



For Lease: Northwend Shopping Center  
4 Spaces Available, 1500-5000 sqft  
9515 North Lamar Blvd, Austin, TX 78753





# IDEAL LOCATION

- Where Rutland meets Lamar in N Austin
- High traffic count
- Surrounded by vibrant businesses
- 3 mins to I-35, 6 mins to Hwy 183, 10 mins to Domain

## T-intersection of Rutland and Lamar



# 4 Spaces FOR LEASE

- Triple Net \$9/sf/yr
- 2-3 Year Term Preferred
- Pylon Sign available

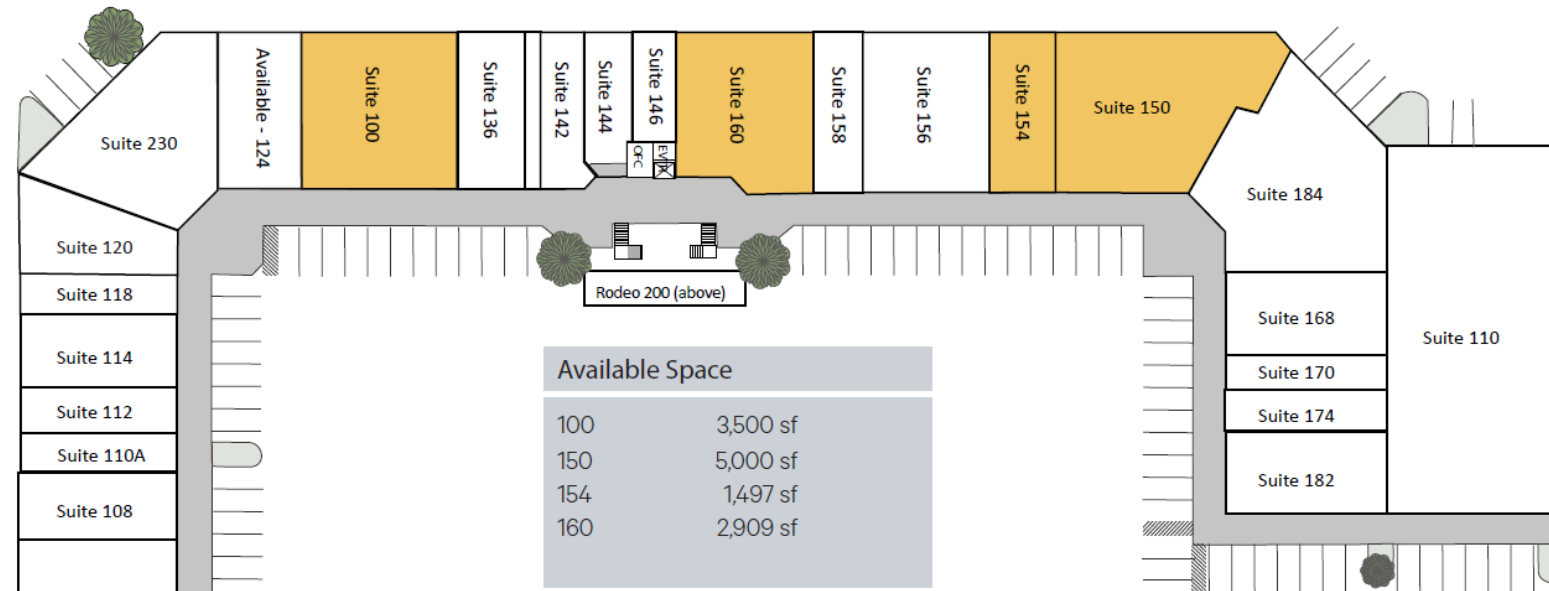
Suite 100: 3500sf, asking \$22/sf/yr, former beauty salon

Suite 150: 5000sf, asking \$20/sf/yr, former food wholesaler, can be combined with 154 to form 6497sf space.

Suite 154: 1497sf, asking \$24/sf/yr, former grocery store

Suite 160: 2909sf, asking \$21/sf/yr, former dry cleaner

9515 N Lamar Blvd, Austin, TX 78753



## Current Tenants

102	Marisco Grill	144	LaEureka
108	Starbrite Cleaners	146	Storage
110	Dollar Tree	156	Dinh Noodle House
110A	Resistant Life Herbalife	158	Arbor Dental
112	La Herencia Western Wear	168	Chicoine Chiropractic
114	Stephanie's Boutique	170	Metro PCS
118	We Fix Phones	174	Metro PCS
120	Staff Zone	182	Jackson Hewitt
124	Kathin Beauty Salon	184	Soap Bubbles Washateria
136A	Royal Vision	200	Club Rodeo
142	Austin Mutual Agency	230	Seoulju





# Contact Info

---



**Dedy Tando**

**(512) 419-8096**

**Dedy@austin101.com**

