

*Creative Space  
For Lease*

*3820*  
South Congress





## ABOUT THE SPACE:

- Single tenant stand alone building
- Building signage opportunity
- Open team offices
- Multiple conference rooms
- Polished concrete floors
- Cool, creative office space
- Available with 30 days notice
- Flexible lease terms, 5 years or longer
- Ample amenities in the immediate area

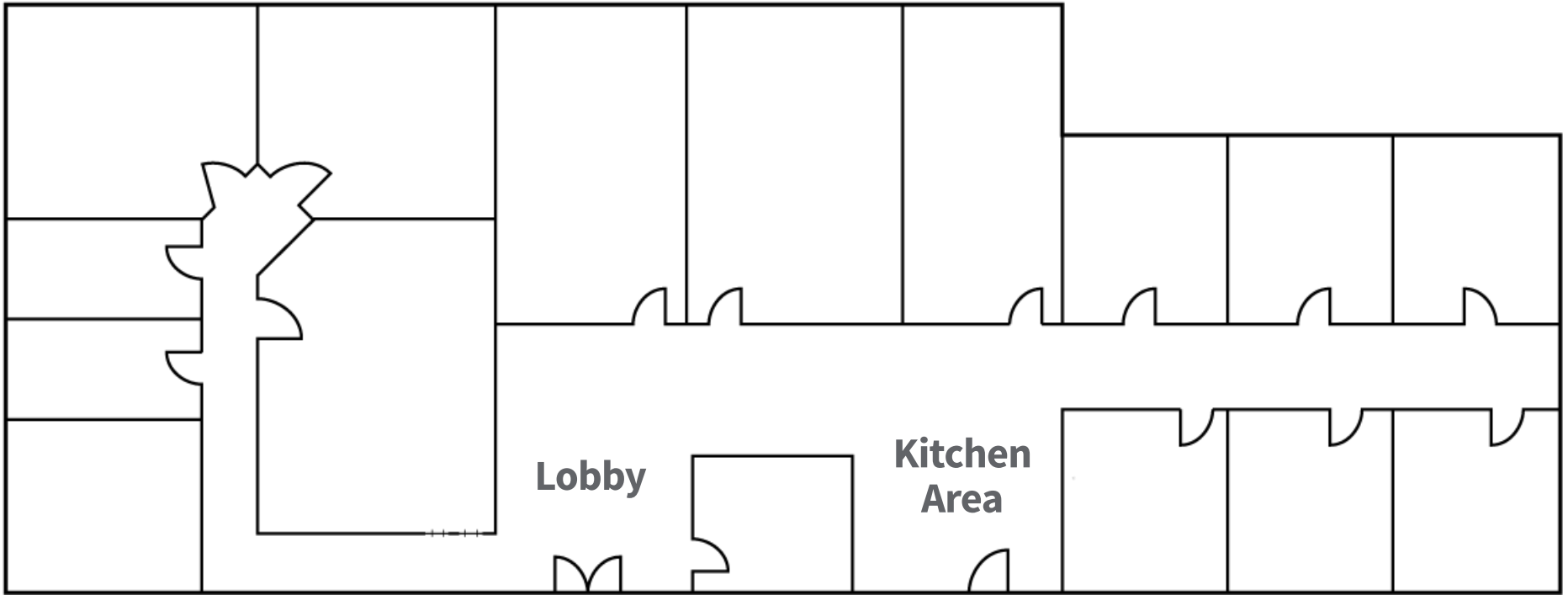


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**5,400** RSF





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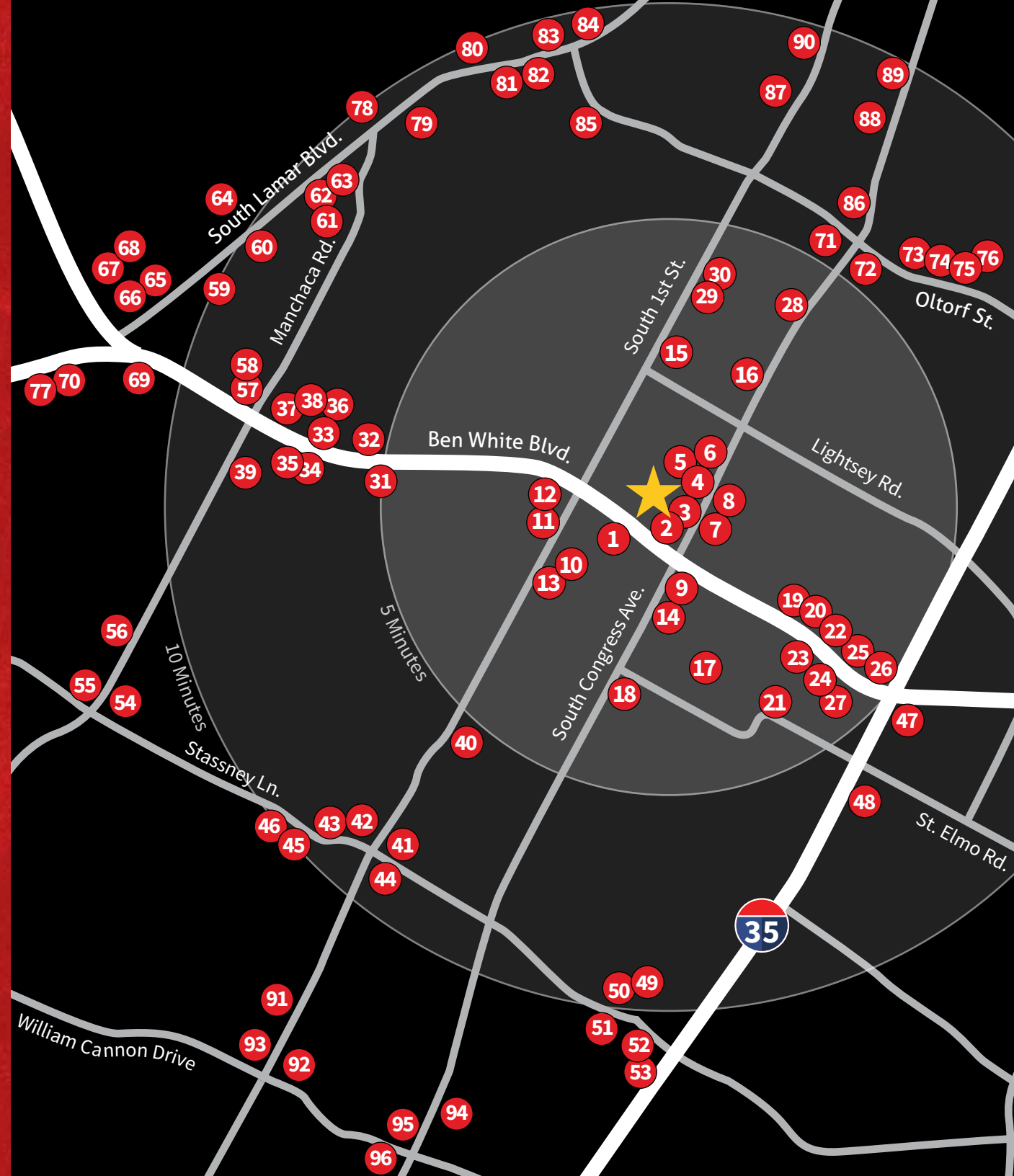
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## Amenities

1. P. Terry's Burger Stand
2. Bender
3. El Borrego De Oro
4. The 04 Lounge
5. Leroy & Lewis BBQ
6. Tommy Want Wingy
7. Thundercloud Subs
8. Taste of Ethiopia
9. Wendy's
10. 512 Brewing Co.
11. Bamboo Garden
12. Jefes Tacos
13. Casa Maria
14. Taquiera Chapala
15. Summer Moon Coffee
16. Crow Bar
17. St. Elmo Brewing Co.
18. San Juanita's Tacos
19. Cabo Bob's Burritos
20. Chick-fil-A
21. Skull Mechanix Brewing
22. Jersey Mike's Subs
23. Bill Miller's BBQ
24. The Warehouse
25. McDonald's
26. Walmart
27. Burger King
28. Habana
29. Toss Pizzeria
30. Torchy's Tacos
31. Taquiera La Escondida
32. Sundaze
33. Taco Bell
34. Jack in the Box
35. Taquiera Jaliscos
36. Paperboy
37. Whataburger
38. A&W / Long John Silver's
39. El Chilito Cafe
40. La Flor
41. Golden Chick
42. El Pollo Rico
43. The Topsy Pizza
44. 1st Wok
45. Taquitos Michoacanos
46. Cilantro Mexican
47. Onion Creek Grille
48. Limestone Kitchen
49. Umi Sushi Bar & Grill
50. Texas Land & Cattle
51. Twin Peaks
52. Buffalo Wild Wings
53. Chili's Bar & Grill
54. Lotus Joint Tacos
55. Conan's Pizza
56. Austin Java
57. Dan's Hamburgers
58. Radio Coffee & Beer
59. Plucker's Wing Bar
60. In N' Out Burger
61. Torchy's Tacos
62. Kerbey Lane Cafe
63. Phil's Ice House
64. Red's Porch
65. The Park
66. Pinthouse Pizza
67. Poke-E-Jo's BBQ
68. Freebird's World Burrito
69. Arby's
70. Sap's Fine Cuisine
71. HEB
72. Taco Bell
73. Subway
74. Curra's Grill
75. Con Madre Kitchen
76. Tarbouch
77. Sichuan River
78. Gordough's Public House
79. Matt's El Rancho
80. Chipotle
81. Patika
82. Loro
83. Black Sheep Lodge
84. Opa! Coffee and Wine Bar
85. The ABGB
86. Lucy's Fried Chicken
87. Polvo's Mexican Restaurant
88. Southside Flying Pizza
89. Magnolia Cafe
90. Bouldin Creek Cafe
91. DK Sushi
92. Papa John's
93. Taquieras Arandinas
94. Aviator Pizza & Drafthouse
95. La Vallarta
96. Popeye's Chicken





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