

5323 LEVANDER LOOP

EAST AUSTIN

CREATIVE OFFICE

ECR

FOR LEASE

“THE INSTANT HQ” - MOVE-IN-READY HEADQUARTERS OPPORTUNITY IN THE HEART OF EAST AUSTIN; 13,440 SF OF FULLY FURNISHED, CREATIVE OFFICE SPACE DESIGNED FOR A SINGLE TENANT READY TO PLANT THEIR FLAG.

FULL BUILDING AVAILABLE • 13,440 SF

- **Move-in ready, instant HQ —** Fully furnished with zero FF&E spend or build-out timelines, so your team starts on day one.
- **Distinctive, design-forward space –** A former industrial warehouse transformed into creative office by Mark Odom Studio, totaling 13,440 SF (11,623 SF main building plus 1,817 SF of flexible office pods) with 27 on-site parking spaces plus free street parking.
- **Unbeatable East Austin location –** 10 minutes to both downtown and Austin-Bergstrom Airport, surrounded by neighborhood favorites like De Nada, Justine’s, and Jacoby’s.
- **A corridor with momentum –** Far East Austin has gone from overlooked industrial zone to one of the city’s fastest-growing areas and a magnet for creative and tech-forward companies.





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78702 | EAST AUSTIN

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THE NEIGHBORHOOD

BUILT ON LEVANDER LOOP

Before it was a Class A creative office, 5323 Levander was an old lighting warehouse on a forgotten corner of East Austin. A metal box on a quiet side street, minutes from downtown but invisible to most of the city.

Vijay Mehra saw something else.

A serial entrepreneur who'd bootstrapped Rethink CRM, the commercial real estate software platform later acquired by Buildout, Vijay had spent years opening offices city by city and running into the same wall. Cool spaces wanted seven-year leases. Turnkey spaces had no soul.

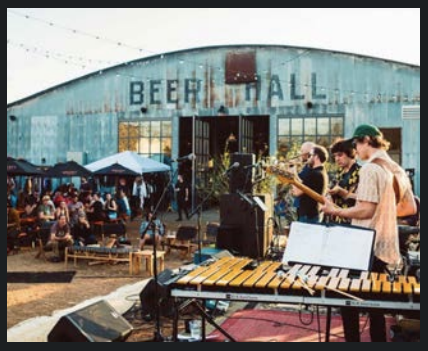
In late 2015, he bought the warehouse and got to work. A full gut renovation by Mark Odom Studio and Kim Lewis Designs turned the shell into a 13,000 SF creative campus, with showers and lockers for the cyclists, sleep pods for the late nights, a full bar, a courtyard under a pecan tree, and shipping-container offices out back. Every detail came from a founder who'd lived the problem.

In the years since, 5323 has kept good company - **both SpaceX and X have officed here.**

Today, 5323 enters its next chapter. Fully furnished, move-in ready, and rooted in a neighborhood that's become one of Austin's most distinctive creative corridors, with Central Machine Works, Sawyer & Co., and The Dainty Dillo all within walking distance.

> "I BUILT 5323 FOR THE COMPANY I WISHED I'D HAD A SPACE FOR. FOUNDERS DON'T NEED A LOBBY. THEY NEED A ROOM THAT MAKES THE WORK BETTER."
>
> Vijay Mehra
> *Founder | CEO of ReThink*







WITHIN WALKING DISTANCE

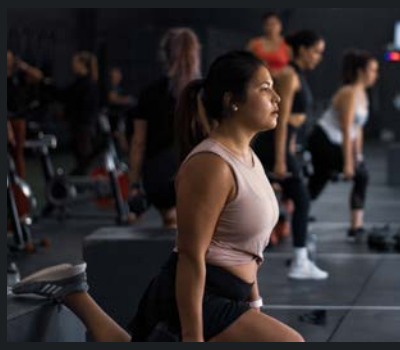
De Nada · dainty dillo · Sawyer & co.

CENTRAL MACHINE WORKS 1940 · JACOBY'S AUSTIN, TEXAS · justine's

ANN & ROY BUTLER HIKE & BIKE TRAIL

EAST AUSTIN ATHLETIC CLUB







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SURROUNDED BY THE BEST OF EAST AUSTIN

10 MINUTES TO DOWNTOWN

10 MINUTES TO ABIA

8 MINUTES TO MUELLER

18 MINUTES TO THE DOMAIN



SITE PLAN

FULL BUILDING AVAILABLE • 13,440 SF

A HOLISTIC CAMPUS

13,440 SF ACROSS A CONNECTED CAMPUS

A main building of 11,623 SF anchors the site, joined by 1,817 SF of remodeled office pods around a shared courtyard.

CLICK OR SCAN TO VIRTUALLY TOUR











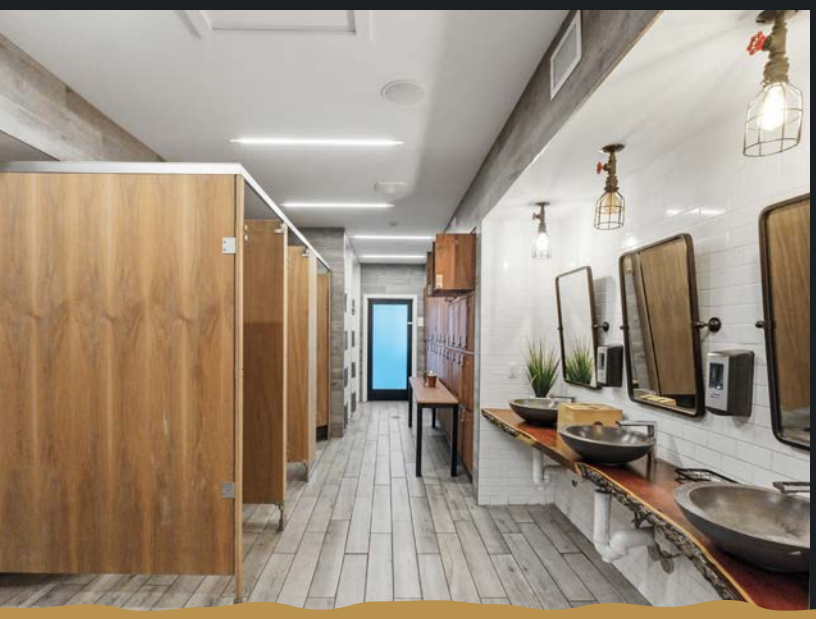



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SPACE RENDERINGS

Virtually staged. For illustrative purposes only.

REIMAGINED FOR WELLNESS

Built for an HQ, ready for a studio. Showers and lockers in place, an open mezzanine ready for mat work, a kitchen primed for a juice bar, and a courtyard already shaded by a pecan tree.











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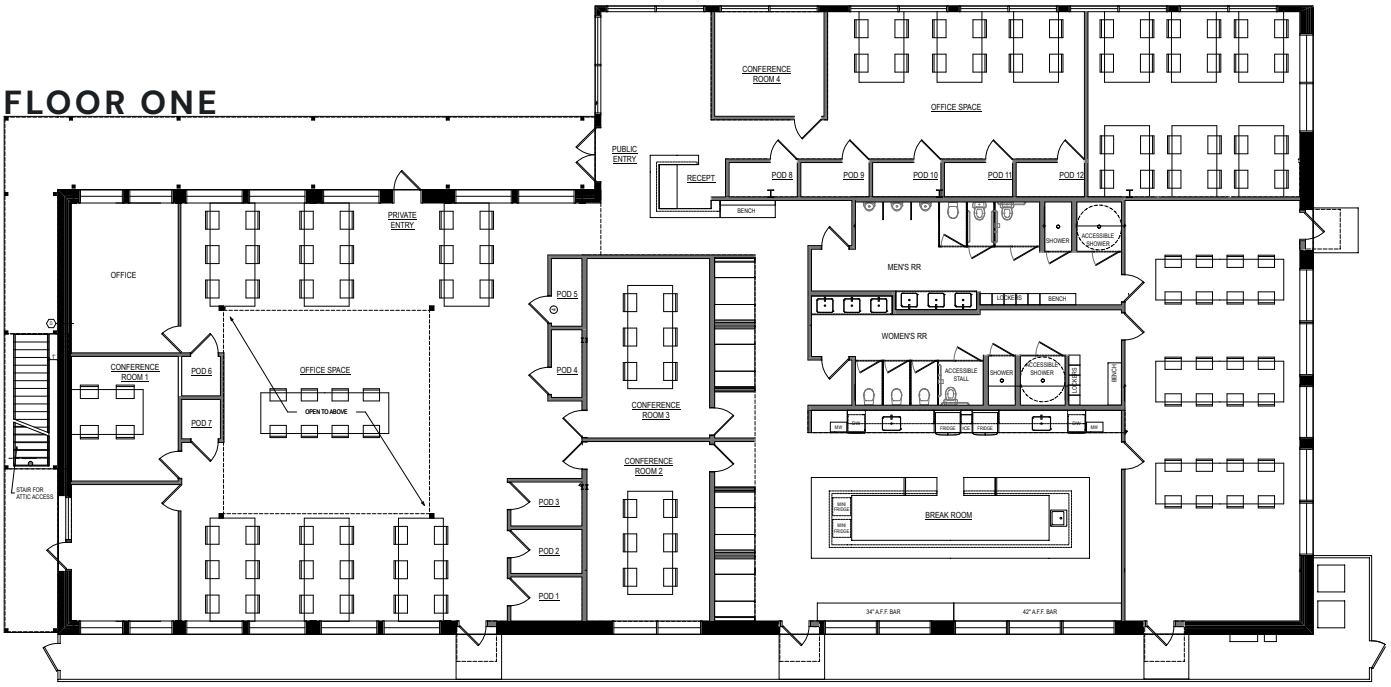
FLOOR PLANS

FULL BUILDING AVAILABLE • 13,440 SF

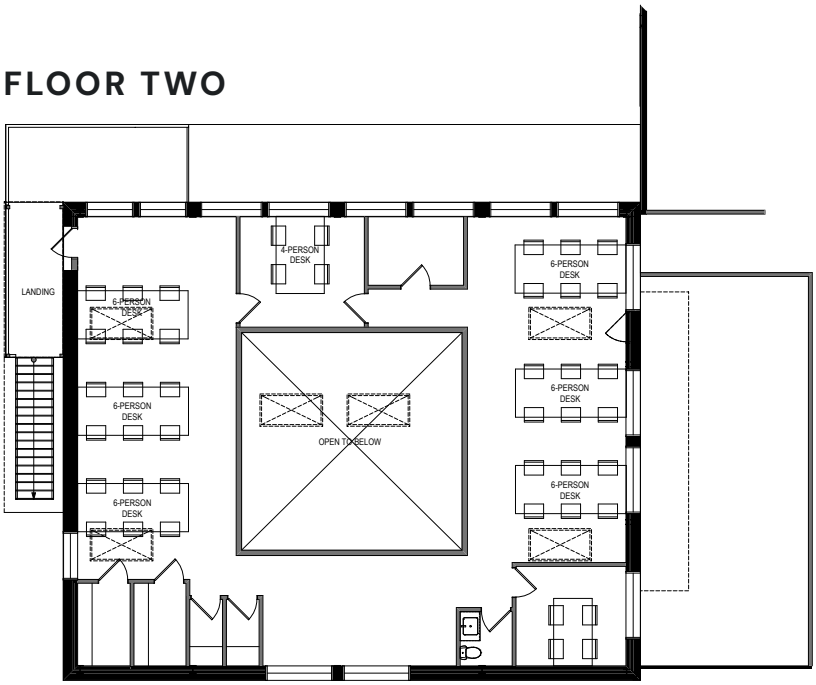
LEVANDER LOOP

FLOOR ONE



STRANDTMAN COVE

FLOOR TWO



- **13,440 SF full-building opportunity –** Entire two-story creative office available for a single user.
- **15 private pods + 4 conference rooms –** Plus open 6-person desk clusters across both floors.
- **Dramatic two-story design –** Open-to-above volume floods the space with natural light.
- **Full team amenities –** Chef-ready break room, accessible showers, lockers, and on-site warehouse.
- **Prime East Austin corner –** Fronting Levander Loop in the heart of the 78702 creative corridor.

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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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date