

3901 + 3907 WOODBURY DR

A Space that Inspires Vision

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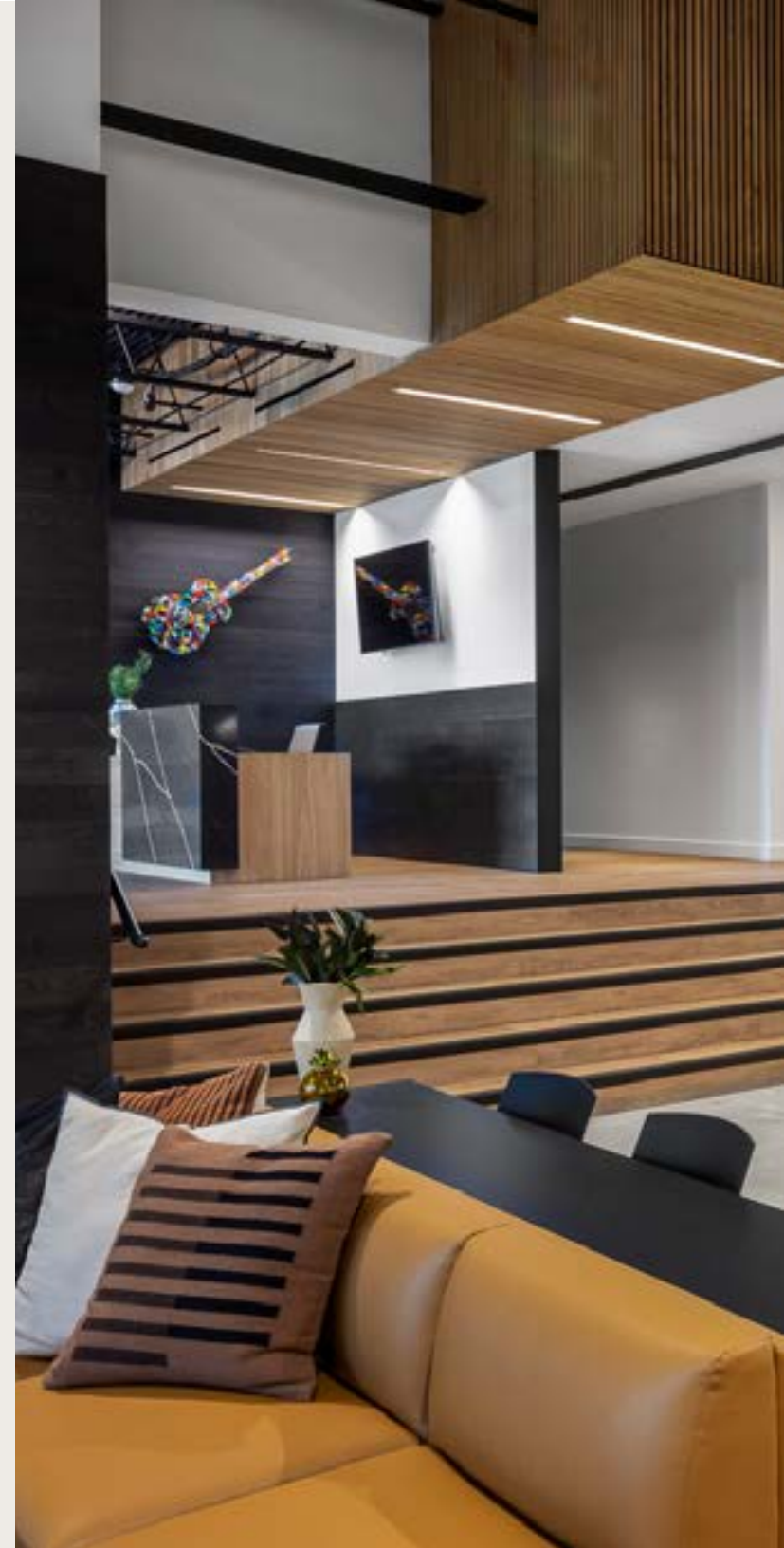
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A modern office interior featuring a reception desk with a light wood top and a dark, marble-patterned base. To the right, there is a kitchen area with light wood cabinets and a stainless steel refrigerator. In the foreground, two blue armchairs are arranged around a dark, cylindrical coffee table on a light-colored rug. A large, colorful abstract mural is visible on the right wall. The ceiling has exposed black beams and several pendant lights.

Where endless Potential and Opportunity Converge

the Opportunity

- + Transwestern has been exclusively retained by the Owner to offer qualified investors an opportunity to purchase the recently redeveloped Class A Property, which was converted to an office zoned property at 3901-3907 Woodbury Dr (the "Property"), consisting of 13,756 SF on two parcels totalling 1.17 AC that was completed in 2024. The Property was redeveloped with a creative and collaborative vision, which includes high standards during every level of the construction and redevelopment process of 3901-3907 Woodbury Drive. There is an adjacent lot included in the purchase of the building that offers the opportunity to develop an additional office, warehouse, or research and development site on the vacant parcel that is included in this purchase and sale opportunity. The Property was designed for the ideal owner/investor that is looking to acquire an office property that is tailored for a creative company or a single tenant/owner.
- + The Property is currently 50% occupied by the Owner and they can vacate within 90 days
- + The property is located within a 10 minute drive to both downtown Austin and the Austin-Bergstrom International Airport.
- + 3901-3907 Woodbury Drive is offering a recently (2024) redeveloped Class A office building and adjacent land (0.55 Acres) that has been through all permitting, Austin Power upgrades, with high-end finishes that were completed in 2024 with a floor plan/space design that will meet the needs of any company looking for a creative, open plan design and high-end finishes. The Premises offers an optimal office setting with event space that will create a dynamic environment for any company.



THE PROPERTY

The Perception

Creative building in the heart of South Austin

3901-3907 Woodbury Drive in South Austin is a single-story, Class A property with adjacent land totaling 1.17 acres. Redesigned in 2024, the space features high-end finishes and a modern, open floor plan suited for creative companies.

The property includes 33 surface parking spaces and offers 0.62 acres of improved land along with 0.55 acres of additional space. Zoned LI-CO-NP, the site provides flexibility for various business uses. Furniture is available and negotiable.



THE OPPORTUNITY

The Reality

This one-of-a-kind space is crafted for creators, ready to become a hub where innovative ideas flourish and collaboration thrives. Imagine a dynamic environment where creativity takes center stage and events come to life, all in the vibrant heart of South Austin. Beautiful board room, large outside deck perfect for events (SXSW).



COLLABORATIVE AND EFFICIENT BUILDING DESIGN



A CHANCE TO BE IN THE CENTER OF AUSTIN'S THRIVING CREATIVE SCENE



CREATIVE AND HIGH END FINISHES COMPLETED AS PART OF THE REDEVELOPMENT IN 2024



AN ASSET THAT TRULY EMBODIES THE AUSTIN CULTURE



EMERGING SUBMARKET WITH ABILITY TO EXPAND

the Property

At A Glance



0.62 AC
3901 WOODBURY DR.

0.55 AC
3907 WOODBURY DR.

2024

Year
Built

13,756

Square
Feet

2,582 SF

Outdoor Covered
Event Space

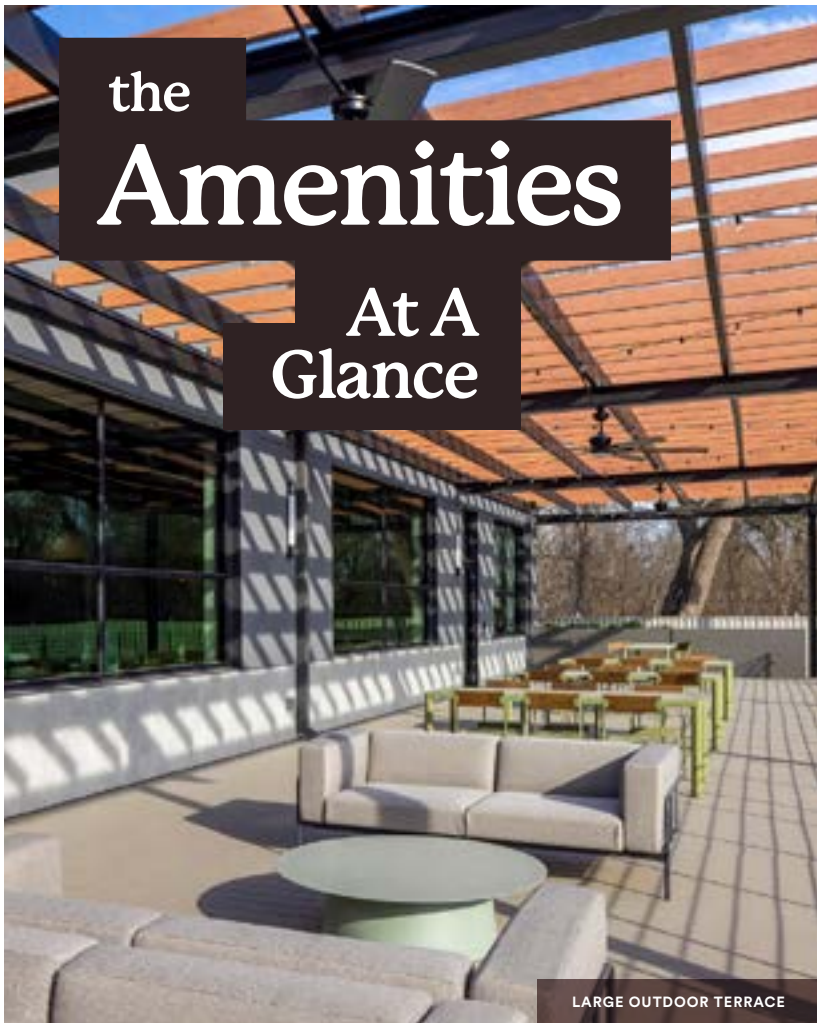
33

Parking
Spaces



PROPERTY & EQUIPMENT SPECIFICATIONS

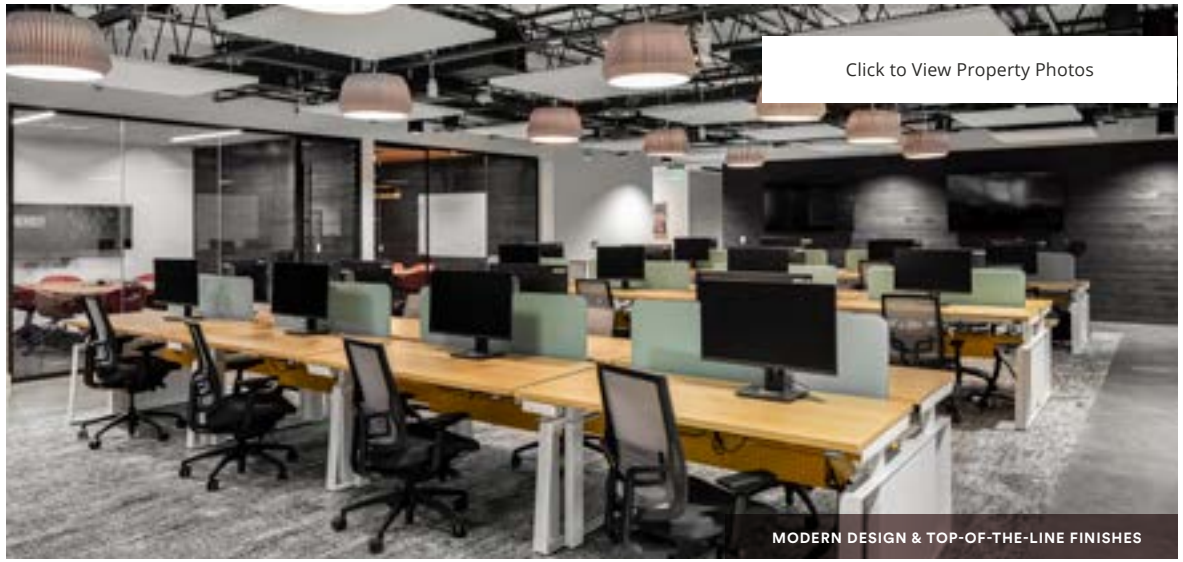
- + Stories: 1
- + Class: A
- + Surface Parking: 33 Spaces
- + Furniture: Available/
Negotiable
- + Improved Land: 0.62 AC
- + Zoning: LI-CO-NP
- + Additional Land: 0.55 AC
- + Land (Both
Parcels): 1.17 AC



the Amenities

At A Glance

LARGE OUTDOOR TERRACE



[Click to View Property Photos](#)

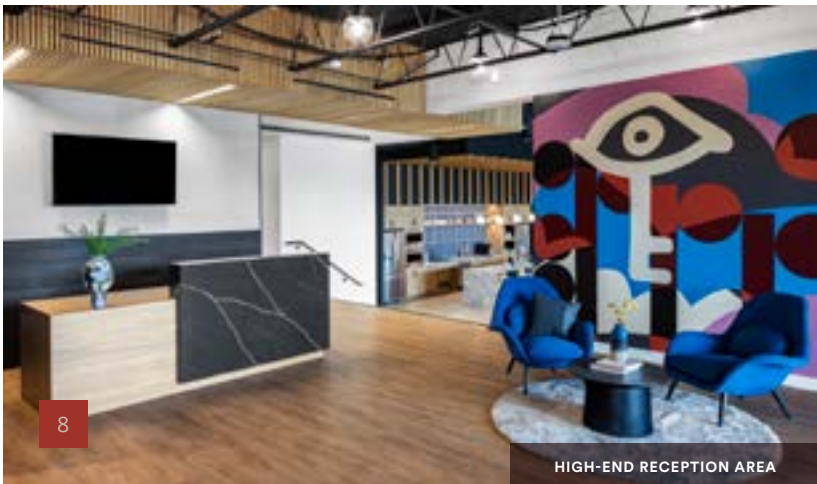
MODERN DESIGN & TOP-OF-THE-LINE FINISHES



MEETING & HUDDLE ROOMS



PODCAST RECORDING STUDIO WITH TECH & WIRELESS ABILITIES



HIGH-END RECEPTION AREA



OPEN EVENT SPACE & BREAK AREA

building Features



New Building HVAC
NEW SYSTEM (2023)

Construction
**CONCRETE & STEEL
FOUNDATION**

2024
COMPLETION

Water lines
DOMESTICA (NEW)

Austin Energy
**PROPERTY ELECTRICAL
SERVICE UPDATED IN 2023**

Full Redevelopment
& Renovation
13,756 SF & 1.17 AC



building Features

Interior Building Improvements (Finished in 2024)

- Redesigned and remodeled from the roof to the street
- New facade, storefront windows and storefront doors were added to the building
- Polished Concrete
- New showers/restrooms
- New kitchen with top of the line appliances and team break area
- New electrical throughout the Building
- New lighting installed throughout the Building
- New building HVAC system installed in 2024
- New Domestica water lines
- A substantial Electrical Service upgrade was performed with Austin Energy
- New Structural steel upgrades for new window openings
- ADA Compliant/Wheelchair Lift Added
- New low voltage cabling for data and AV
- Installed new Muraflex demountable office front system and operable wall system within the board room
- Podcast room was installed with professional acoustics
- Custom designed T&G wood walls
- Custom Millwork was installed throughout

Exterior Improvements (Finished in 2024)

- New covered parking awning
- New exterior deck that included new structural steel and concrete foundation for deck piers. Custom guard rail/handrail
- New concrete sidewall and ADA ramp
- New fiber cement panels on exterior walls
- New roof system
- New prefinished sheet metal at parapet walls
- New exterior lighting
- Installed box planters w/ irrigation system
- Site work consisted of replacement of existing asphalt for all building parking
- New concrete curbs throughout and landscaping
- New corrugated metal fencing around the perimeter of the building
- New pedestrian gate with access control system
- New motorized vehicular gate with access control system
- New exterior/outdoor fans for the outdoor terrace/event space

*Full construction drawings available on request

Investment Highlights



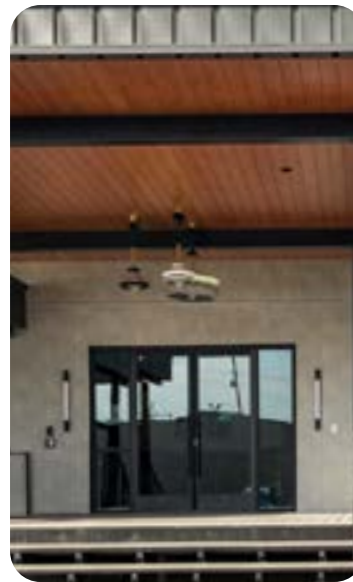
- + **Electrical** – New electrical throughout the Building, Substantial Electrical Service upgrades performed with Austin Energy, New power, low voltage cabling for data and AV



- + **HVAC** – New building HVAC system installed in 2024



- + **Millwork/Finishes** – New façade, storefront windows and storefront doors, Custom designed T&G wood walls, Custom Millwork installed throughout




- + **Roof** – New roof system installed in 2023



- + **Building Security** – New Exterior lighting, New corrugated metal fencing around the perimeter of the building, New pedestrian gate with access control system, new motorized vehicular gate with access control system.





A Space that's Performance Ready

The property features a large 2,582 SF outdoor deck, providing **ample space to host a food truck, live band, and additional activities**. Its versatile layout makes it ideal for various outdoor events, from casual gatherings to larger celebrations.

Collaborative Space and Event Premises



SXSW

The space has accommodated speaking events during SXSW (South X Southwest), comfortably seating 200 attendees. SXSW is an annual event in Austin, Texas, that features festivals and conferences on film, music, and interactive media.

the
Center of
Austin's **Creative Hub**



Community & Amenities



- Music Venues
- Recording Studios/Companies
- Bars & Restaurants
- Hotels

General Submarket

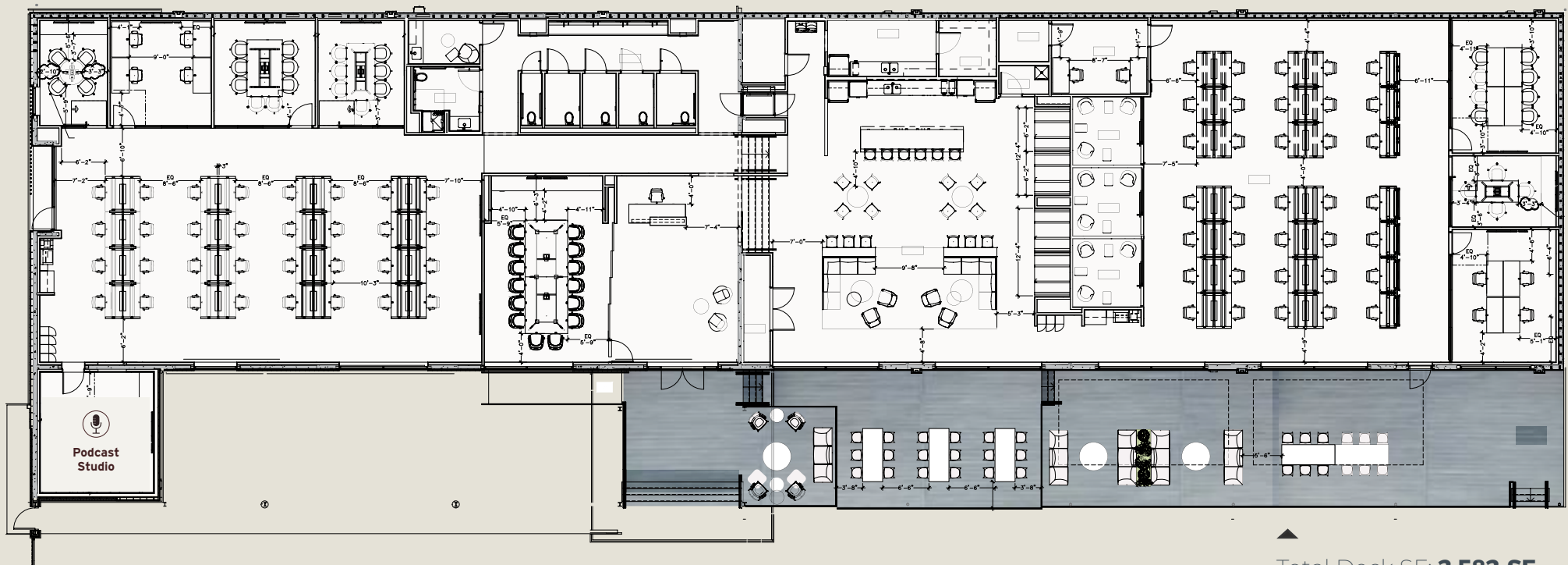


10 Minute Drive to Downtown Austin & 10 Minute Drive to the Airport

Floor Plan of 3901 Woodbury Drive

- ~ 65-70 Workstations
- 2 large Conference rooms
- Podcast Room (professionally constructed)
- 5 Team Meeting Rooms (convertible to office(s))
- 3 Offices
- Large Cafe style Kitchen and Event space with top of the line appliances
- Open Conference/Event Space that connects the building with immediate access to the outdoor 2,582 SF outdoor deck/premises.
- 33 Parking Spaces - additional parking available
- Wellness Room
- Secure Tenant and Parking entrances to the building and Property, provided with new ACS system.

Total Building SF: **13,756 RBA**



Total Deck SF: **2,582 SF**

Tenant Highlights

NEXT PRACTICES GROUP (NPG)

- + NPG is an ecosystem of creative problem solvers and emerging technologies working together to unlock organizations.
- + NPG's platform is designed to support the growth of any practice by helping create advantage in the market.
- + With firms who are experts in communications, marketing and public affairs, NPG provides support to firms via its expertise in data science and analytics, digital transformation, performance marketing, combatting mis and disinformation, security and threat intelligence, content creation and much more.
- + NPG is open to occupying a portion of the space for a negotiated period.

 6,200 TENANT RSF	 NEGOTIABLE TERM	 ADVERTISING / MARKETING	 NEXTPRACTICES GROUP.COM
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Technology Infrastructure

3901 Woodbury Drive Technology Breakdown

MDF Closet



- IT rack has 2 redundant firewalls that support multiple ISPs. Currently supporting Google fiber and Spectrum fiber w auto failover.



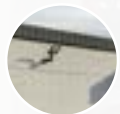
- Edge Switch - Aruba EdgeConnect EC-M-H



- Aruba switches
 - HPE ANW 6200F 48G CL4 4SFP+740W Switch
 - 1 TP-Link switch



- Aruba WIFI 10 – AP 615s
 - 1 – AP 375 (Outdoor)
 - 1 – AP 502 H (Studio)



- Meraki Security Cameras 4 MV 12s
 - 2 MV 93s



- 1 UPC power back up

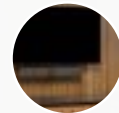


- 2 PDUs

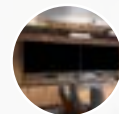


- Every Desk has one hardwired cable

Conference Room AV



- Conference rooms equipped with Logitech conference equipment
 - a. Door Scheduler
 - b. Camera
 - c. Table Tap Smart Pad
 - d. Scribe Whiteboard
 - e. System driven by Intel NUC computers
 - f. Teams Room Licensed



- Smart Displays
 - 4 Signage Displays driven by Mac Minis attached to network. Also are smart monitors that can play streaming channels.

immerse yourself in

Austin's thriving Entertainment Scene

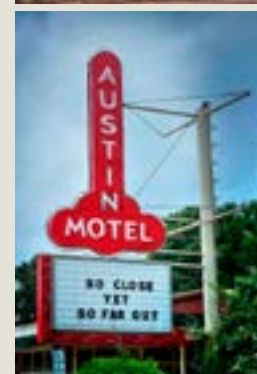


Austin Office Market Statistics

South Austin is a vibrant and eclectic area known for its laid-back, creative culture. Historically a hub for artists, musicians, and those seeking a more relaxed lifestyle, South Austin embodies the city's unofficial slogan, "Keep Austin Weird." The area is home to iconic music venues like the Continental Club as well as street art, local boutiques, and vintage shops that give it an artistic edge. With a blend of old Austin charm and a progressive mindset, South Austin has become a melting pot for diverse communities, where creativity and individuality are celebrated.

Alongside its artistic flair, South Austin has experienced significant growth in its business climate. In recent years, it has attracted a range of startups, tech companies, and small businesses. Entrepreneurs are drawn to South Austin for its unique vibe and affordable spaces, compared to the high costs of downtown. With an influx of co-working spaces, coffee shops, craft breweries and collaborative environments, the area has become a hotspot for innovation. This, combined with the proximity to Austin's tech industry and the wider Texas business ecosystem, makes South Austin a compelling place for both creatives and professionals alike.

Despite rapid growth, South Austin continues to balance its cultural identity with modern development. While new businesses and residential spaces have emerged, the community remains protective of its artistic roots and local character. Events like the South Congress Avenue shopping district's First Thursdays and the eclectic SoCo market continue to attract both locals and visitors, reflecting the area's commitment to maintaining its distinctive culture while embracing economic opportunities. South Austin's ability to harmonize growth with creativity makes it one of the most dynamic and appealing neighborhoods in Austin.



WITHIN 1 MILE RADIUS OF 3901 & 3907 WOODBURY DR

15,145

Population

6,779

Households

1,882

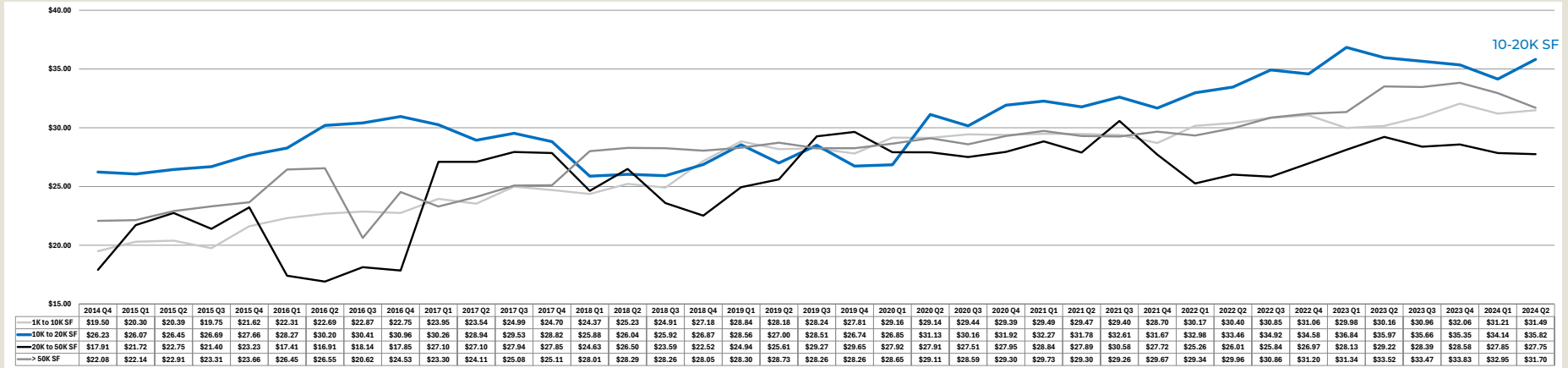
Number of
Businesses

17,828

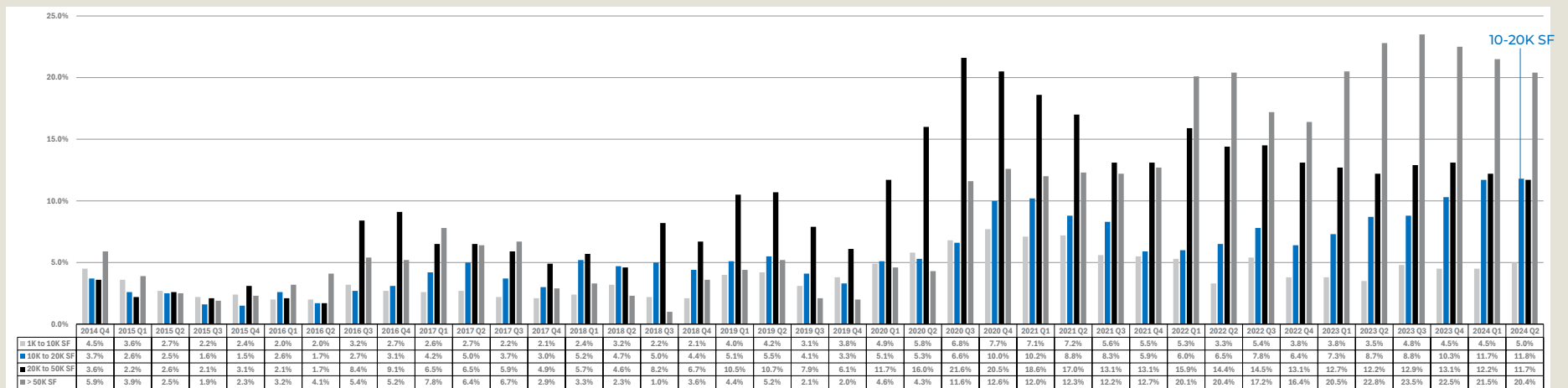
Number of
Employees

South Austin Office Market Statistics

Rental Rates: Asking rental rates for office buildings in the 10K to 20K square foot range consistently outperform other size classes in the South submarket, illustrating a demand for this building size. Additionally, the South submarket of Austin has more single-tenant office space than any other submarket besides the East submarket.



Vacancy: Buildings in the 10K to 20K square foot range have historically remained below 12% vacancy, while other size classes have reached as high as 23% vacancy. This reflects strong market fundamentals for South Austin buildings in this size range.



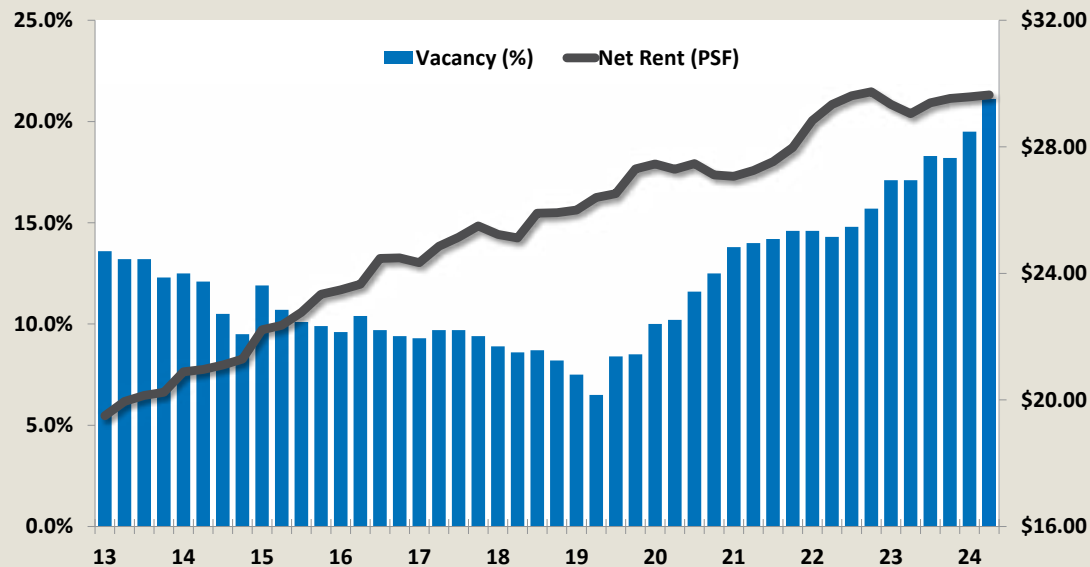
Austin Office Market Statistics

As of Q2 2024, the Austin multi-tenant office market totals 91M square feet and was 78.9% occupied as of this quarter. This is down (1.6%) from last quarter's occupancy and down (2.8%) from one year ago.

Asking rents for Class A space averaged \$36.26 (NNN) per RSF with average Class A operating expenses at \$22.80 per RSF (\$59.06 per RSF). Class A asking rent is up 0.4% from the previous quarter's ask and up 3.0% over last year. Overall asking rent averaged \$29.64 (NNN) per RSF with average overall operating expenses at \$19.61 per RSF (\$49.25 per RSF).

At the close of this quarter there was 5.5M SF of office construction underway which is currently 46.8% released, and 1.4M SF of new office product has delivered.

Q2 2024 Office Market Statistics



let

Innovation

Fuel
Your

Investment

CONFIDENTIAL MEMORANDUM & DISCLAIMER

Transwestern (“Agent”) has been engaged as the exclusive agent for the sale of 3901 & 3907 Woodbury Dr. located in Austin, Texas (“Property”), by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

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