

1023 SPRINGDALE ROAD



WELCOME TO



**SPRINGDALE  
GENERAL**

We're a community of makers and creatives



The mission of Springdale General is to keep the creative class in Austin. Our campus is made up of affordable maker studios, creative office space, test kitchens, and workshops. With over 165,000 square feet of space on 10 acres, this development accommodates a variety of small to medium businesses from coffee roasters to tech startups.



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

“We are fortunate to have a business at Springdale General. It’s inspiring to be surrounded by so many creatives and entrepreneurs. Also they have created a great community gather place in Building 1, with great food, beverages, and amenities. Pretty awesome!”

Michael Vaclav, *Co-Founder and CEO*  
Medici and Medici Roasting

### 7 Reasons to Join the Springdale General Community

- In the heart of East Austin’s creative district
- Walk or bike to nearby restaurants, breweries, and fitness facilities
- On-Site Coffee Shop, Café and Pub
- 24 hour access
- Parking ratio of 2.79 : 1,000 SF
- Located in an Opportunity Zone
- Thoughtfully designed by Michael Hsu Office of Architecture



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

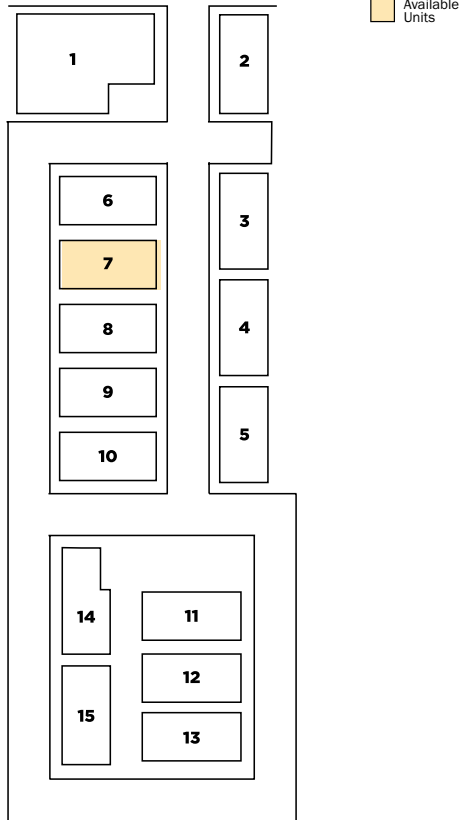


**Downtown** | **Lady Bird Lake**  
12 Minutes | 5 Minutes

# Available Units



**SPRINGDALE  
GENERAL**



## Available Units

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### **BUILDING 7B**

- Size: 3121 RSF
- Lease Rate: \$28.00/RSF/YR
- Estimated NNN: \$10.24/RSF/YR
- Parking: 2.75: 1,000, free, unreserved
- Lease Term: 36-month
- Available: Fall 2022