



OFFICE SPACE FOR LEASE • NEWLY UPDATED COMMON AREAS



3001 S. LAMAR BLVD. | AUSTIN, TX 78704

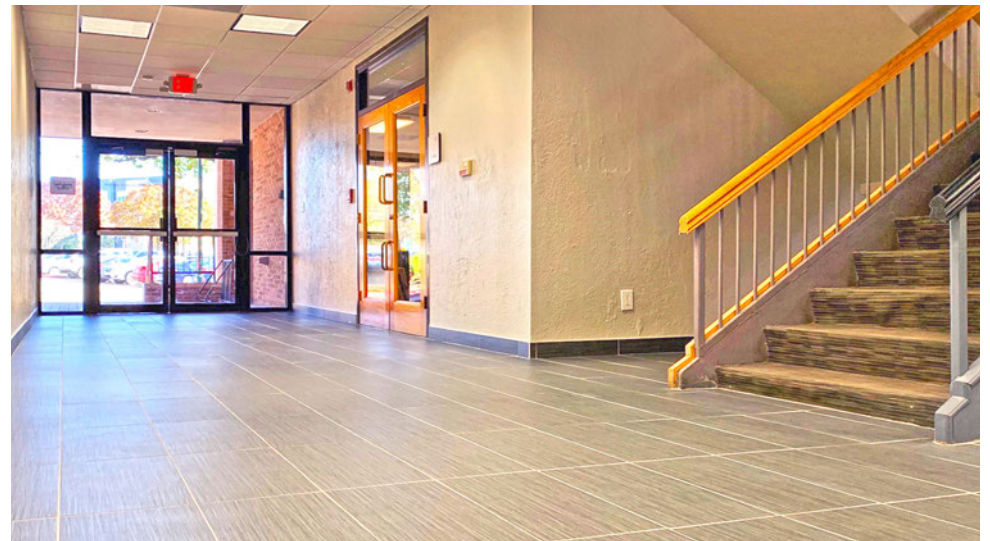
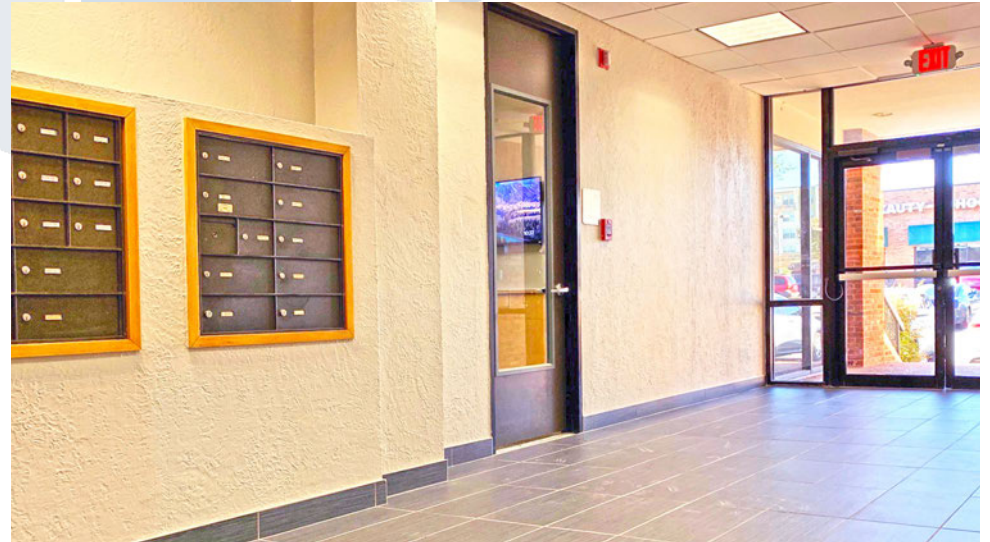
Graham Trull | 512.484.8909 | graham.trull@kuceraco.com

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | **See all of our listings at WWW.KUCERACO.COM.**

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

CORNERS OFFICE BLDG • OFFICE SPACE FOR LEASE

MODERNIZED FLOORING AND CEILING GRID • NEW PAINT IN LOBBY • UPGRADED RESTROOMS • HIGH-QUALITY FINISHES THROUGH-OUT



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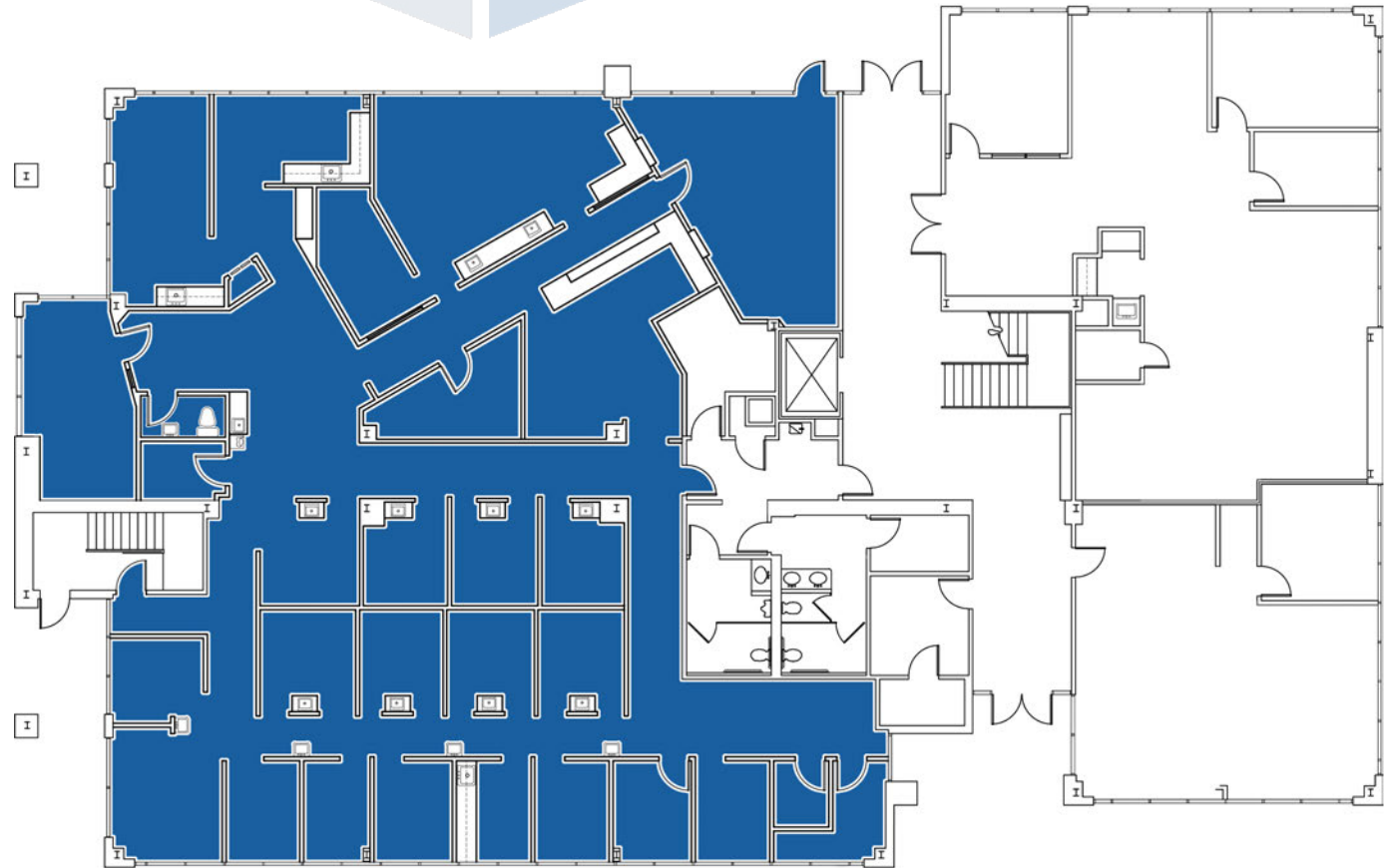
MODERNIZED FLOORING AND CEILING GRID • NEW PAINT IN LOBBY • UPGRADED RESTROOMS • HIGH-QUALITY FINISHES THROUGH-OUT

6,279 RSF

SUITE 100 | \$41.00/RSF GROSS

AVAILABLE 01/01/2025

SECOND GENERATION DENTAL SPACE
CAN BE DEMISED UP TO 3,000 RSF



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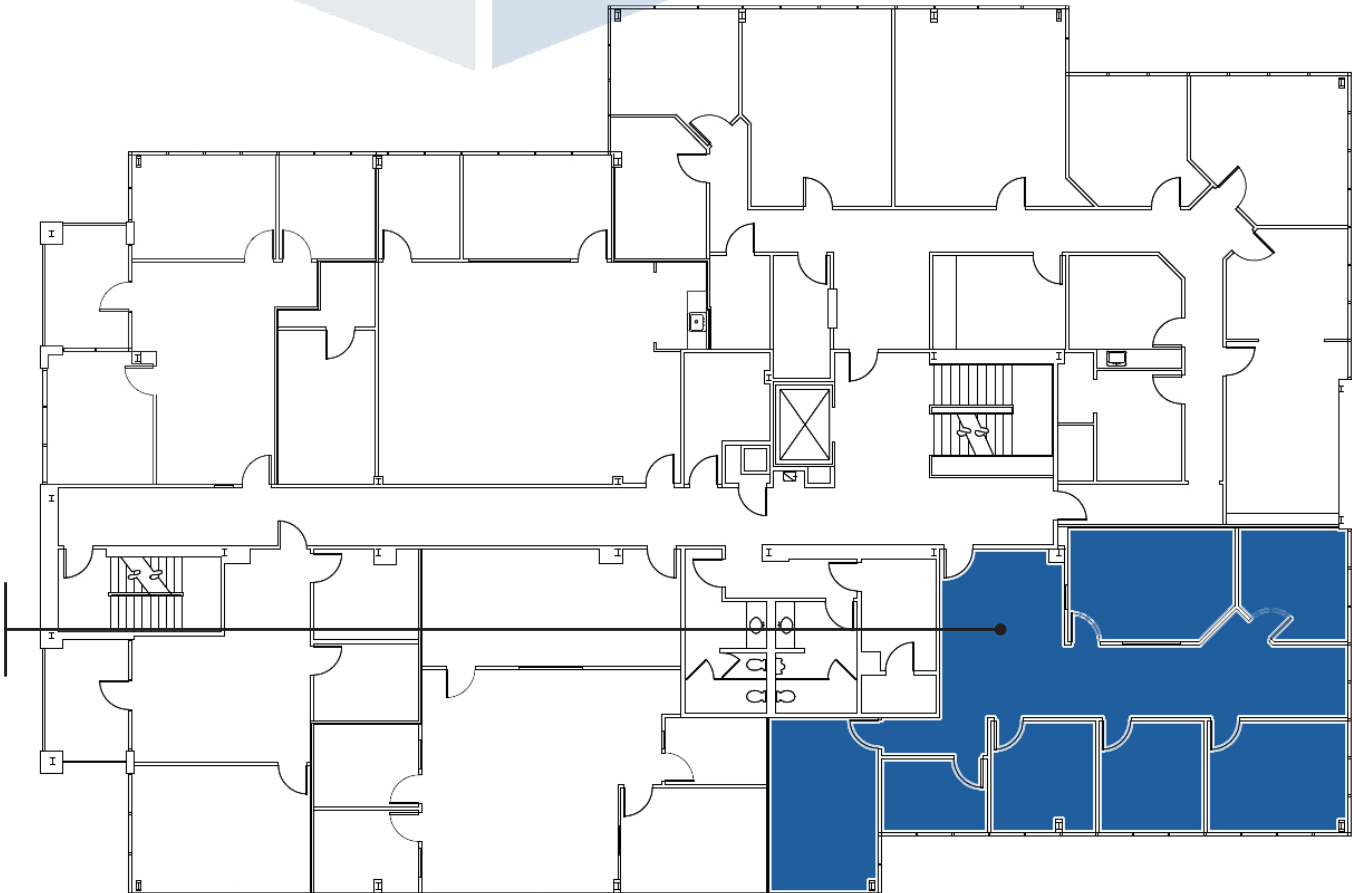
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2,185 RSF
SUITE 220 | \$41.00/RSF GROSS



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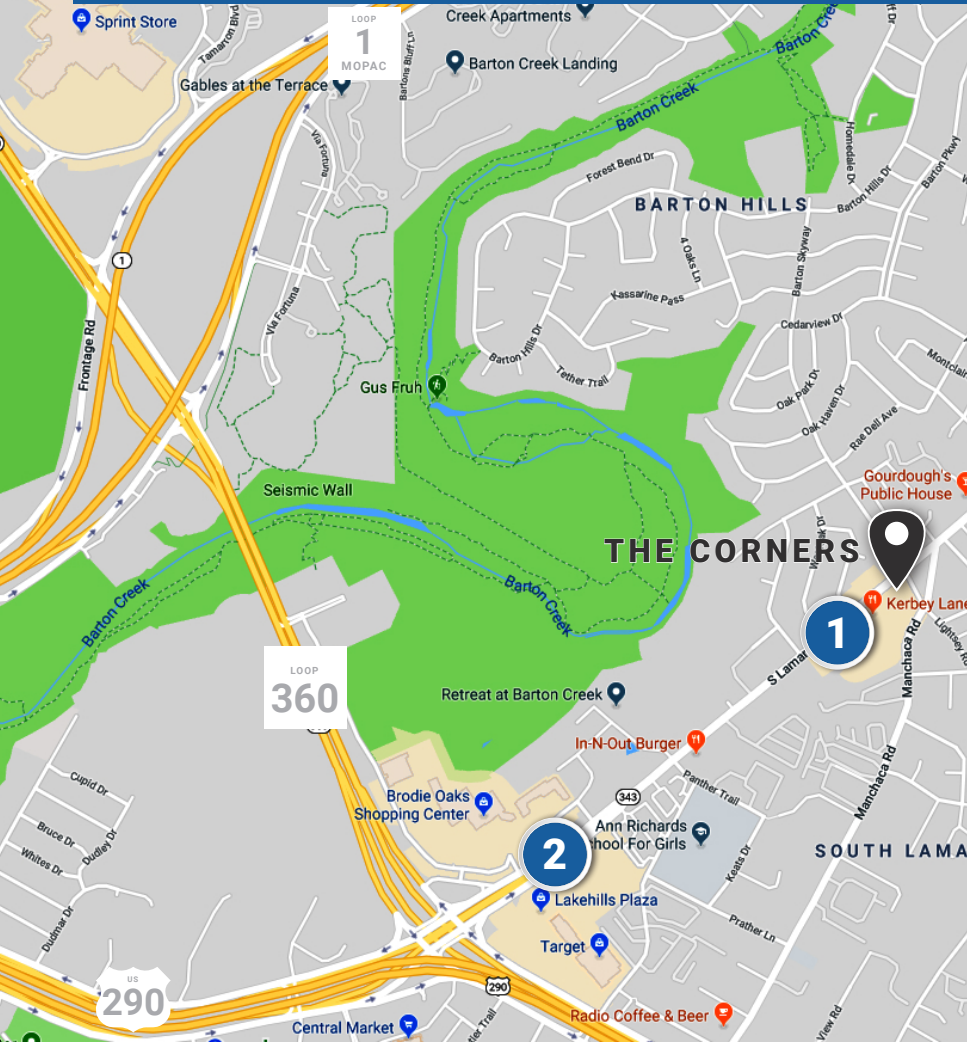
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1 S. LAMAR BLVD.

- Matt's El Rancho
- Mr. Natural Mexican Veggie Fare
- OMG Cheesecakeery
- Gourdough's Public House
- Soup Peddler
- Maria's Taco Xpress
- Giovanni's Pizza Stand
- Phil's Icehouse
- Phoenicia
- Wholly Cow Burgers
- Baker Street Pub & Grill
- Kerbey Lane Cafe
- Torchy's Tacos
- Crepe Crazy
- Sonic Drive-in
- Kicked Up Grub
- Red's Porch
- In & Out Burger
- Red Lobster
- Half Price Books
- Walgreens
- 7-Eleven

2 S. LAMAR BLVD., CONT'D.

- Broken Spoke Salon
- Verizon Wireless
- South Lamar Wine & Spirits
- Lamb's Tire & Automotive
- Pep Boys Pluckers
- Olive Garden
- Starbucks
- Hunan Lion
- Freebird's World Burrito
- The Park on South Lamar
- Pinthouse Pizza
- Bombay Bistro
- Pei Wei
- Dockhand Oyster Bar
- Sprouts Farmer Market
- Wells Fargo Bank
- LA Fitness
- Target

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