



MIRABEAU



FOR LEASE

3,497 – 7,851 SF of Modern, Move-in Ready Office Space
Available for Lease in the SoLa Corridor

2330 S Lamar Blvd, Austin, TX 78704



Property Overview

Mirabeau is a destination for businesses looking to establish themselves in the heart of South Lamar's dynamic community.



Mirabeau is a 30,100 square foot creative office and retail building, ideally located on Austin's bustling South Lamar "SOLA" corridor. Built-in 2018, the property offers modern construction and an impressive range of amenities, making it a prime choice for office users seeking space in one of Austin's most vibrant areas.



Currently available for lease, the second and third floors of Mirabeau each feature beautifully finished office space, including outdoor balconies on each floor, ready to be tailored to your business needs. The building also hosts a mix of dynamic retail tenants, including Kriser's Natural Pet and Deca Dental on the ground floor, adding convenience and amenities for office users.



Mirabeau is located on South Lamar, just 2 miles south of downtown and 1.7 miles west of South Congress. The project offers immediate north/south accessibility along Lamar Boulevard, and it is approximately 1.5 miles north of the prominent East/West corridor of Hwy 290/71. Mirabeau's premier location puts it within immediate proximity to multiple iconic "SOLA" establishments such as Loro, Black Sheep Lodge, Uchi Sushi, Matt's El Rancho and The Broken Spoke. Mirabeau offers excellent visibility and signage opportunities for users along S. Lamar Blvd. The Barton Hills, Zilker and Bouldin Creek neighborhoods surrounding the property are some of the most desirable in Austin with high average incomes and residential real estate prices. A large Domain style mixed use development is planned for the Brodie Oaks Shopping Center property 1.3 miles to the south that will bring high rise office buildings, hotels and retail.



South Lamar Retailers

ALAMO TREK uchi
 SHAKE SHACK sōtō EBERLY
 Saxon Pub ODD DUCK Merit

South 1st Retailers

Polvo ELIZABETH'S GOURDOUGH'S
 THE PEACH HOUSE NOMADÉ
 SNARF'S SANDWICHES MEXICANO

SoCo Retailers

Nike Lululemon KENDRA SCOTT TECOVAS
 ByGeorge GANNI BUCK MASON alo Madswell
 BILLY REID LE LABO STAG EVERLANE
 MARINE LAYER AV Houter HERMES Allens BOOTS
 Perlas aba June's hopdoddy FREEBIRD HOME SLICE PIZZA

WINDSOR SOUTH LAMAR
 340 UNITS | BUILT 2014

GIBSON FLATS
 202 UNITS | BUILT 2013

FIFTEEN '15 SOUTH LAMAR
 328 UNITS | BUILT 2022

LAMAR UNION
 422 UNITS | BUILT 2014

MAA SOUTH LAMAR
 646 UNITS | BUILT 2012

PATHWAYS AT GOODRICH PLACE
 120 UNITS | BUILT 2020

T Mobile ELECTRIC FIRST 48+
 atx pikates

BOULDIN*ACRES

Office DEPOT
 CVS

LO RO

ABGE

Bluebonnet Ln

70,896 VPD

MIRABEAU
 WE'RE STILL AUSTIN

alchemy ORGANICS

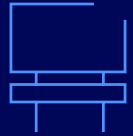
BLUEBONNET STUDIOS
 107 UNITS | BUILT 2016

S Lamar Blvd

UNDER CONSTRUCTION
ZEPHYR RESIDENCES
 175 UNITS | DELIVERING Q3 2025

Mirabeau

Property Highlights



High Visibility Signage

Exceptional signage opportunities along South Lamar, ensuring your business stands out.



Prime Location

Just minutes from downtown Austin and South Congress, in the sought-after 78704 zip code.



Abundant Amenities

A wealth of nearby dining, retail, and fitness options, all within walking distance.



Newer Construction

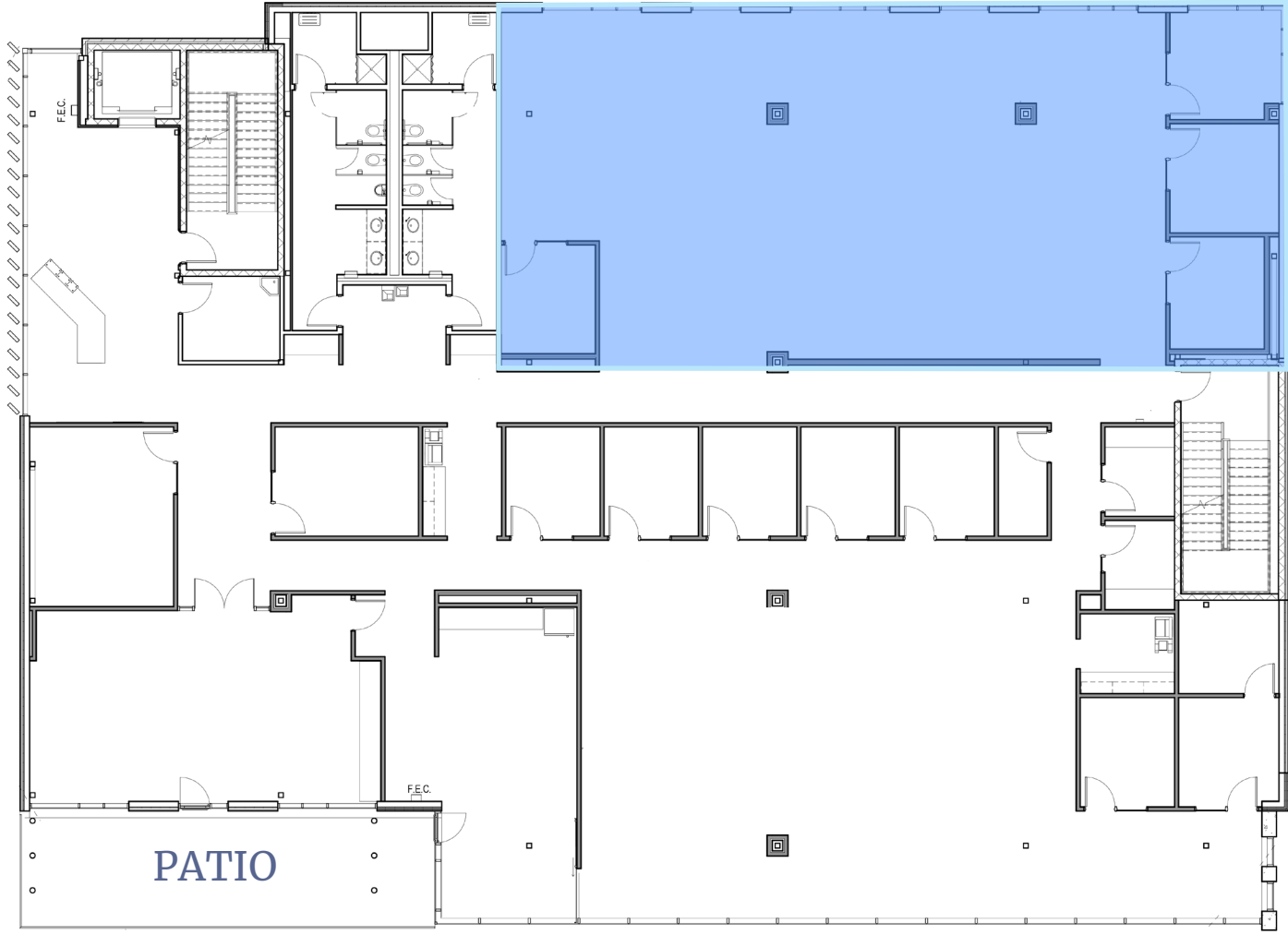
Modern, high-quality finishes with excellent natural light throughout the property.

Availability

FLOOR	SUITE	SIZE	AVAILABLE	PRICE PSF	EST OPEX	PARKING RATIO
2	201	3,497 RSF	Now	\$37.00 NNN	\$16.17/SF	3/1,000 surface parking
3	301	4,084 RSF	Now	\$37.00 NNN	\$16.17/SF	3/1,000 surface parking

Floor Plans

Suite 201 | 3,497 RSF



Suite 301 | 4,084 RSF

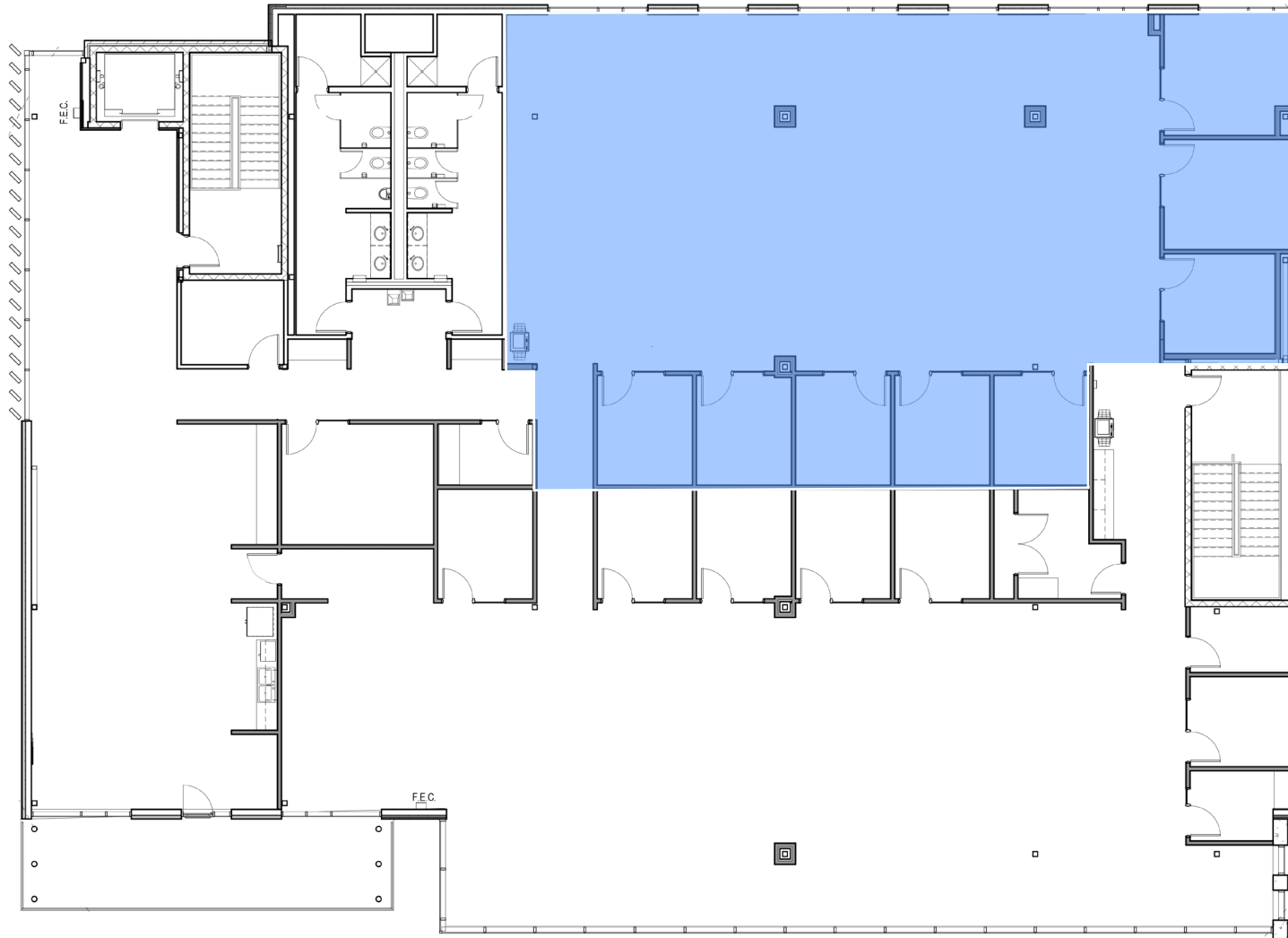


Photo Gallery







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