

The
COLLECTIVE
SOUTH CONGRESS



FLEX // OFFICE // WAREHOUSE // CREATIVE /// FOR LEASE

THE COLLECTIVE AT SOUTH CONGRESS // 7601 SOUTH CONGRESS AVENUE // AUSTIN, TEXAS 78745



The
COLLECTIVE
SOUTH CONGRESS

SHELL BUILDINGS COMPLETE // READY FOR TENANT FINISHES

UP TO 80,315 SQUARE FEET OF FLEX SPACE PERFECT FOR WAREHOUSE, WORKSHOP, OFFICE AND RETAIL. SIX BUILDINGS ZONED FOR COMMERCIAL SERVICES (CS).

- STARTING AT \$15.00 SF/YEAR +NNN
- SPACES DIVISIBLE FROM 1,800 TO 26,000 SF
- 16'-18' EAVES HEIGHT
- 12' X 14' & 12' X 14' GRADE LEVEL DOORS
- 60'-80' BAY DEPTHS
- 3-PHASE ELECTRIC

SITE PLAN

with Variable Options

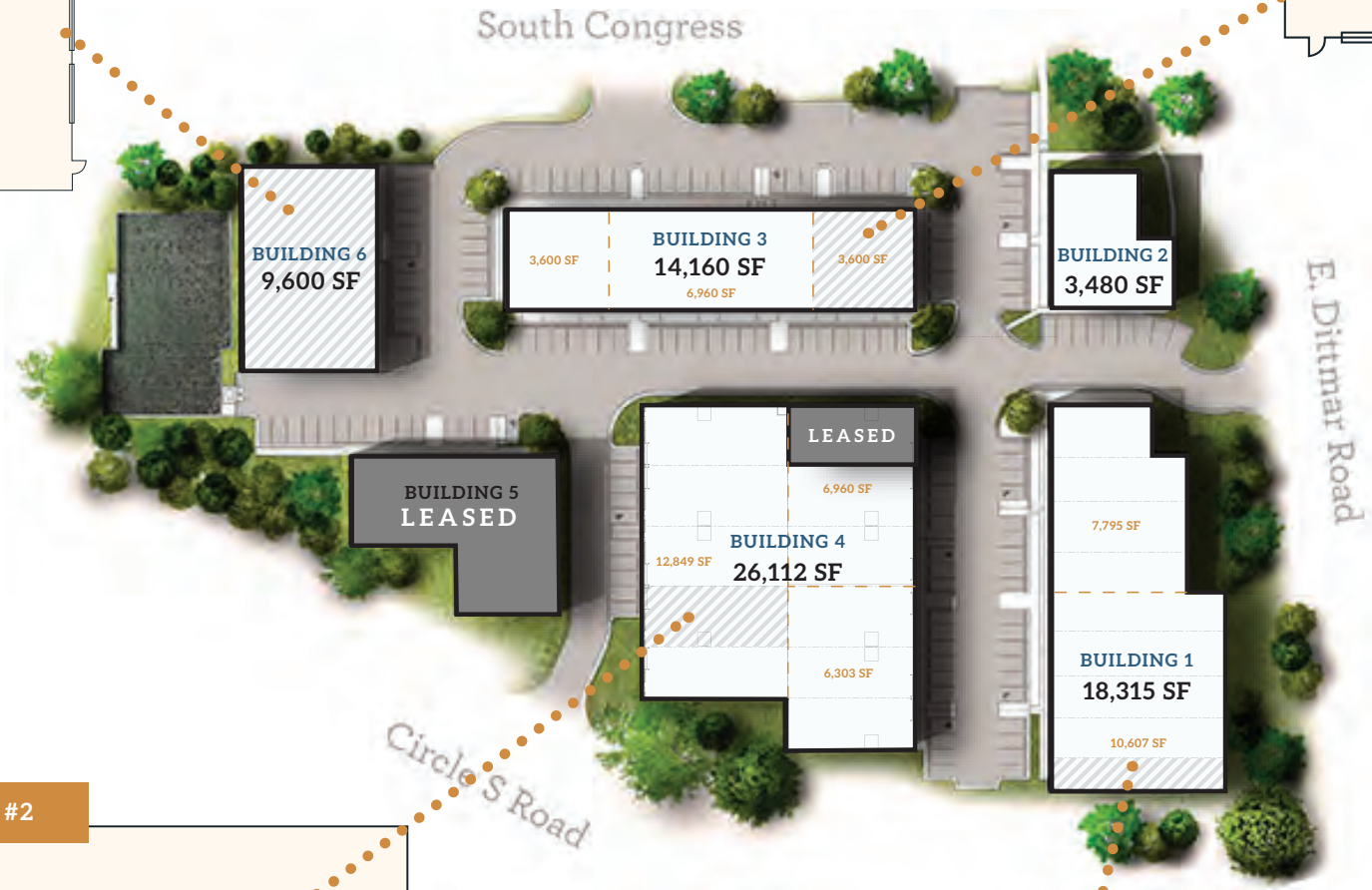
OPTION #4

BUILDING 6
9,600 SF

OPTION #3

OFFICE/SHOWROOM

WAREHOUSE
3,600 SF



OPTION #2

WAREHOUSE
2,625 SF

OFFICE

WAREHOUSE
2,650 SF

OFFICE

OPTION #1

7601 SOUTH CONGRESS AVE
AUSTIN, TEXAS 78745

DOWNTOWN 6 MI

NEARBY AMENITIES

- | | |
|---------------------------|---------------------------|
| Academy Sports & Outdoors | Longhorn Steakhouse |
| Austin City Lights | Marshalls |
| Bath & Body Works | Massage Envy |
| Bed Bath and Beyond | Men's Warehouse |
| Best Buy | Milestone Community |
| Bexley 3Five | Office Max |
| Big Lots | Orange Leaf Frozen Yogurt |
| Carter's | Pet Supermarket |
| Castle Dental | PetSmart |
| Catherines | Pizza Hut |
| Chick-fil-A | Regal Theater |
| Chipotle | Rooms to Go |
| Circle S | Ross Dress for Less |
| Ethos Apartments | Schlotzsky's |
| Fiesta Mart | Shoe Carnival |
| Foremost | Society Apartments |
| GNC | Southpark |
| GNC | Sport Clips |
| Gold's Gym | Sprint |
| Gold's Gym | Starbucks |
| Great Clips | Subway |
| Griffis SoCo Austin | Super Target |
| Griffis Southpark | T.G.I. Friday's |
| H&R Block | Taco Bell |
| HEB | Third Base Sports Bar |
| HEB | Twin Liquors |
| Highmark Townhomes | Ulta Beauty |
| Hobby Lobby | Umi Sushi |
| James on S. 1st | Verizon Wireless |
| Jason's Deli | Walmart Supercenter |
| JC Penney | Waterloo Ice House |
| Jo-Ann Fabrics | Waters at Bluff Springs |
| Kay Jewelers | Waterstone |
| Little Woodrows | Wells Fargo Bank |

[Click Here for Interactive Map](#)

7601 SOUTH CONGRESS AVE
AUSTIN, TEXAS 78745

SURROUNDING AMENITIES

CENTURY SOUTH

Academy Sports & Outdoors
Big Lots
Gold's Gym

MILESTONE COMMUNITY

New 70 Home-Site Subvision

CIRCLE S

200 Unit Apartment Complex

SOUTHPARK

308 Unit Apartment Complex

WATERS AT BLUFF SPRINGS

300 Unit Apartment Complex

FOREMOST APARTMENTS

300 Unit Apartment Complex
Currently Under Construction

BEXLEY 3FIVE

338 Unit Apartment Complex

BEXLEY 3FIVE

338 Unit Apartment Complex

WATERSTONE

308 Unit Apartment Complex

HEB

140,000 SF Store Currently
Under Construction

SOUTH CONGRESS STATION

53,000 SF Shopping Center
Currently Under Construction
Schlotzsky', Gold's Gym, Pet Store

GRIFFIS SOUTHPARK

330 Unit Apartment Complex

[Click Here for Interactive Map](#)



ASSEMBLING LIKE-MINDED ENTREPRENEURS. VENTURE TOGETHER.



FOR MORE INFORMATION
5 1 2 . 5 0 5 . 0 0 0 0

Lee Ellison
512.505.0015
lellison@ecrtx.com

Ryan Wilson
512.505.0006
rwilson@ecrtx.com

Haley Smith
512.505.0014
hsmith@ecrtx.com