

AVAILABLE FOR LEASE

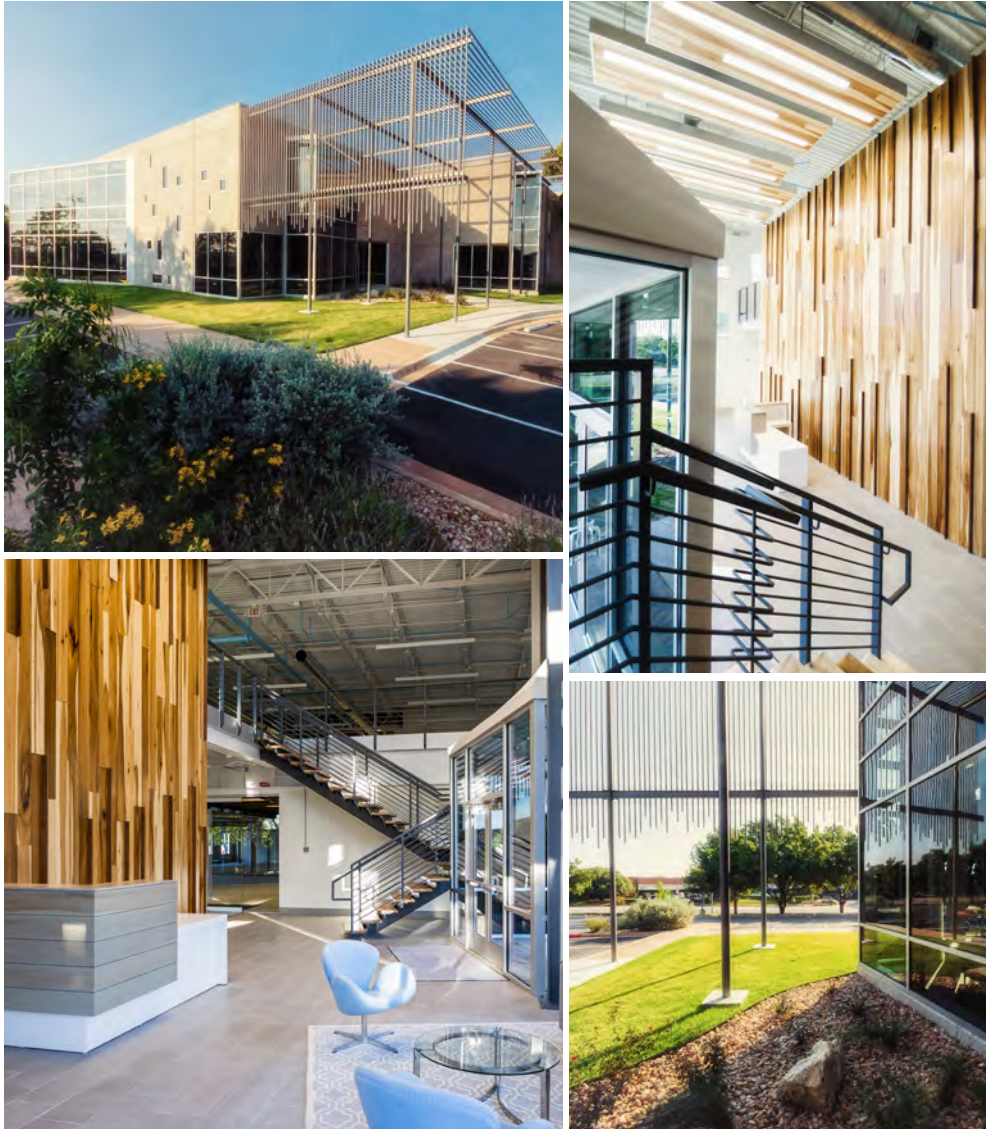
3100 ALVIN DEVANE

AUSTIN, TX 78741



3100 ALVIN DEVANE

(*IMAGES ARE FOR VISUALIZATION ONLY. CURRENT VACANCY IMAGES ARE ON THE FOLLOWING PAGES.)



FEATURES

ADDRESS	3100 Alvin Devane Austin, TX 78741
TOTAL SF	70,388 SF
SUBMARKET	Southeast Austin
PARKING	4:1,000 SF
BUILDING TYPE	Creative Class Office
OPEX	\$6.75+ E & J
AVAILABILITY	Suite 100 - 4,463 SF ** ** Suite 150 - 13,214 SF* ** Suite 200 - 20,141 SF *** Suite 250 - 9,840 SF

**Suite 150 is Available 2.1.25*

*** Suites 100 & 150 are contiguous up to 17,667 SF*

****Suites 100 & 200 are contiguous up to 24,604 SF*

AMENITIES

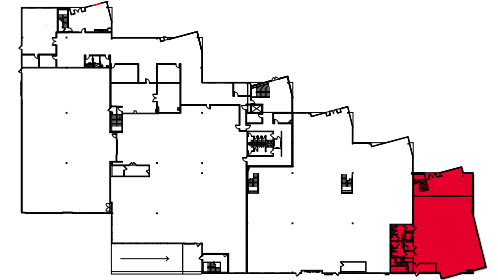
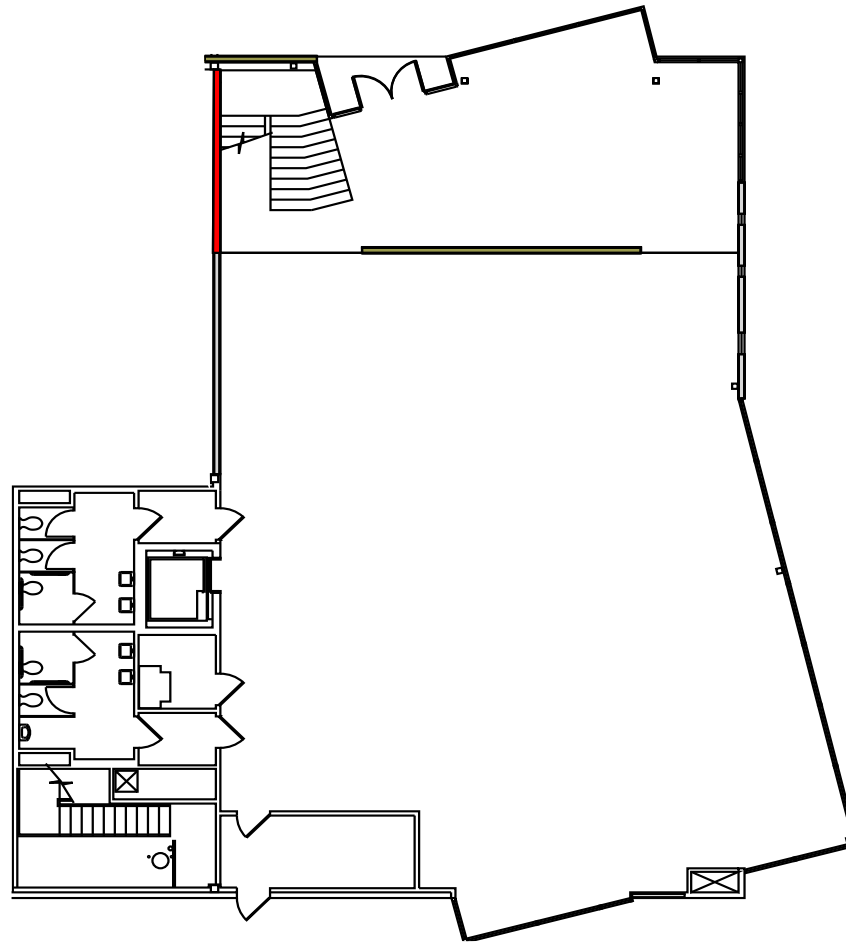
- Multi-million dollar renovation
- New energy efficient exterior windows throughout
- New HVAC system
- New roof and exterior entrances
- New exterior building signage available
- Monument signage available
- Conveniently located between ABIA & downtown Austin
- Custom steel trellis at main entrance
- Excellent visibility from Highway 71 with exterior signage available
- 5 minutes to South Congress Avenue & East Austin amenities in the urban corridor
- Flexible design can accommodate many uses:
 - 100% creative office
 - Lab uses
 - Showroom
 - Heavy power in place
 - Conditioned warehouse/showroom
 - Direct access to Suite
 - Exposed ceilings

3100 ALVIN DEVANE

SUITE 100 - 4,463 SF

CONTIGUOUS WITH SUITE 200 UP TO 24,604 SF

CONTIGUOUS WITH SUITE 150 UP TO 17,667 SF

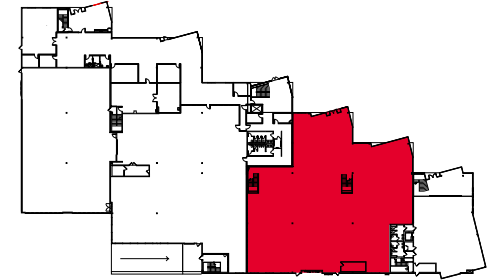
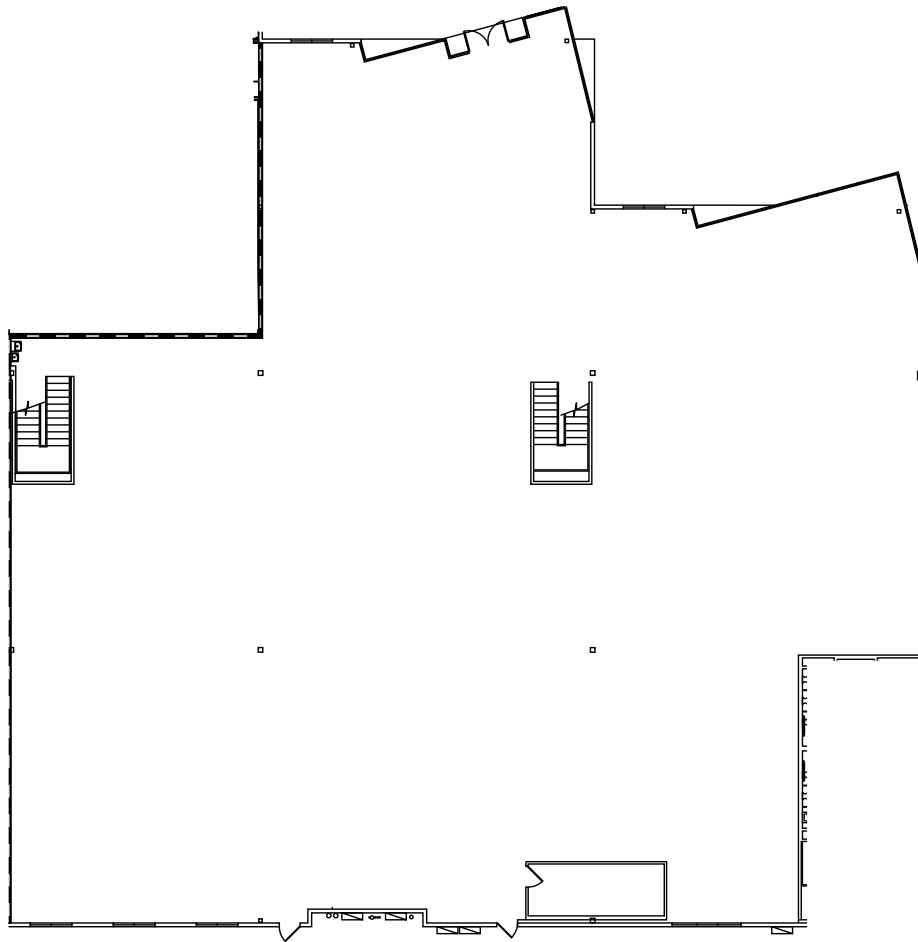


3100 ALVIN DEVANE

SUITE 150 - 13,216 SF

AVAILABLE 2.1.2025

CONTIGUOUS WITH SUITE 100 UP TO 17,667 SF



3100 ALVIN DEVANE

2ND FLOOR - 9,840 SF



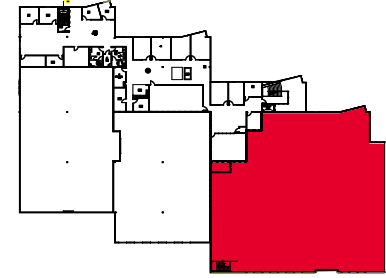
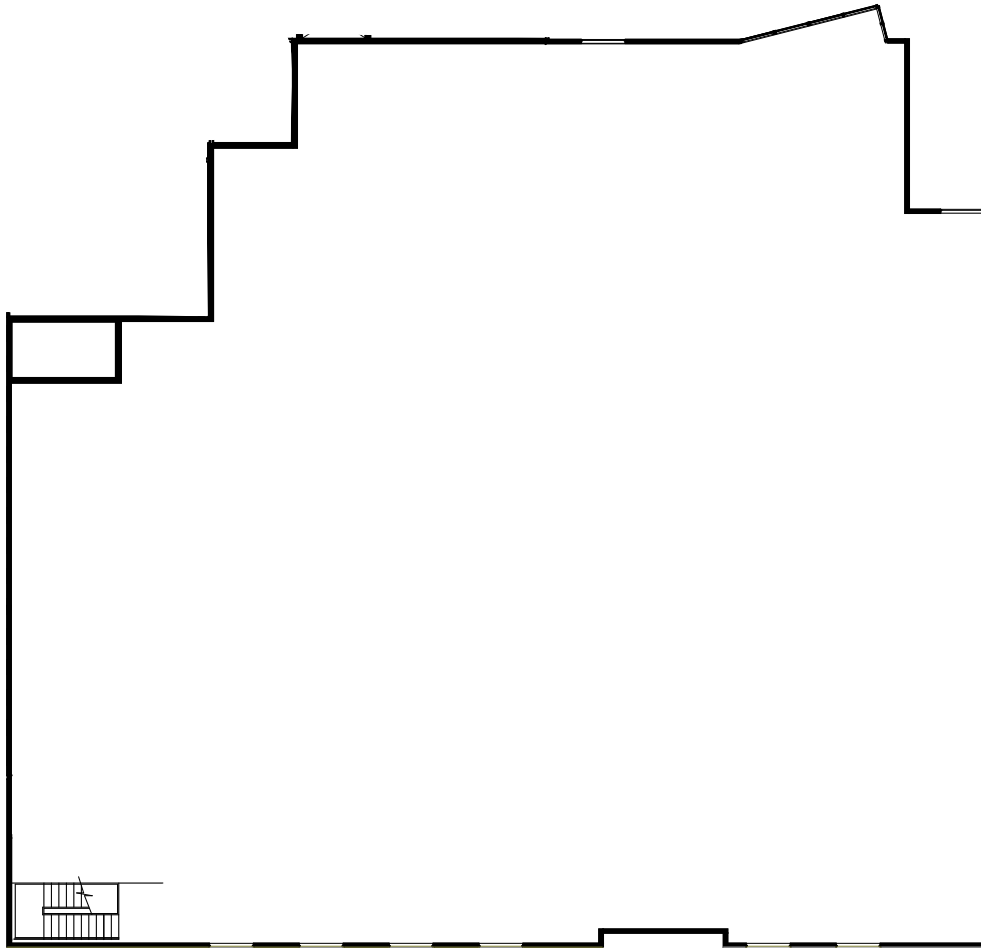
VIRTUAL TOUR



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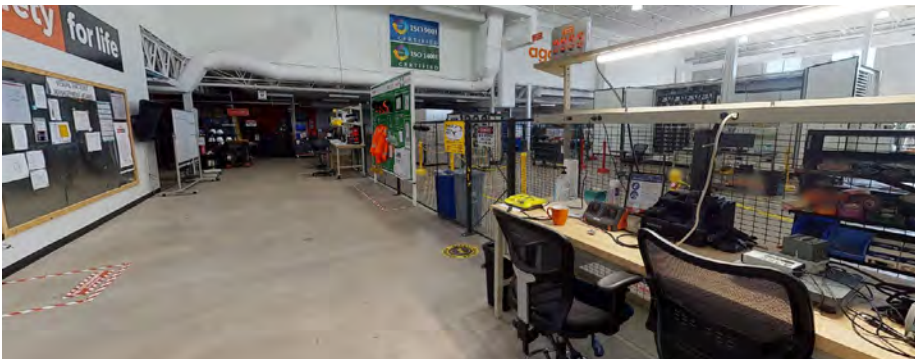
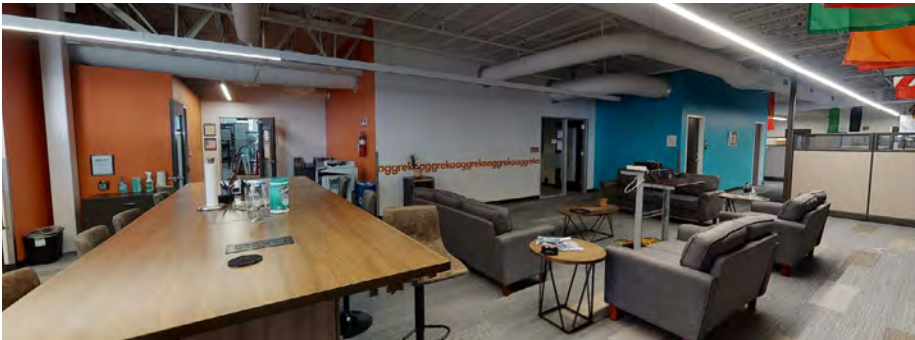
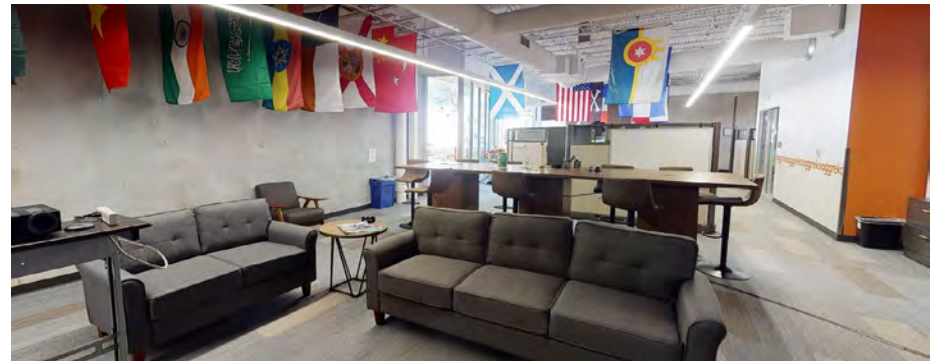
SUITE 200 - 20,141 SF

CONTIGUOUS WITH SUITE 100 UP TO 24,604 SF



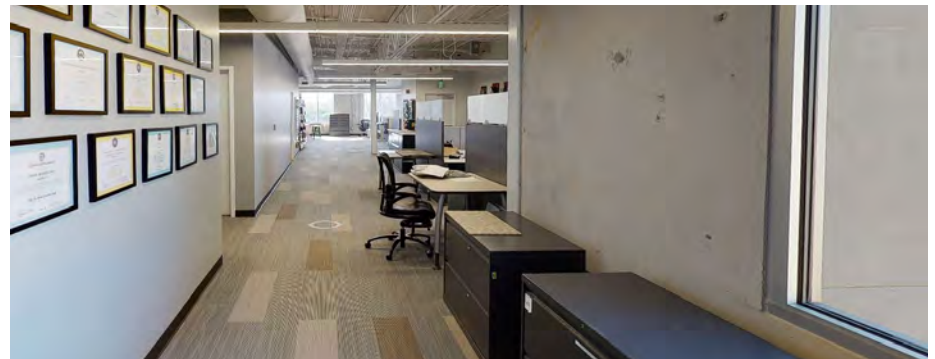
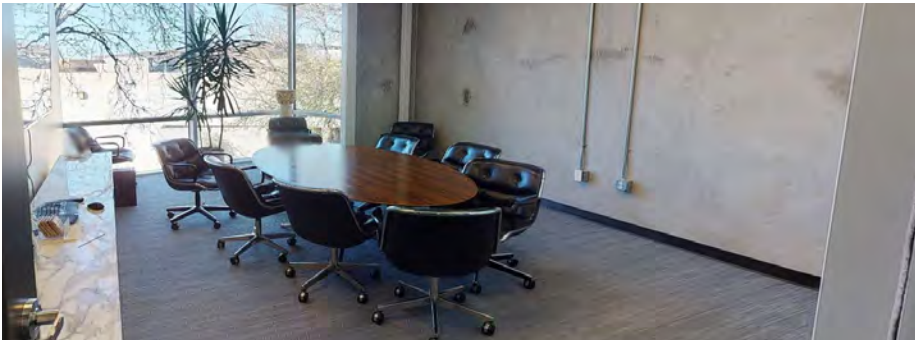
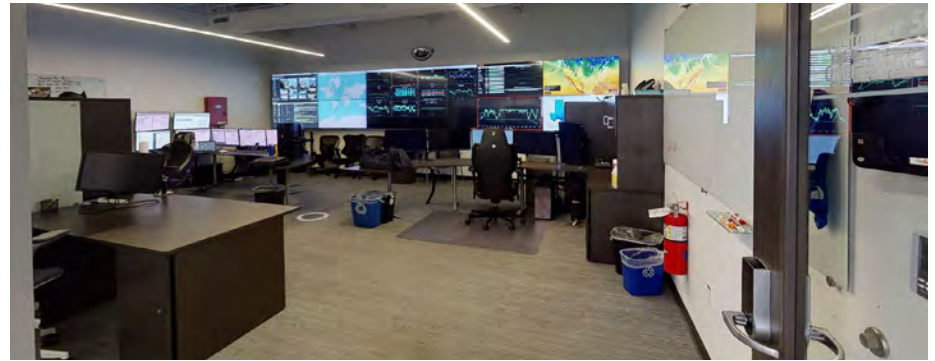
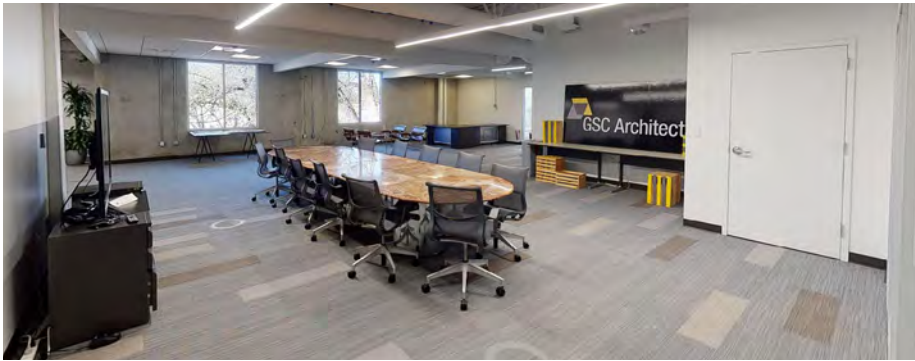
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1ST FLOOR PHOTOS



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2ND FLOOR PHOTOS



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LOCATION



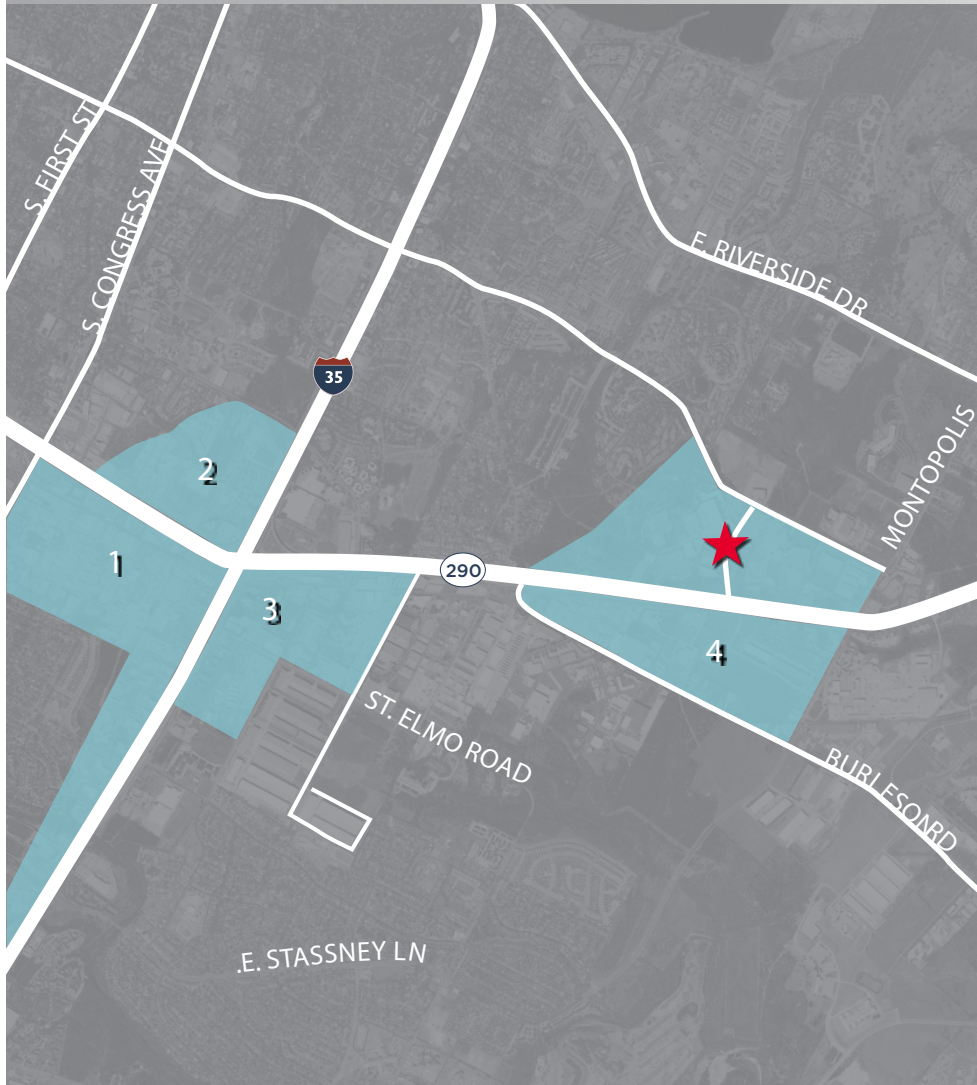
The building is situated in Southeast Austin on Alvin Devane Boulevard, in between East Oltorf Road and Ben White Boulevard.

3100 Alvin Devane offers exceptional connectivity throughout Austin by way of Hwy 71, US-183, IH-35, & the SH-130 Tollway with mass transit options in close proximity.

The easily accessible location is in close proximity to downtown Austin (3 miles) & the Austin-Bergstrom International Airport (ABIA) (2 miles).

3100 ALVIN DEVANE

LOCATION



AREA 1 SHOP

GameFellas
Lowe's home Improvement
Music Lab
Regal Cinemas Metropolitan
RiverCity Sportswear
Sprint
Supercuts
VIP Nails & Spa

EAT

Bill Miller Bar-B-Q
Casa Brasil
Casa Maria
Chili's
Chipotle Mexican Grill
Fiesta Mart
Hill's Cafe
Jimmy John's
Krispy Kreme Austin
Logan's Roadhouse
Mariana's Kitchen
Restaurant Taqueria Chapala
San Juanita Tacos
Steak House Austin
Tekila's Mexican Food
Texas Land & Cattle
Third Coast Coffee
Twin Peaks South Austin
Umi Sushi Bar & Grill
Villa Mexico
Warehouse Saloon & Billiards

AREA 2

SHOP

Cricket Wireless
Fedex Office
Gamestop
Great Nails
Habana House Cigars

Simply Austin Furniture
Smartstyle Family Hair Salon
The Home Depot- SE Austin
T-Mobile Austin
Walmart

EAT

Amy's Ice Creams
Bird's Nest Bakery
Cabo Bob's Burritos
Chick-Fil-A
El Borrego de Oro
Hea Café
La Moreliana Meat Market
McDonald's
Me, Myself and Pie
Opal Divine's
Starbucks
Stompin' Grounds Lounge
Subway
Summermoon Coffee Bar
Torchy's Tacos

STAY

Belair Motel
Casulo Hotel
Howard Johnson Inn
La Quinta Inn
Motel 6
Village Motor Inn
Wyndham Garden Hotel

AREA 3

SHOP

Clothesmax
Dollar Tree
Four Hands Home
Home Trends & Design
Mike's Formal Wear
World Interiors

EAT

Asia Chinese and Japanese
Mldnight Rodeo
Onion Creek Grill Restaurant
Saigon Kitchen
Subway
The Bistro

The Limestone Kitchen
Restaurant & Lounge
Yumi Ice Cream

STAY

Austin Marriott South

Baymont Inn & Suites

Comfort Suites South

Courtyard Austin South

Fairfield Inn & Suites Austin

Hampton Inn Austin

Homewood Suites by Hilton

Omni Hotels Austin South-

park

Residence Inn Austin South

Springhill Suites Austin

South

MISC

Austin Rock Gym

AREA 4

SHOP

AbsolutelyAustin.com
Ace Contractors Supply
Austin Boat Wraps
Gameday Boots
Goodwill
McCoy's Building Supply
Outhouse Designs

EAT

Bella Donna Subs

Casa Moreno's

Catfish Parlour

Don Juan's Mexican Restau-

rant

El Meson Taqueria

Jack in the Box

Java Noodles

McDonald's

Patsy's Café

Vic's BBQ

STAY

Holiday Inn

Super 8 Austin

MISC

Creative Creation Catering

US Post Office



SACKMAN
ENTERPRISES

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