2550
S IH-35

Investment/Owner-User Opportunity | Office For Sale | 2550 S IH-25, Austin, TX 78704

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2550 S IH-35 is a 16,062 SF Class B multi-tenant office building with direct IH-35 frontage in South Austin, minutes from Downtown. Built in 1985 and renovated in 2013, the property offers monument signage and front-door parking. With an established anchor tenant in place, an owner-occupant can immediately utilize **4,000–13,194 SF** while collecting long-term passive income from the dental practice on the remaining space — a rare opportunity to own a high-visibility headquarters with built-in income on one of Austin's most traveled corridors.

- Direct IH-35 frontage with monument signage and exposure to **150,000+ vehicles/day**
- Owner-occupant signage opportunity on one of Austin's highest-traffic corridors
- Long-term passive rental income from established dental practice anchor tenant
- **7,688 SF** available for near-term occupancy within **6 months** of closing
- Upgraded restrooms and newly finished spec suites
- Flexible floor plates with multiple suite configurations — attractive to a broad range of office users
- Minutes from Downtown Austin, ABIA Airport, and South Congress corridor
- **CS zoning** allows base height of 60' — broad range of retail and office uses

OFFERED BY:
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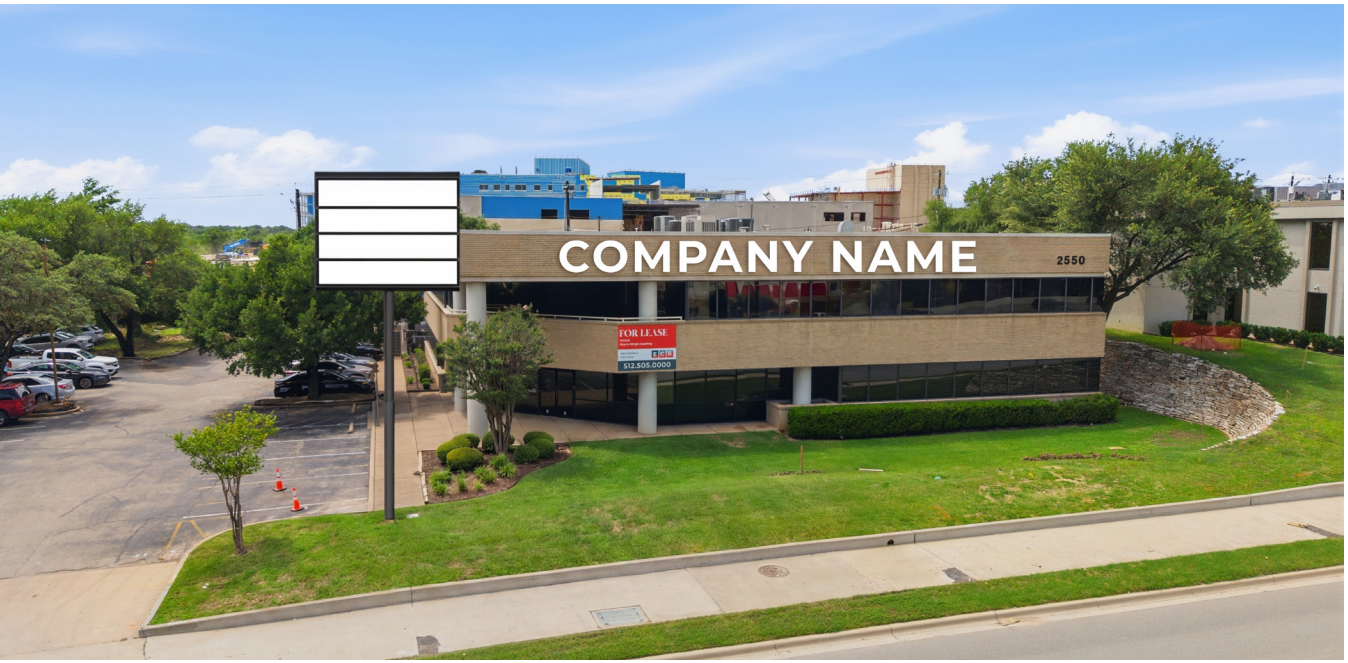

Daily Reach

150,000

vehicles per day — 3rd busiest stretch of highway in Texas

Advertising Value

$120K–$150K

per year for comparable billboard advertising on this corridor

Rare freeway signage included with the property

- The approved sign plan transfers at closing — a ready to use advertising platform with no permitting delays
- Comparable billboard advertising on this corridor commands $120K–$150K per year
- As I-35 expands, billboard inventory between Oltorf and UT is shrinking — making permanent lighting building signage like this increasingly scarce
- Very few properties this close to downtown can offer this level of freeway exposure

Lady Bird Lake Segment

- 2 new managed lanes added in each direction along this segment
- 19+ miles of new shared-use paths — hike/bike access directly from the property
- Improved interchange design with dedicated u-turn movements at Oltorf
- Project scope: full reconstruction from Holly St to Ben White Blvd

Access during construction

Property maintains access via Oltorf St and Woodward St throughout construction (u-turn access preserved).

FOLLOW YOUR HEART

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Located in South Austin along IH-35, the area is an established office submarket just minutes south of Downtown. Anchored by St. Edward's University and the growing St. Elmo District, the surrounding area offers strong residential density and a diverse mix of retail, dining, and neighborhood amenities that support day-to-day business operations and employee convenience.

- East Riverside – 5 minutes
- St. Edward's University – 5 minutes
- Downtown Austin – 6 minutes
- South Congress (SoCo) – 6 minutes
- St. Elmo District – 7 minutes
- South Lamar – 8 minutes
- East Austin – 9 minutes
- ABIA Airport – 10 minutes
- UT Austin – 12 minutes

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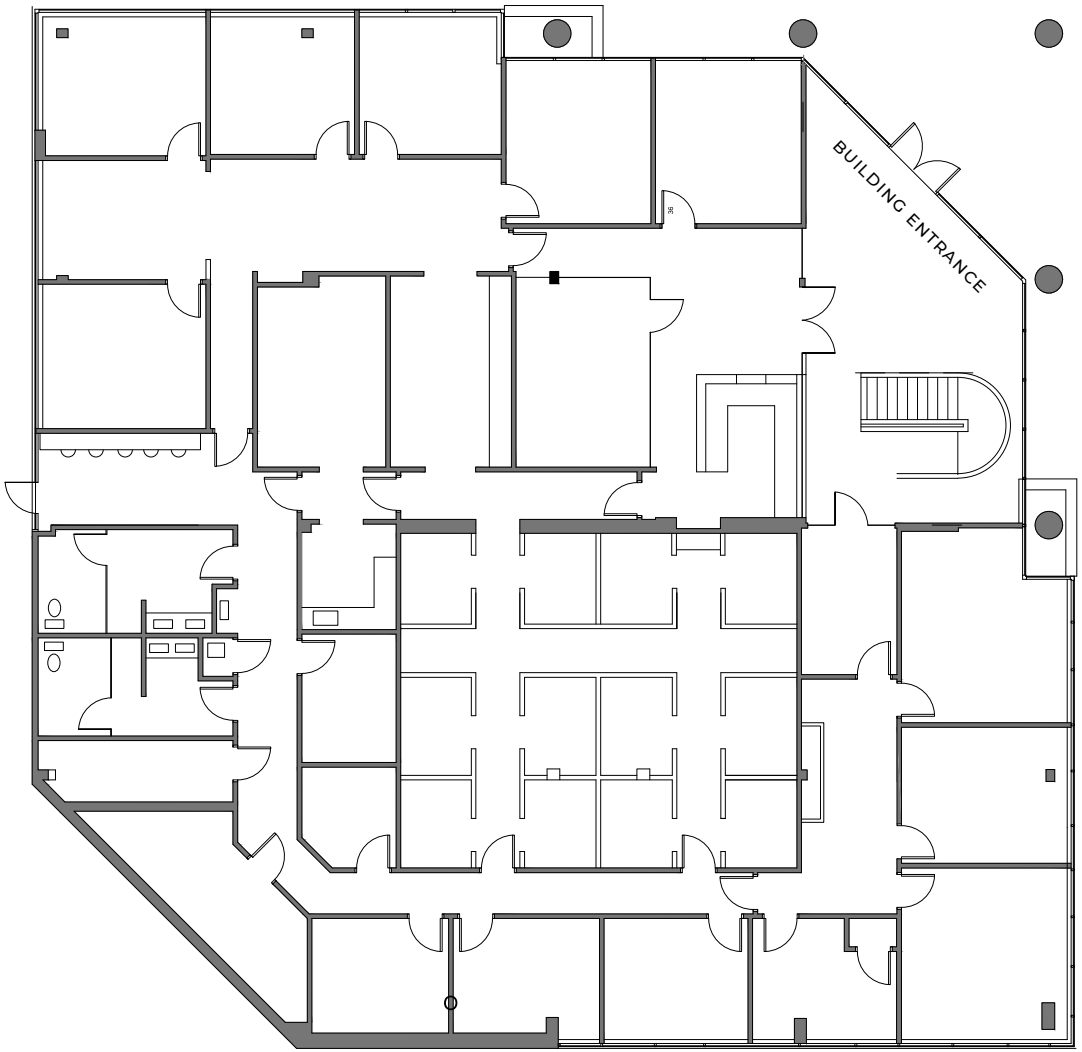
FLOOR ONE

7,688 RSF

CLICK OR SCAN
VIRTUALLY TOUR
SUITE 100



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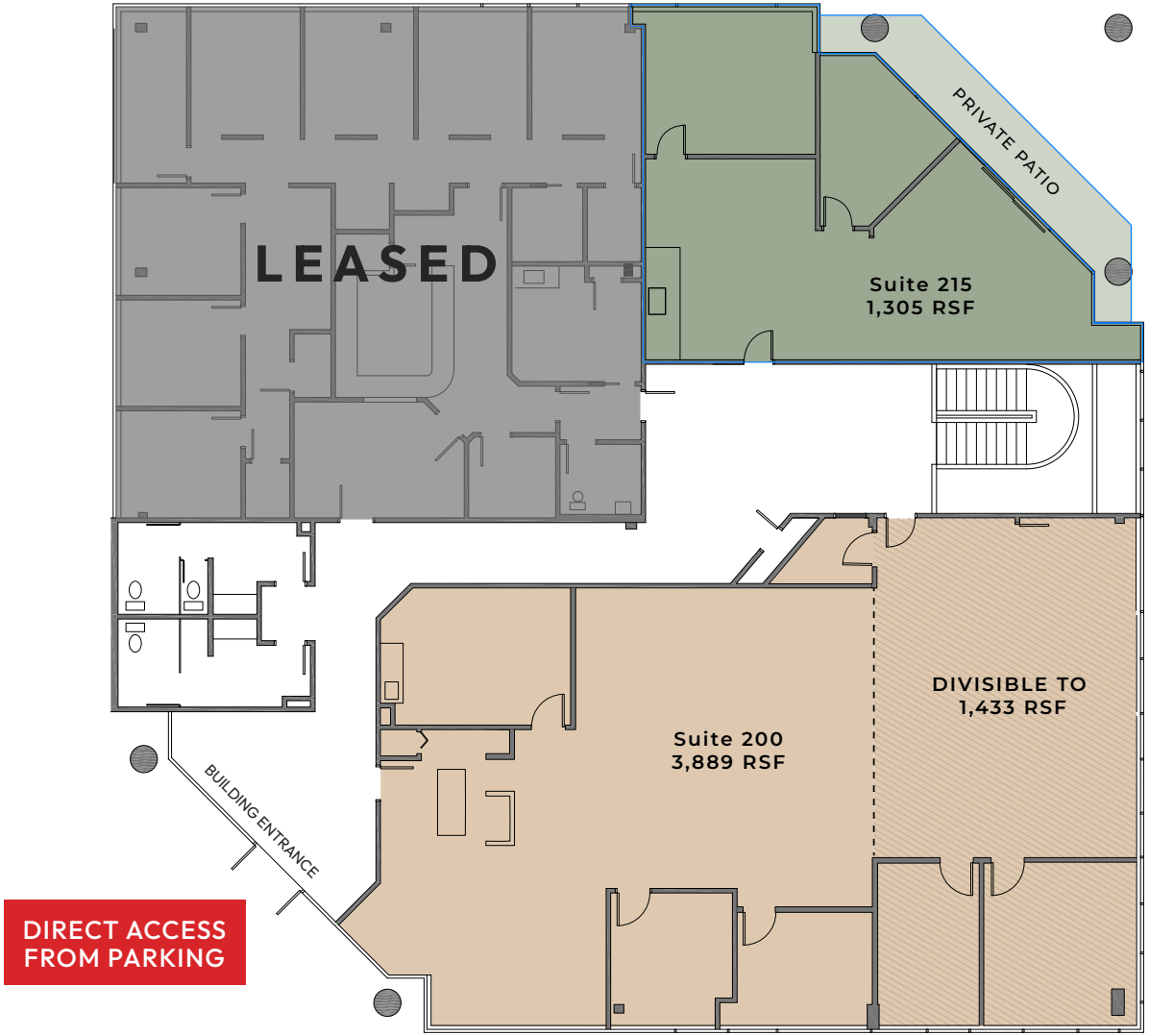
FLOOR TWO

7,898 RSF

CLICK OR SCAN
VIRTUALLY TOUR
SUITE 200



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AUSTIN, TX

Austin consistently ranks among the top U.S. cities for quality of life, combining a diverse employment base with strong lifestyle amenities. As one of the nation's fastest-growing large metros, Austin offers the advantages of a major urban economy while maintaining a business-friendly cost structure relative to peer markets.

The region's workforce is highly mobile, educated, and adaptable—supporting industries ranging from high-tech and digital media to financial services and healthcare. Employers benefit from a deep labor pool and sustained population growth, reinforcing long-term real estate fundamentals.

With no personal state income tax, a pro-business regulatory environment, and continued infrastructure investment, Austin remains a preferred destination for corporate relocations and expansions. These dynamics continue to support stable demand for office, flex, and owner-user real estate across established submarkets.

Q4 2025 OFFICE STATISTICS

Avg. Gross Rent (Class A & B)

$31.57 ▲

Q3 2025 $30.87 | Q4 2024 $30.25

Total Vacancy Rate

19.5% ▲

Q3 2025 19.2% | Q4 2024 17.7%

Under Construction

1,514,444 SF ▼

Q3 2025 1,924,509 SF | Q4 2024 2,914,056 SF

Recent Deliveries

222,165 SF ▼

Q3 2025 867,697 SF | Q4 2024 372,796 SF

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EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS
- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must say who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov