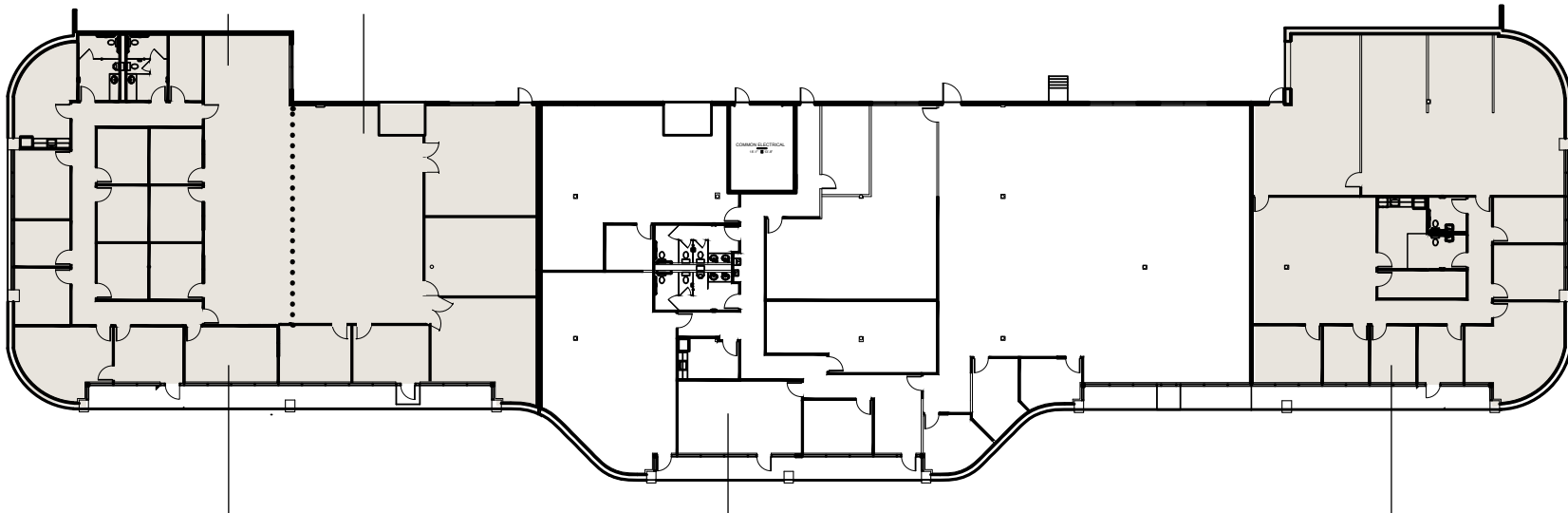
Quick Access to CBD, South Congress & South Lamar Shopping & Restaurants



Park-Like Campus with Convenient Service Parking

SUITE 400 Optional Configuration

Suite 400A	Suite 400B
4,595 SF	3,580 SF



SUITE 400 - 8,174 SF
Vacant
100% Office/Flex
Available 01/01/26

SUITE 450 - 5,293 SF
Vacant
100% Office/Flex
Semi-Dock Loading



▲ SUITE 100 SPEC SUITE INCLUDES NEW FLOORING, PAINT, LIGHTS + CEILING TILES



University Business Center

NEARBY AMENITIES



Prime Location in Southeast Austin Opportunity Zone



Flexible Space for Office, Lab, R&D, Manufacturing & Warehousing



Quick Access to CBD, South Congress & South Lamar Shopping & Restaurants



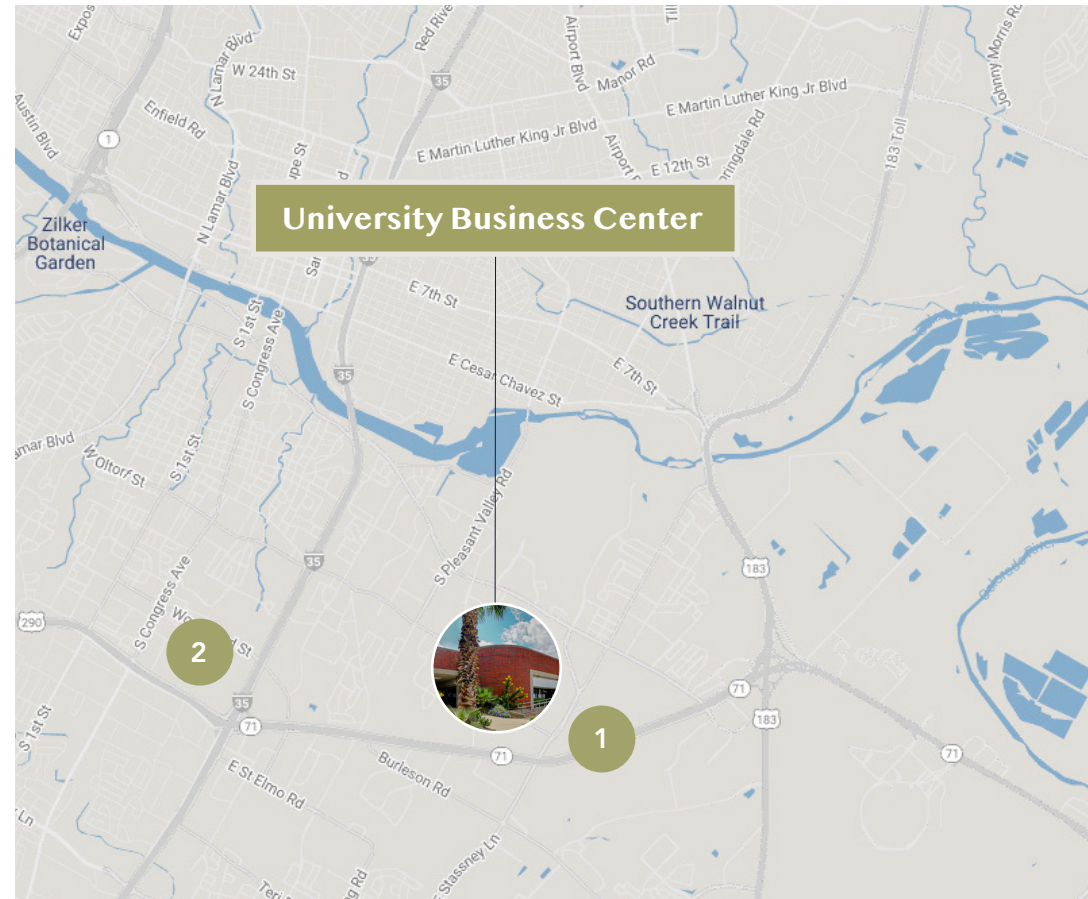
Park-Like Campus with Convenient Service Parking

1 E. BEN WHITE BLVD.

- Catfish Parlour South
- Pinthouse Brewing
- Hideaway Kitchen & Bar
- Independence Brewing Co
- Meanwhile Brewing
- Fierce Whiskers Distillery
- Radio/EAST
- Casa Morenos
- Javi's Best of Tex Mex
- Wells Fargo Bank
- Residence Inn
- Candlewood Suites
- Holiday Inn
- Hilton Garden Inn
- Staybridge Suites
- Tru by Hilton
- Royal Palms
- Super 8 by Wyndham
- Hampton Inn

2 NW IH-35

- St. Edward's University
- The Austin Winery
- St. Elmo Brewing Company
- Nomadic Beerworks
- Cosmic Pickle
- P. Terry's Burger Stand
- Poke Poke
- Summer Moon Coffee
- Donn's BBQ
- Jersey Mike's Subs
- Chick-Fil-A
- Walmart Supercenter
- The Home Depot



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NEARBY AMENITIES - Within a 10 Minute Drive



REACH OUT TO LEARN MORE

University Business Center

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