



755 springdale road
a new urban village by
storybuilt.

storybuilt.

755 Springdale Road is East Austin's new urban village from Storybuilt.

A mixed-use redevelopment designed around community, centered around a 74,680 SF creative office building overlooking a working farm.

The location provides easy access to the Springdale neighborhood's amenities, and will feature Eden East, a sustainable farm and restaurant as well as 86 Residential Condo Units within the project.

The creative offices will host private as well as shared balconies with downtown views, and will offer reserved executive parking as well as fully covered parking.

AVAILABILITY

Suite 100	7,132 RSF
Suite 110	8,974 RSF
Suite 200	19,893 RSF
Suite 300	19,370 RSF
Suite 400	19,311 RSF
Total Building	74,680 RSF

PARKING RATIO

3.3 per 1,000 SF Covered, Below Grade

Additional parking options located nearby.

OFFICE LEASING INFO

Patrick Ley SIOR, CCIM

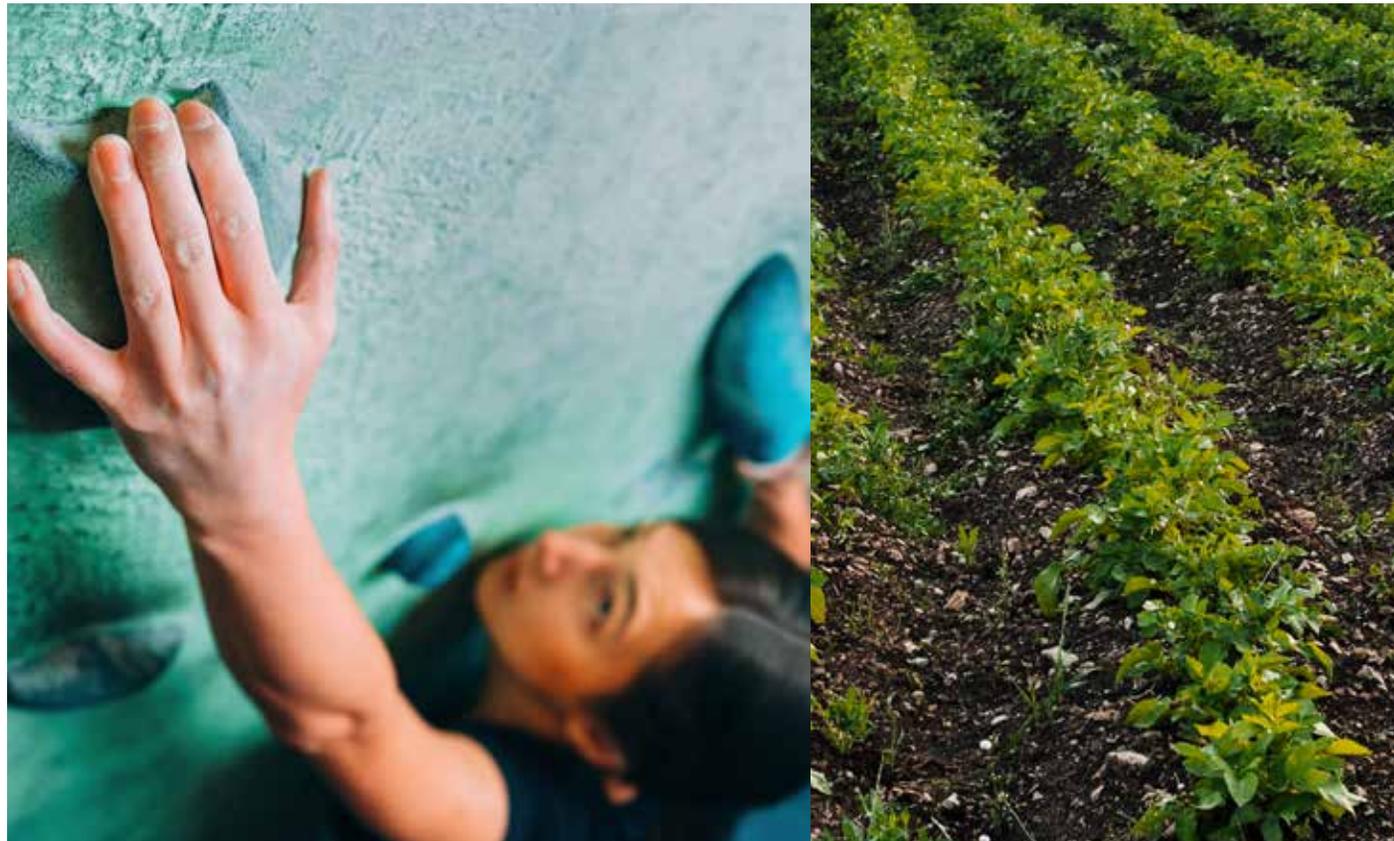
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Jason Steinberg SIOR

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SOUTH ELEVATION

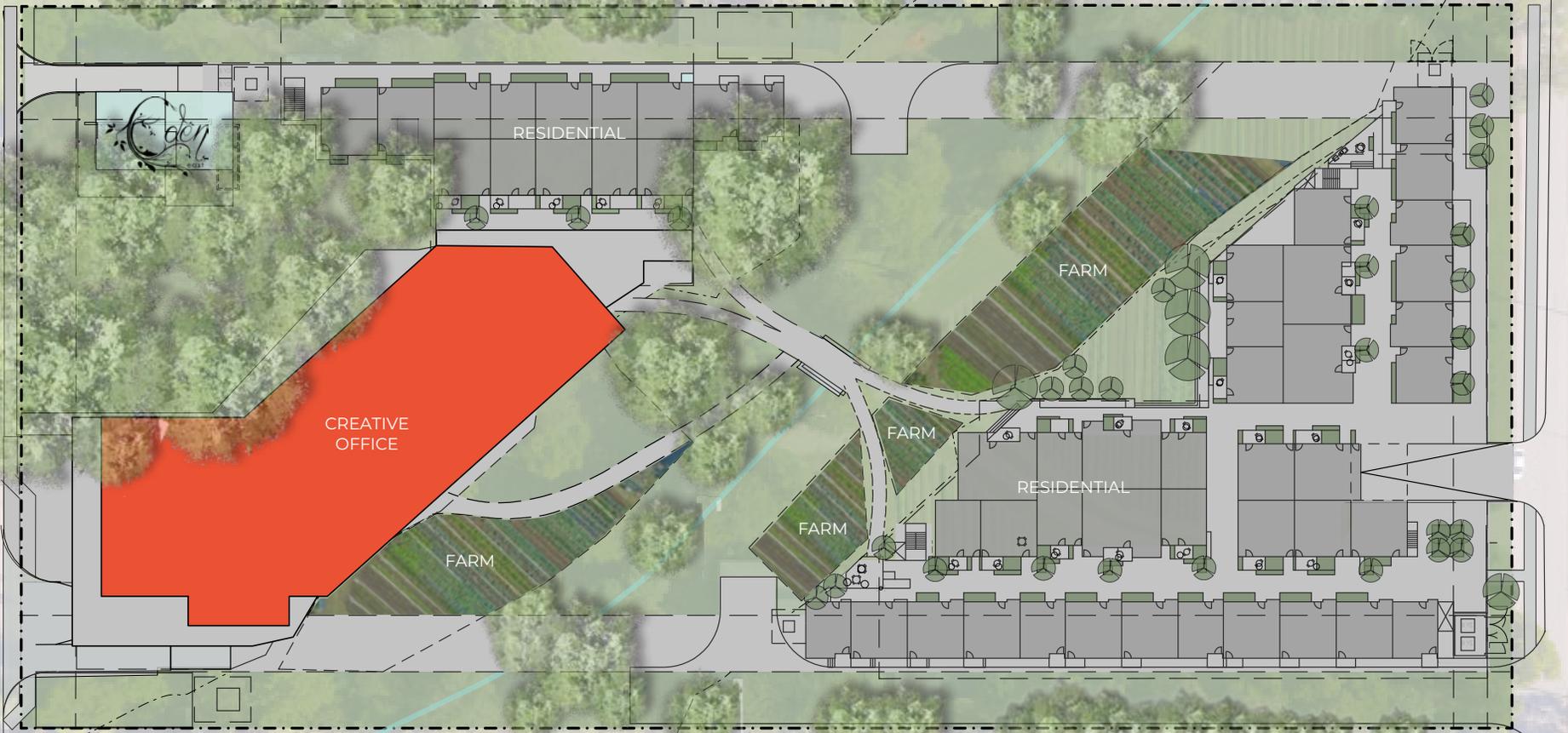


EAST ELEVATION



OFFICE FOR LEASE

SPRINGDALE RD



SITE PLAN

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THE NEIGHBORHOOD





EDEN EAST

is a sustainable urban farm and restaurant located within the project.

The farm offers seasonal vegetables and other goods at their farm stand. Shop for local produce, eggs, jam, dried and canned goods, local meats, and medicinal and culinary herbs.

The restaurant is all about bringing diners to the source of their food in hopes of showing the work that goes into growing each tomato and harvesting every eggplant. "All of the people that grow food have such passion, and it's so important for the consumer to see that," chef and owner Sonya Coté says.

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755 Springdale Road
Austin, Texas 78702

Level 1
16,106 RSF

Level 2
19,893 RSF

Level 3
19,370 RSF

Level 4
19,311 RSF

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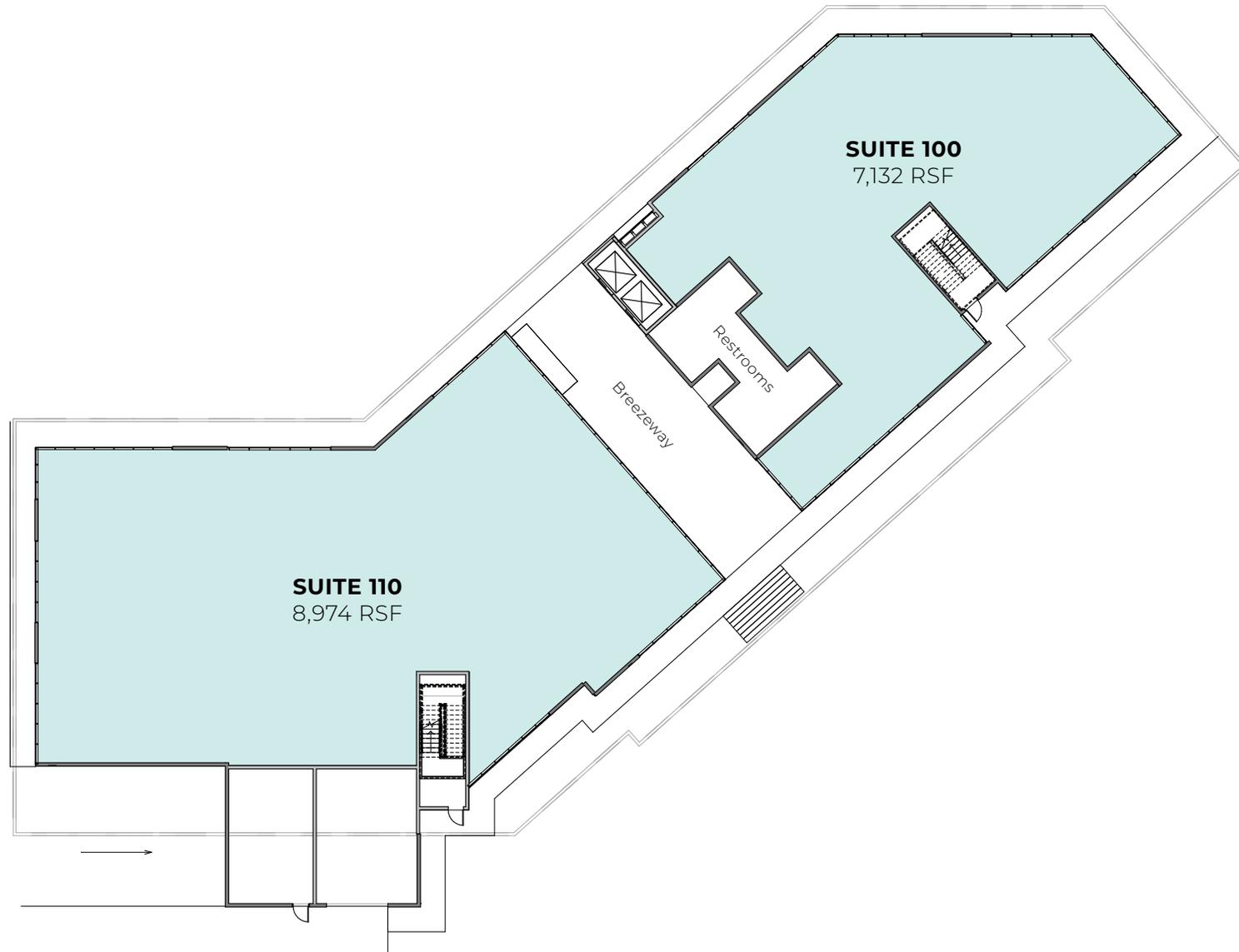
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OFFICE FOR LEASE

FLOOR PLAN
Level 1

17' Ceiling Height



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Austin, Texas 78702

Level 1
16,106 RSF

Level 2
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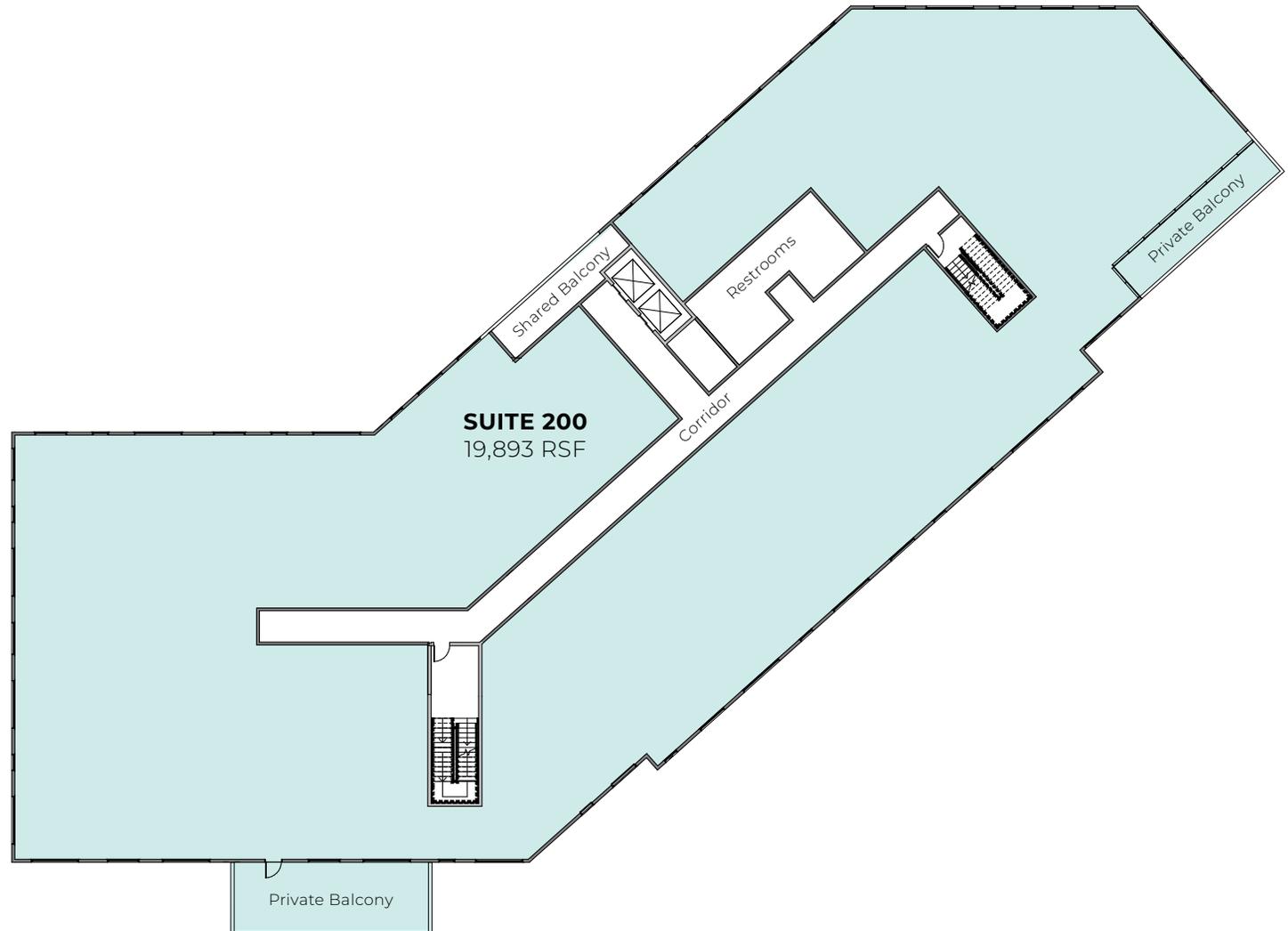
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OFFICE FOR LEASE

FLOOR PLAN
Level 2

12' Ceiling Height



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Austin, Texas 78702

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19,893 RSF

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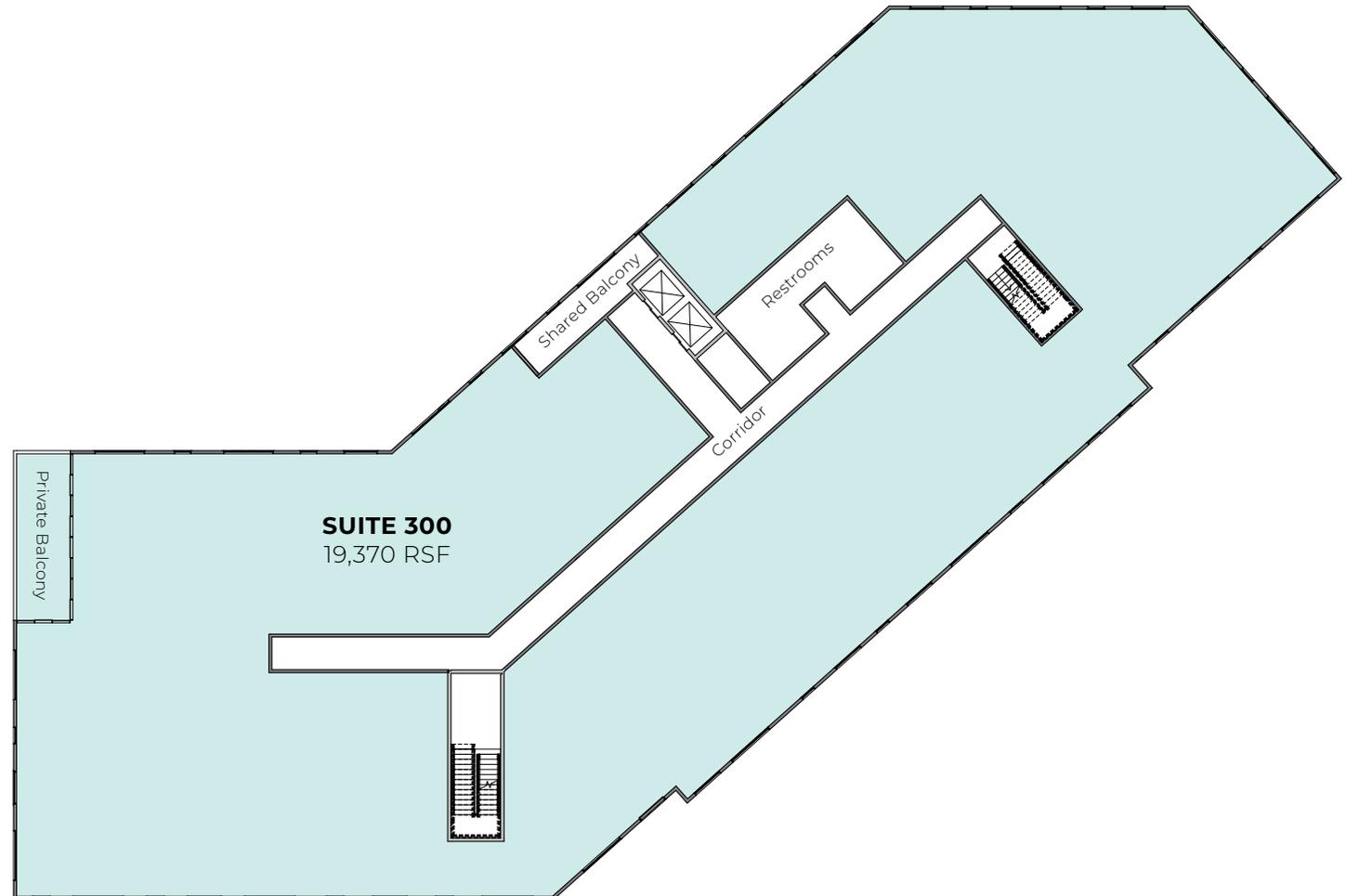
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OFFICE FOR LEASE

FLOOR PLAN
Level 3

12' Ceiling Height



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755 Springdale Road
Austin, Texas 78702

Level 1
16,106 RSF

Level 2
19,893 RSF

Level 3
19,370 RSF

Level 4
19,311 RSF

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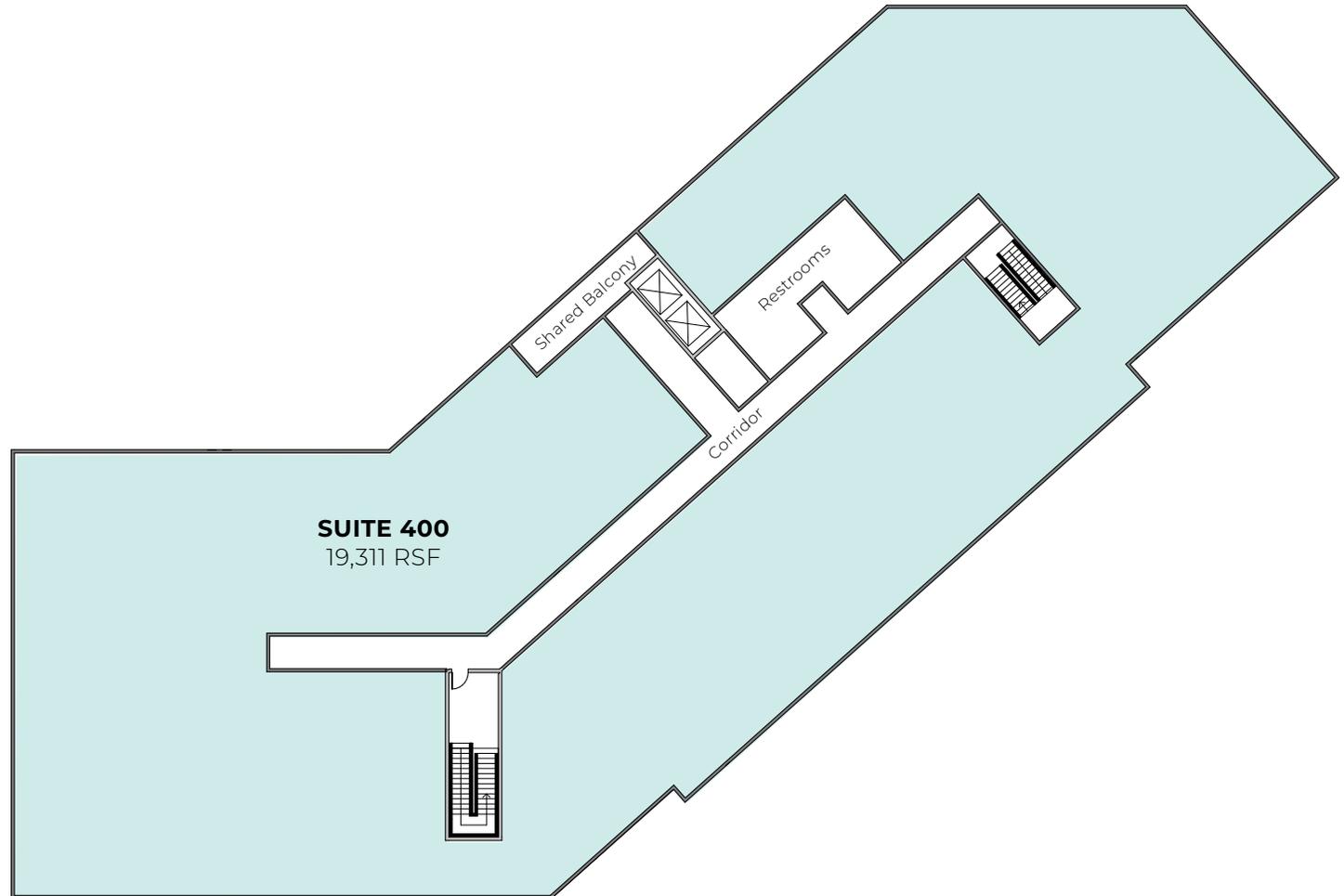
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OFFICE FOR LEASE

FLOOR PLAN
Level 4

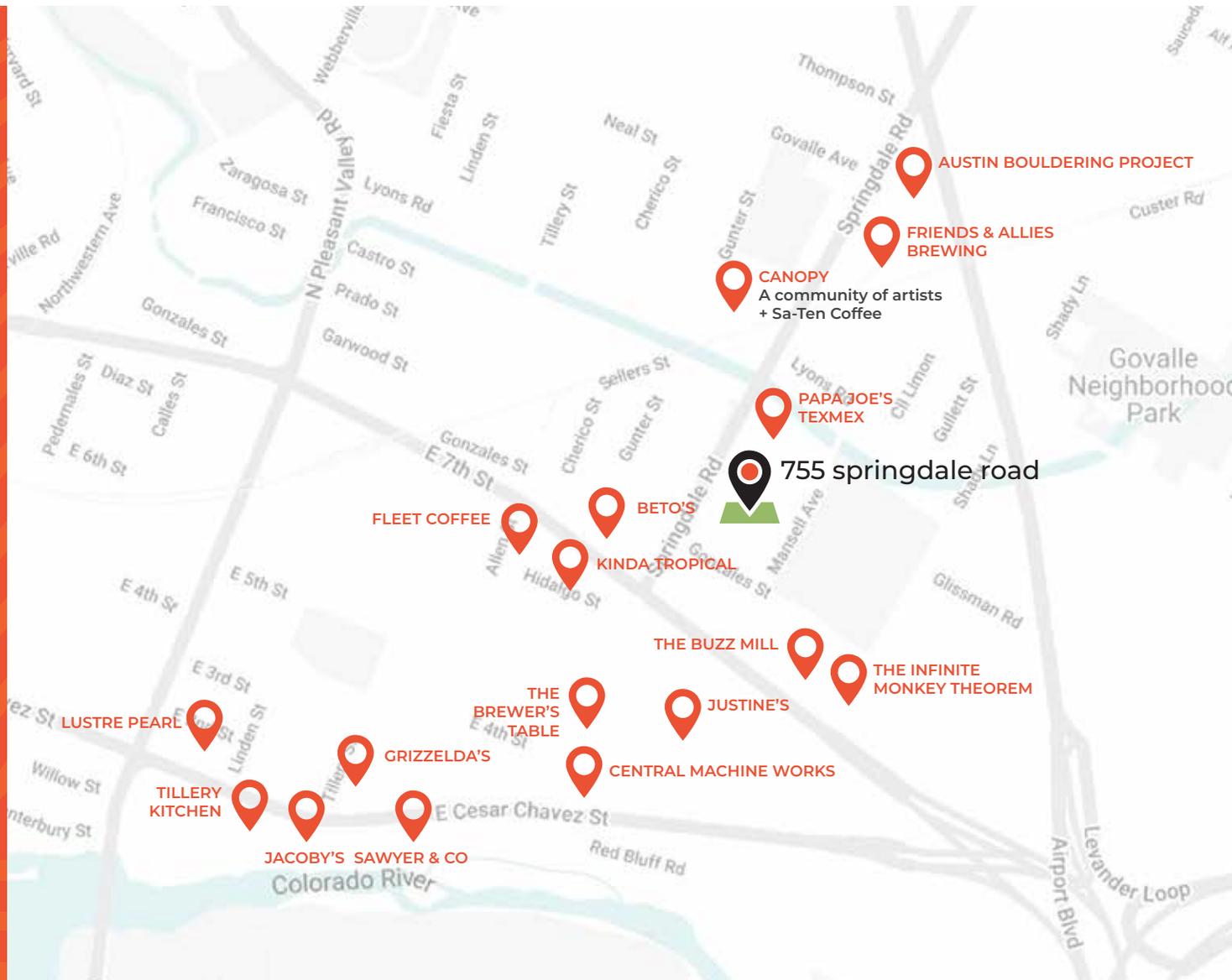
12' Ceiling Height



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NEIGHBORHOOD AMENITIES

- Blue Owl Brewing
- Cenote
- Couter Culter
- Dan's Hamburgers
- Eden East
- EastSide Tavern
- El Sunzal
- Flat Track Coffee
- Fleet Coffee
- Fritch Coffee
- Friends and Allies Brewing
- Grizzelda's
- Hops & Grain Brewing
- Hotel Vegas
- Jacoby's
- Juan in a Million
- Justine's
- Kemuri Tatsuya
- Kitty Cohen's
- la Barbecue
- Launderette
- Lazarus Brewing Co
- Lustre Pearl
- Marcelino's
- Nasha
- Prohibition Creamery
- Sa-Ten Coffee
- Sawyer & Co
- Stay Gold
- Infinite Monkey Theorum
- The Liberty
- The White Horse
- Tillery Kitchen & Bar
- Verzcruz
- Yellow Jacket Social Club



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86 Condo Units
Flats / Multistory



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