

916 SPRINGDALE ROAD



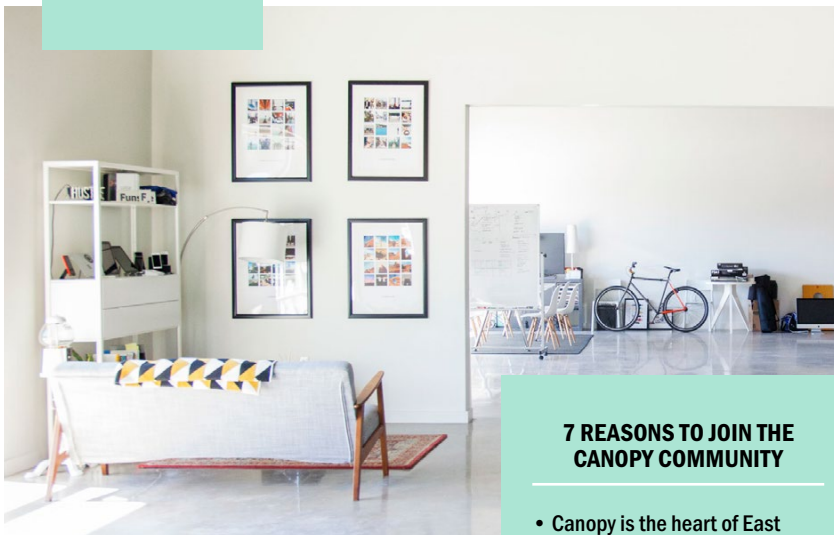
WELCOME TO

CANOPY

STUDIOS / GALLERIES / OFFICES / CAFÉ / ARTIST TRAILERS

# CANOPY

Artist studios, creative office spaces, art galleries and a café are linked together with communal courtyards and covered breezeways, emphasizing the connectedness between art, culture, and the public.



## 7 REASONS TO JOIN THE CANOPY COMMUNITY

- Canopy is the heart of East Austin's creative district
- Walk or bike to nearby restaurants, breweries, and fitness facilities
- On-Site Café
- High ceilings and lots of natural light
- 24/7 key fob access
- Parking ratio of 3.23 : 1,000 SF
- Thoughtfully designed by Michael Hsu Office of Architecture

## “What current tenants are saying...”

“Working at Canopy means a lot to me since I’m able to be surrounded by artists and their creative process. I love seeing them collaborate, share ideas, and witness their passion for art and community.”

*Coka Trevino, Curator and Director of Programming for Big Medium*



**Downtown**  
22 Minutes

**Lady Bird Lake**  
8 Minutes

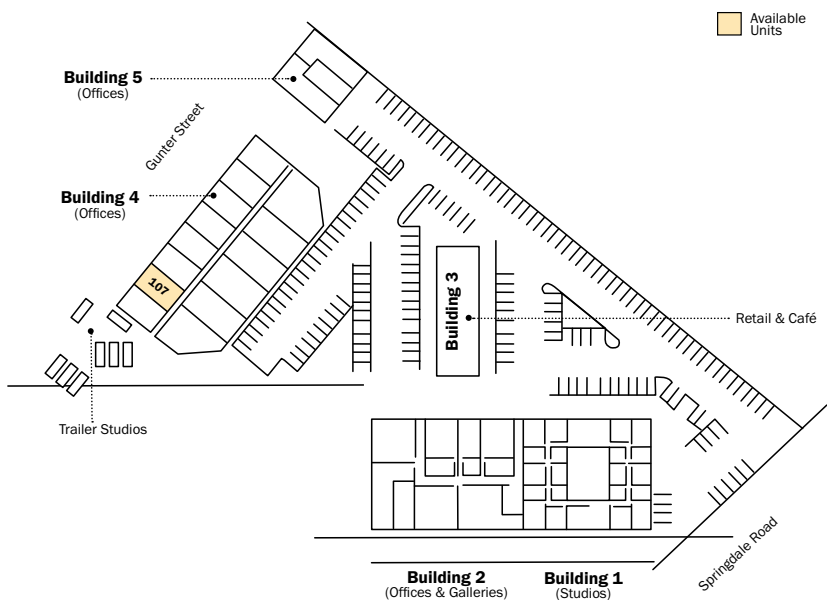


**Downtown**  
12 Minutes

**Lady Bird Lake**  
5 Minutes

## Available Units

CANOPY



## Available Units

---



### **BUILDING 4**

- Unit 107 / 1,210 RSF
- \$29.00/RSF/Year + NNN
- NNN EST: \$14.22/RSF/YR
- Available: September 2025
- As-Is Condition