



FOR LEASE

UNIVERSITY PARK

3300 N. INTERSTATE 35 • AUSTIN, TEXAS 78705





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Located off I-35, University Park is easily accessible and is just minutes from downtown Austin. Adjacent to the University of Texas, there are endless dining, residential and entertainment venues nearby. The highly visible building offers large floorplates with unmatched views of the CBD and western Hill Country.



Excellent Location

Highly visible from I-35, within 2 miles of the CBD & adjacent to the University of Texas



Great Nearby Amenities

Close to dozens of unique restaurants, neighborhoods & entertainment venues



Easy Access

Easy access to I-35, the airport and multiple routes to Austin's western neighborhoods & suburbs



Awesome Views

Unmatched views of the CBD & western Hill Country

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Availability

1st Floor Retail:
8,920 SF

Divisible to
1,627 SF

Traffic Counts

273,290 VPD
on IH-35 at 32nd St

9,340 VPD
on 32nd St at IH-35

2017 Demographics

	1-MILE	3-MILE	5-MILE
Population			
	17,765	161,857	360,009
Average HH Income			
	\$58,578	\$75,979	\$78,380
Households			
	8,520	69,802	152,130

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Top left, top right, bottom: Google office space, lobby, view of downtown and UT Campus



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HYDE PARK
FUNKY/COOL

MUELLER
FAMILY MAGNET

UNIVERSITY PARK

MANOR ROAD
TRENDY RESTAURANTS/
RENAISSANCE

**UNIVERSITY
OF TEXAS**
TALENT GENERATING
MACHINE



EAST SIDE
EDGY/HIP
TRANSFORMATION

SURROUNDING NEIGHBORHOODS

UNIVERSITY PARK





*To view this interactive 360 drone aerial, [click here](#) or visit aquilacommercial.com/property/university-park and click "Drone 360 Aerial Photo".

DRONE AERIAL **UNIVERSITY PARK**



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NEARBY AMENITIES

UNIVERSITY PARK

