

Windsong Office Park

2111 Dickson Drive · Austin, TX 78704

SUITE 33 - AVAILABLE FOR LEASE



ABOUT WINDSONG OFFICE PARK

Nestled in the heart of South Austin, Windsong Office Park offers a distinctive blend of professional sophistication and neighborhood charm. This well-maintained, multi-story property provides flexible suite options designed to meet the demands of modern businesses — from creative studios to established firms seeking an inspiring and productive environment. Conveniently situated near South Lamar Boulevard and Menchaca in Austin's coveted 78704 zip code, tenants enjoy swift access to Downtown Austin, Mopac Expressway (Loop 1), and Highway 71, as well as multiple CapMetro bus routes along the South Lamar corridor. From the serene landscaped courtyard to an abundance of natural light throughout, Windsong Office Park was thoughtfully designed to balance productivity, comfort, and connection — set within one of Austin's most desirable and vibrant business districts.

Fiber-Optic Internet

Individual HVAC Control

24/7 Secure Access

Skylights

Private Balconies

Building Signage & Directory

Landscaped Garden Courtyard

Vaulted Ceilings

CapMetro Access

Abundant Natural Light

Exterior Windows in Every Office

Suite 33 - 2,980 SF

Windsong Office Park - 2111 Dickson Drive · Austin, TX 78704

AVAILABLE JAN 2027



\$24.00 / SF

BASE RENT (NNN)

\$14.56 / SF

OPERATING EXPENSES (EST.)

\$9,576 / mo

EST. MONTHLY RENT (NNN + OPEX)

SUITE 33

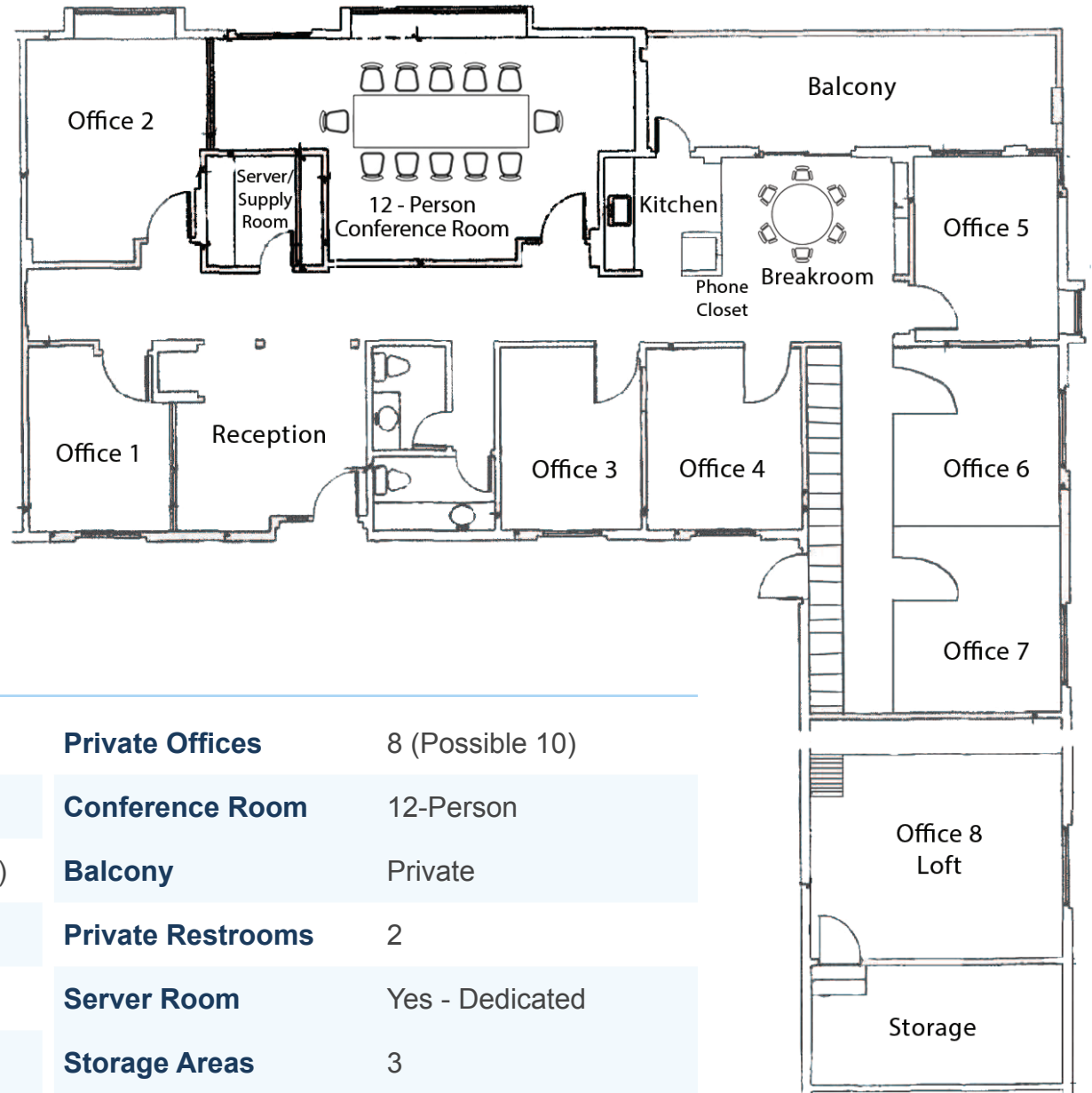
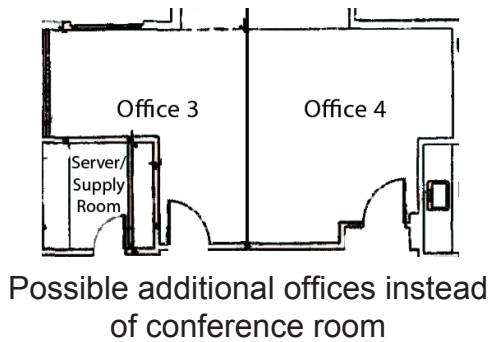
This distinctive two-level suite offers a refined blend of functionality and architectural character rarely found in the market. The main floor features nine window-lined private offices, while a spacious loft office on the second floor provides an elevated and inspiring workspace. Premium finishes throughout include soaring vaulted ceilings and skylights that bathe the space in natural light. Additional amenities include a 12-person conference room, a fully appointed kitchen, two private restrooms, a dedicated server room, three storage areas, a professional reception area, a breakroom, and an expansive private outdoor balcony — ideal for client entertaining or team gatherings. (Could divide the conference room into two additional offices).

Suite 33 - 2,980 SF

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2,980 SF

FLOOR PLAN



SUITE SPECIFICATIONS

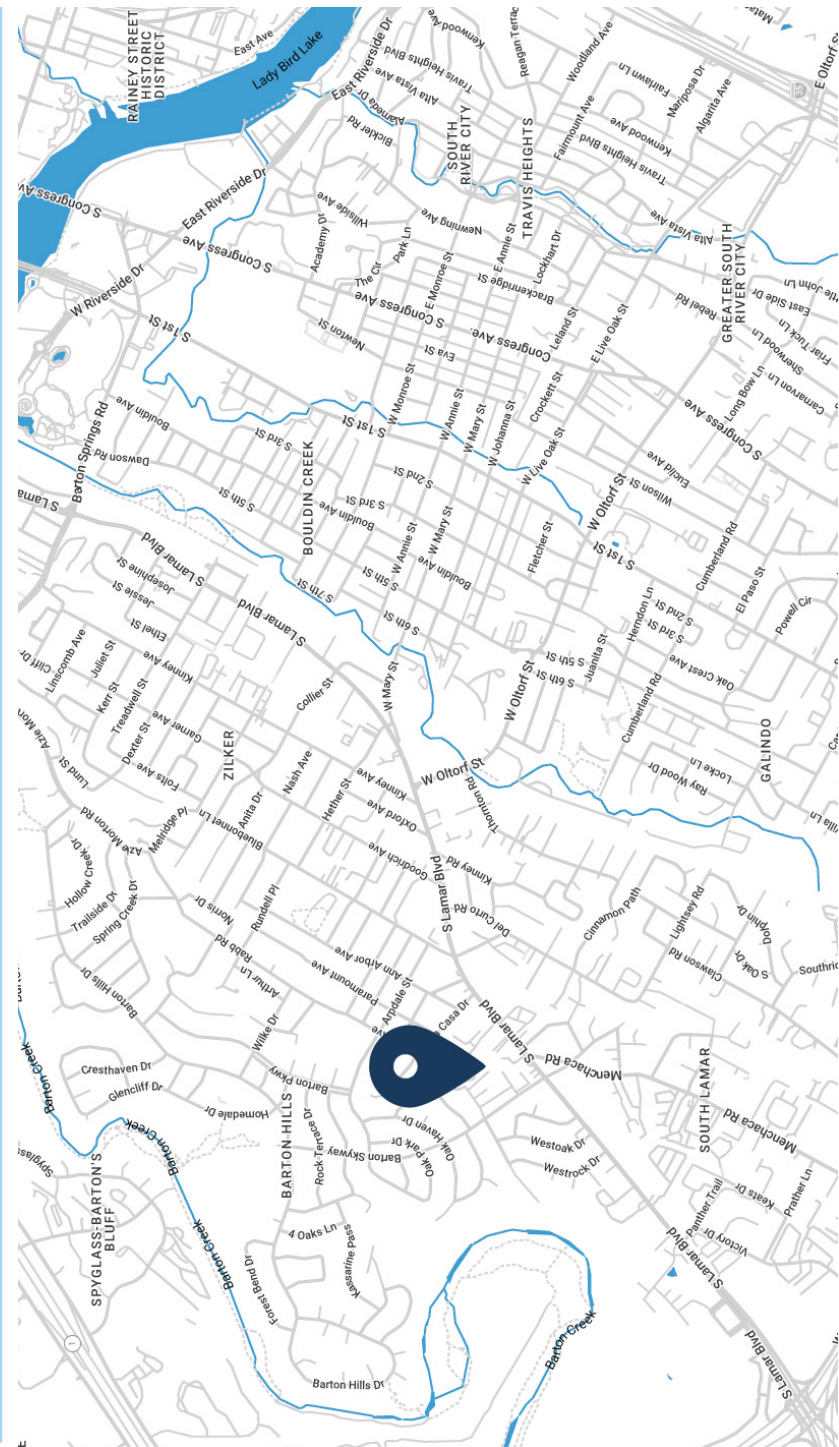
Suite Number	33	Private Offices	8 (Possible 10)
Rentable SF	2,980 SF	Conference Room	12-Person
Monthly Rent	\$9,576 (NNN + Opex)	Balcony	Private
Lease Term	3 - 5 Years	Private Restrooms	2
Availability	January 1, 2027	Server Room	Yes - Dedicated
Parking Ratio	4 per 1,000 SF	Storage Areas	3

Location & Amenities

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SOUTH LAMAR - 78704

AREA MAP



NEARBY FOOD, ENTERTAINMENT & SERVICES

DINING

Loro Asian Smokehouse
~0.4 mi - Asian Fusion BBQ

Kerbey Lane Cafe
~0.5 mi - All-Day Breakfast

El Naranjo
~0.6 mi - Elevated Mexican

Fig Italian Kitchen
~0.8 mi - Italian Bistro

Kiin Di
~0.7 mi - Thai

Grata's Pizzeria
~0.6 mi - Pizza & Subs

Dish Society
~1.0 mi - Farm-to-Table



COFFEE & BARS

Proud Mary Coffee
~0.5 mi - Specialty Coffee

Funky Sol Coffee
~0.5 mi - Airstream Cafe

Cosmic Pickle
~1.0 mi - Coffee & Beer Garden

Corner Bar
~0.5 mi - Sports Bar & Patio

The Golden Goose
~0.5 mi - Cocktail Lounge

Thunder Chief
~0.7 mi - Gastropub

Barton Springs Saloon
~1.0 mi - Neighborhood Bar



HEALTH & RETAIL

Life Time Fitness
~0.7 mi - Premier Gym

Equinox Austin
~1.0 mi - Luxury Fitness

Bouldering Project
~1.5 mi - Climbing Gym

Randalls Grocery
~0.5 mi - Grocery Store

Walgreens
~0.4 mi - Pharmacy

South Lamar Corridor
Boutiques & Retail

CapMetro Bus Routes
South Lamar Corridor

ACCESS & TRANSPORTATION

Downtown Austin - ~10 min

South Lamar & Menchaca

Highway 71 Access

CapMetro Bus - S. Lamar Corridor

Austin-Bergstrom Intl. Airport - ~ 20 min