



FOR LEASE

The Americana Building

Updated Suites Available July – August of 2017

We are actively updating our office suites and common areas at the Americana Building at 1301 S, IH35, Austin, TX 78741. The photo above represents our most recent project that was leased in October of 2016. The property is a charming full service office building conveniently located on the northbound frontage road of IH35 between Woodland Ave and Riverside Dr. just minutes from the downtown core. With spectacular views of the Austin skyline, a private break room, and both interior and private exterior suite entries, suite 100 will be one of the greatest values in central Austin with full service gross lease rates starting at \$24/SF/yr.



Suite 100
+/- 3,500 SF
Ground Level

**Choose your
Layout and
Finishes**

**Full Service Gross
Lease with Base
Year**

**Remodeled
Common Area
Restrooms**

**Great Proximity to
CBD with City
Views**

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