

FOR LEASE UNIVERSITYPARK

3300 N. INTERSTATE 35 • AUSTIN, TEXAS 78705





Located oft 1-35, 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 8 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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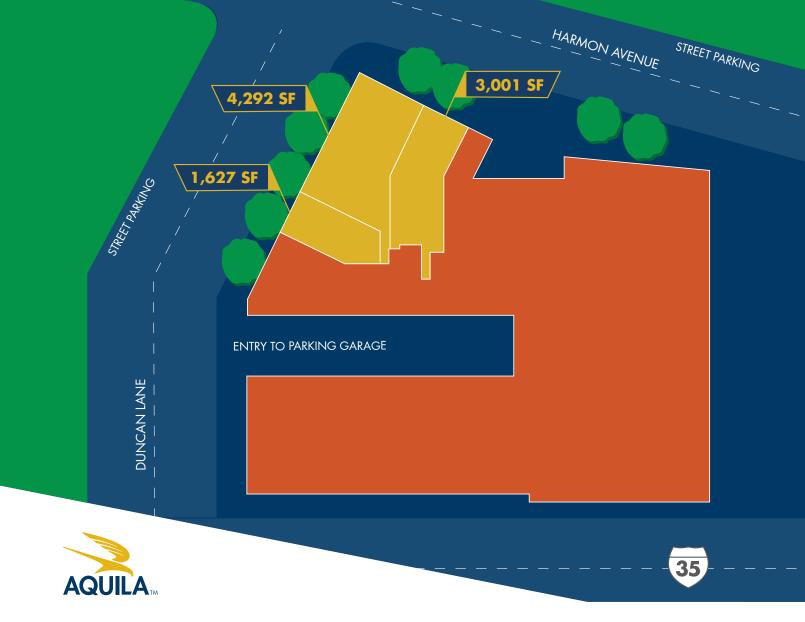
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FOR LEASE

UNIVERSITY PARK

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 I	ncome	
\$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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SURROUNDING NEIGHBORHOODS UNIVERSITY PARK

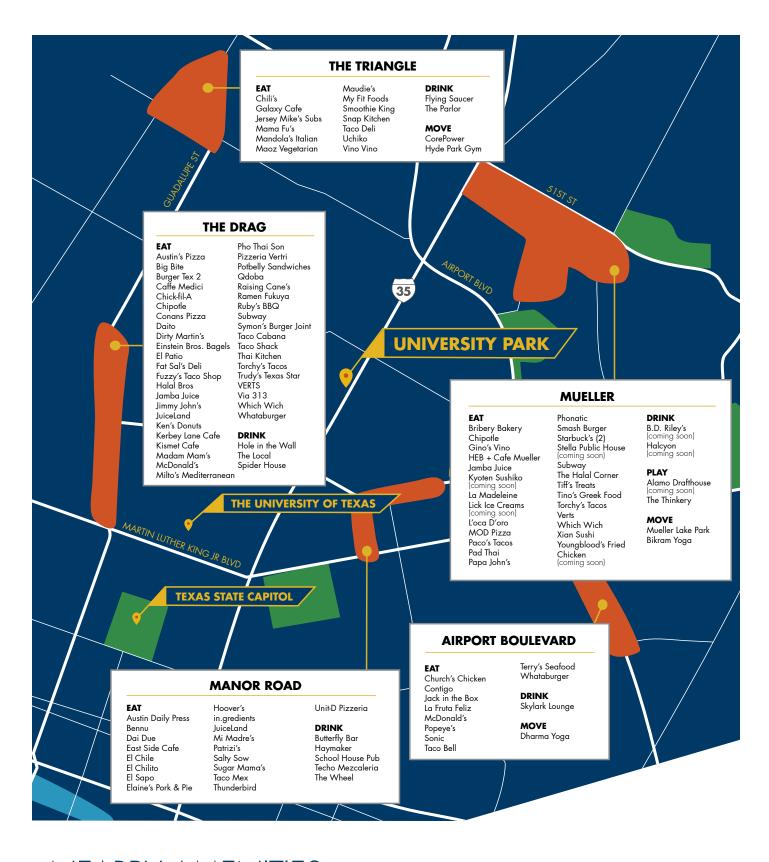




^{*}To view this interactive 360 drone aerial, <u>click here</u> or visit <u>aquilacommercial.com/property/university-park</u> and click "Drone 360 Aerial Photo".

DRONE AERIAL UNIVERSITY PARK





NEARBY AMENITIES UNIVERSITY PARK

