



The Corners

OFFICE FOR LEASE

3001 S Lamar Blvd, Austin, TX 78704

 TRANSWESTERN

The Corners

The Corners office building offers a convenient South Austin office location just west of Menchaca and north of Ben White Boulevard, within The Corners Shopping Center. Tenants enjoy walkable access to a variety of nearby restaurants and retail, plus the ease of abundant visitor parking and front-door access.

The three-story, multi-tenant office building features flexible floor plates, after-hours HVAC, on-site retail amenities, and built-in wet bars and kitchens—ideal for modern teams. Additional perks include space planning services, strong parking ratios, and an urban setting that balances accessibility with everyday convenience.

Suite 100A* - 3,414 SF

Suite 100B* - 2,865 SF

Suite 210 - 3,262 SF

**Contiguous up to 6,279 SF*



The Corners - Level 1

Suite 100A // 3,414 SF

\$30.00/RSF + 14.50 NNN

Potential layout

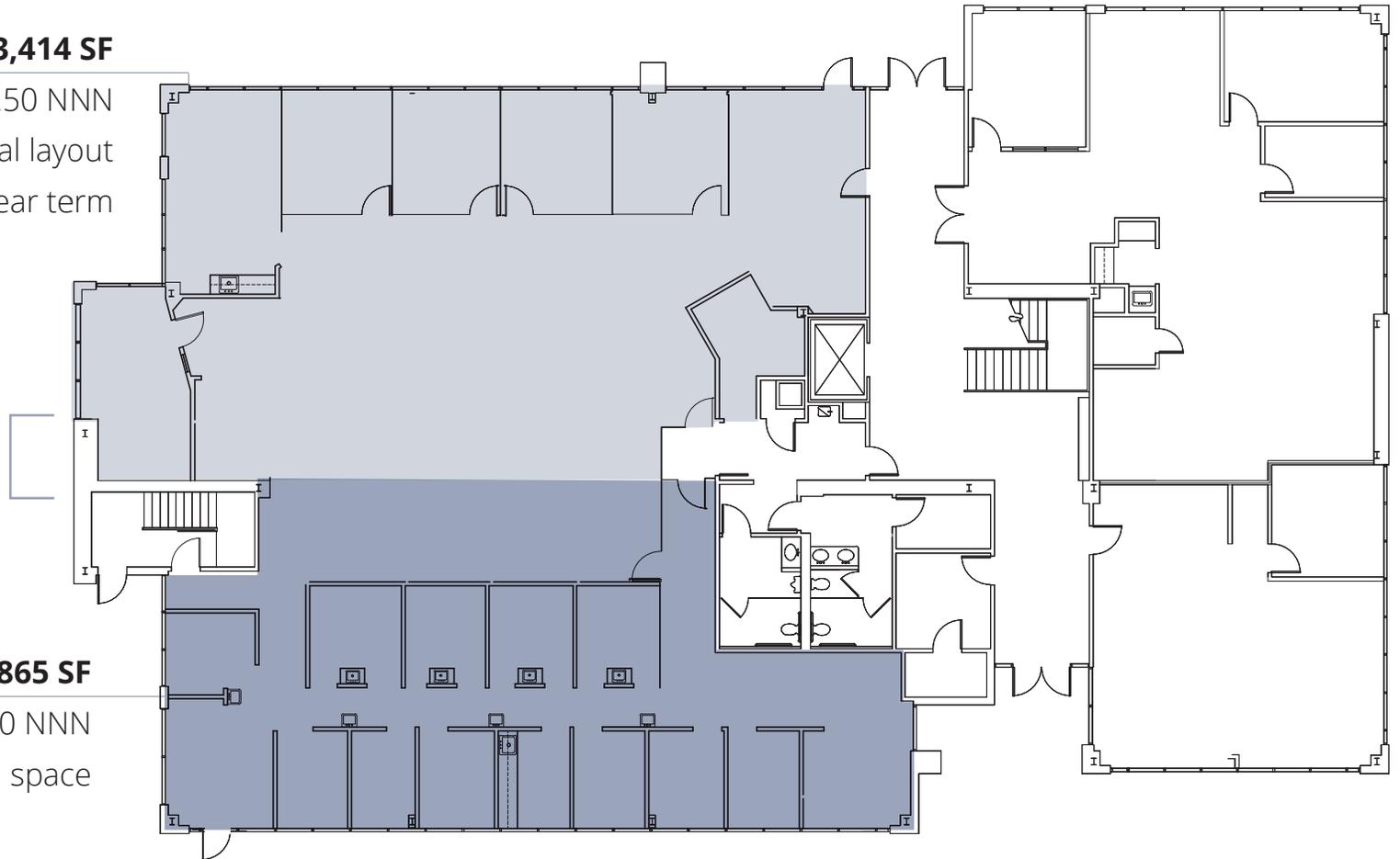
Turnkey as spec plan for 5 year term

Contiguous up to 6,279 SF

Suite 100B // 2,865 SF

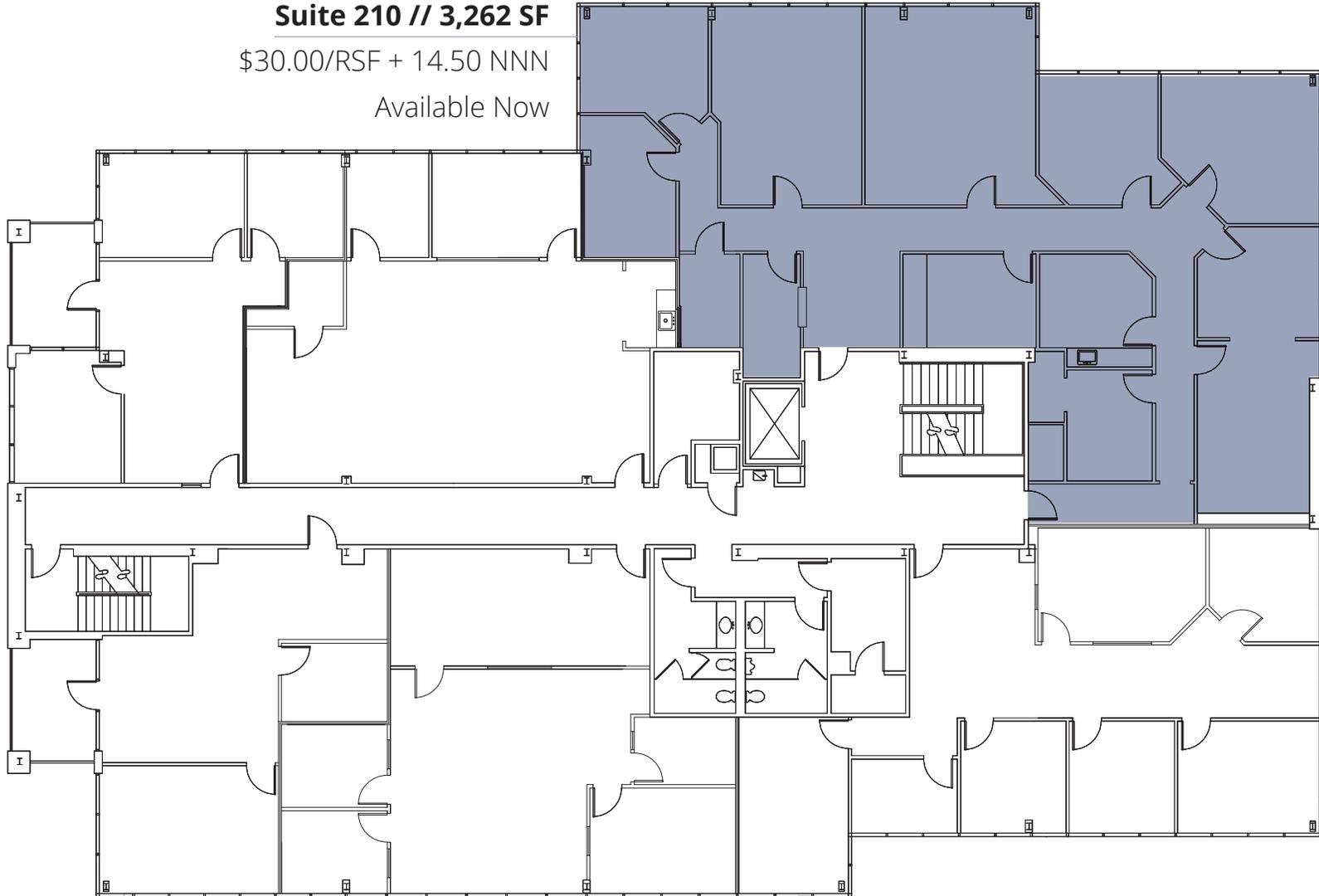
\$30.00/RSF + 14.50 NNN

2nd generation dental space



The Corners - Level 2

Suite 210 // 3,262 SF
\$30.00/RSF + 14.50 NNN
Available Now



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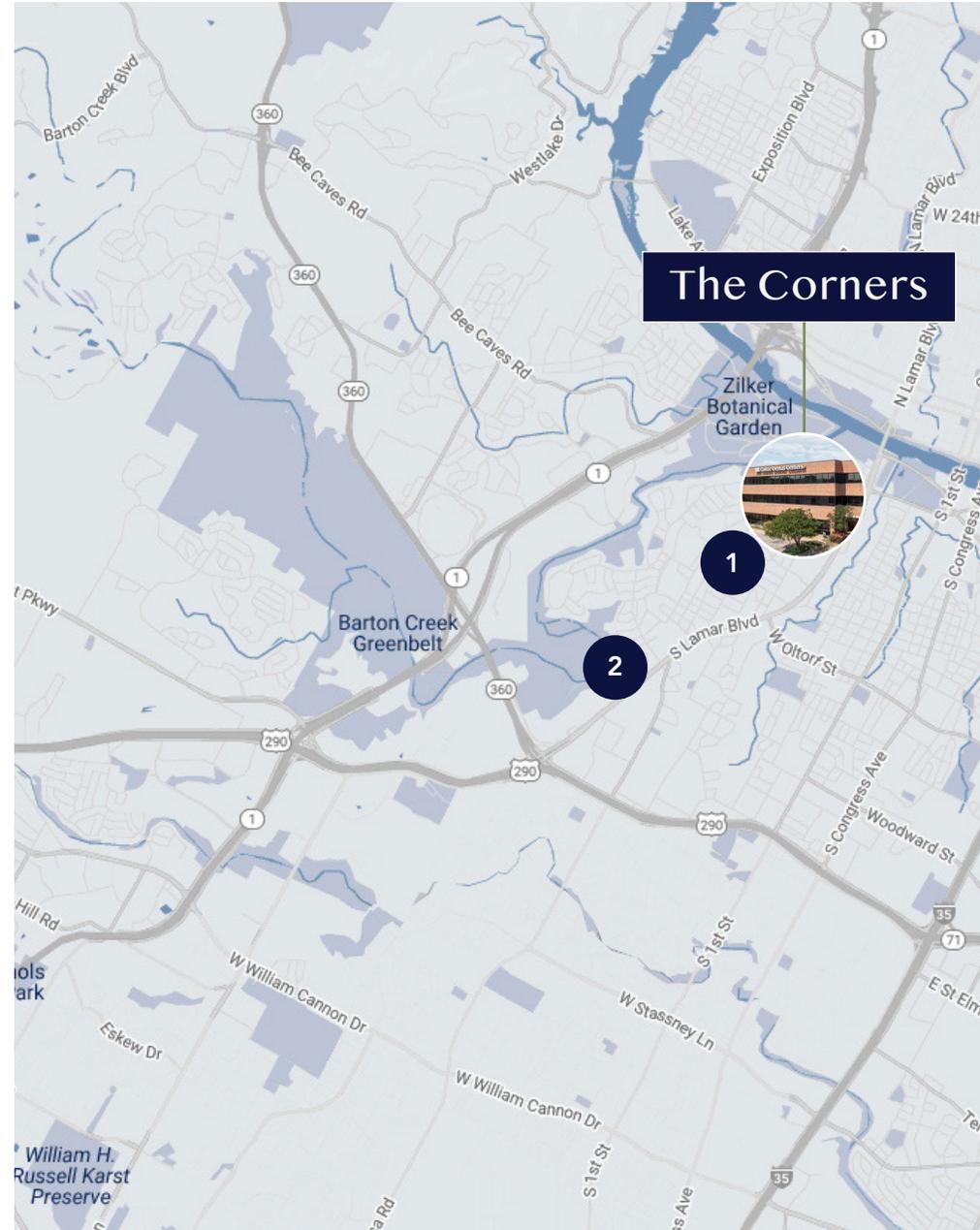
The Corners

NEARBY AMENITIES

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

- 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
- Pinhouse Pizza
- Bombay Bistro
- Pei Wei
- Dockhand Oyster Bar
- Sprouts Farmer Market
- Wells Fargo Bank
- LA Fitness
- Target



REACH OUT TO LEARN MORE

The Corners

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