

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 | **Lady Bird Lake**
22 Minutes | 8 Minutes



Downtown | **Lady Bird Lake**
12 Minutes | 5 Minutes

Available Units



BUILDING 4

- Unit 106 / 1,228 RSF
- \$28/RSF/YR + NNN
- 2023 NNN EST: \$11.45/RSF/YR
- Available: 30 days
- As-Is Condition

BUILDING 2

- Unit 109 / 1194 RSF
- \$28/RSF/YR + NNN
- 2021 NNN EST: \$11.45/RSF/YR
- Available: 30 days
- As-Is Condition

**Ability to combine Bldg 4, #106-108 for a total of 2,420 RSF - 3,648 RSF.*