



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.



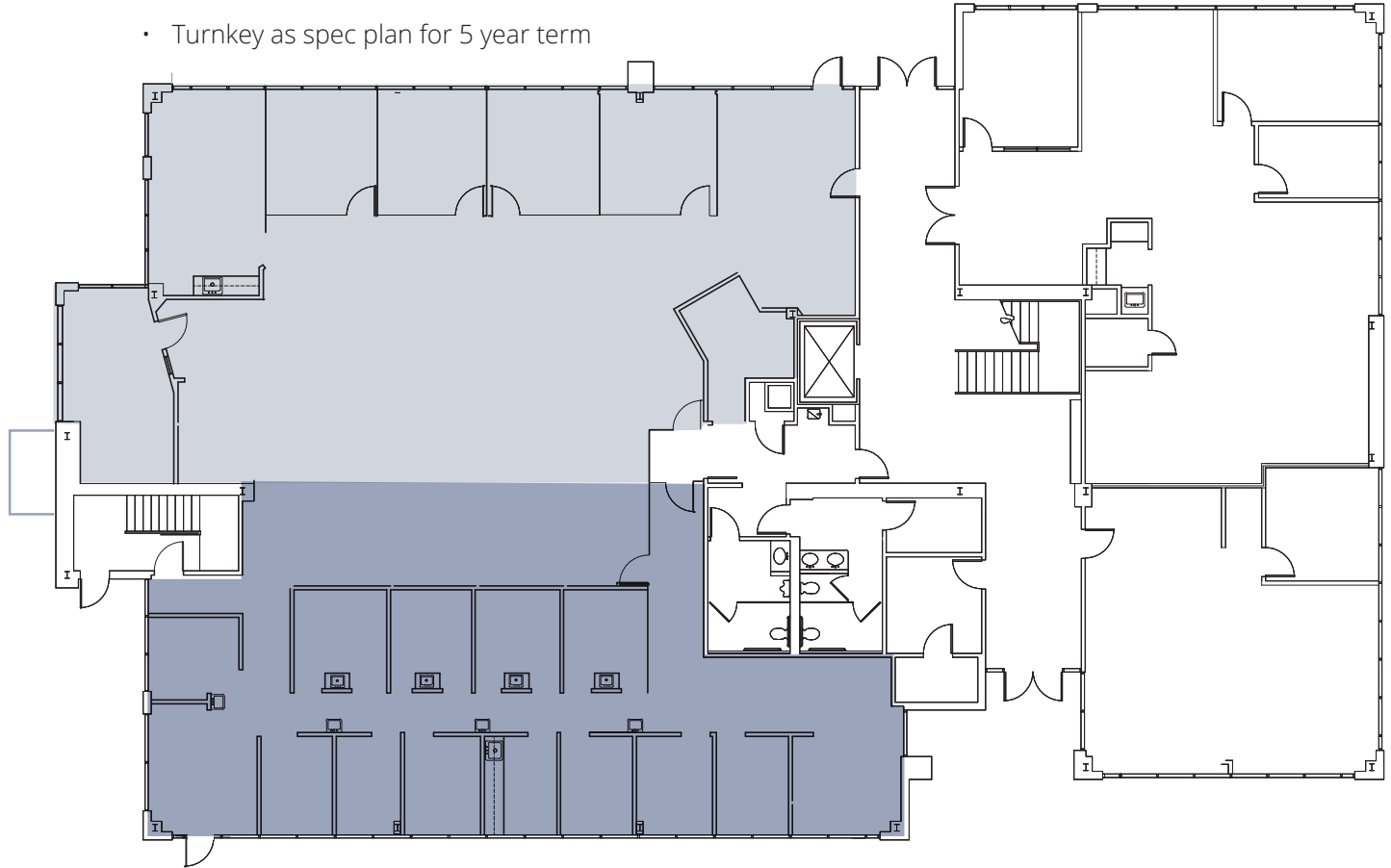
The Corners - Level 1

Suite 100A Rate: \$30.00/RSF + 14.50 NNN

**Contiguous up to 6,279 SF*

Suite 100A* // 3,414 SF

- Potential layout
- Turnkey as spec plan for 5 year term



Suite 100B* // 2,865 SF

- 2nd generation dental space

The Corners - Level 2

Suite 210 Rate: \$30.00/RSF + 14.50 NNN

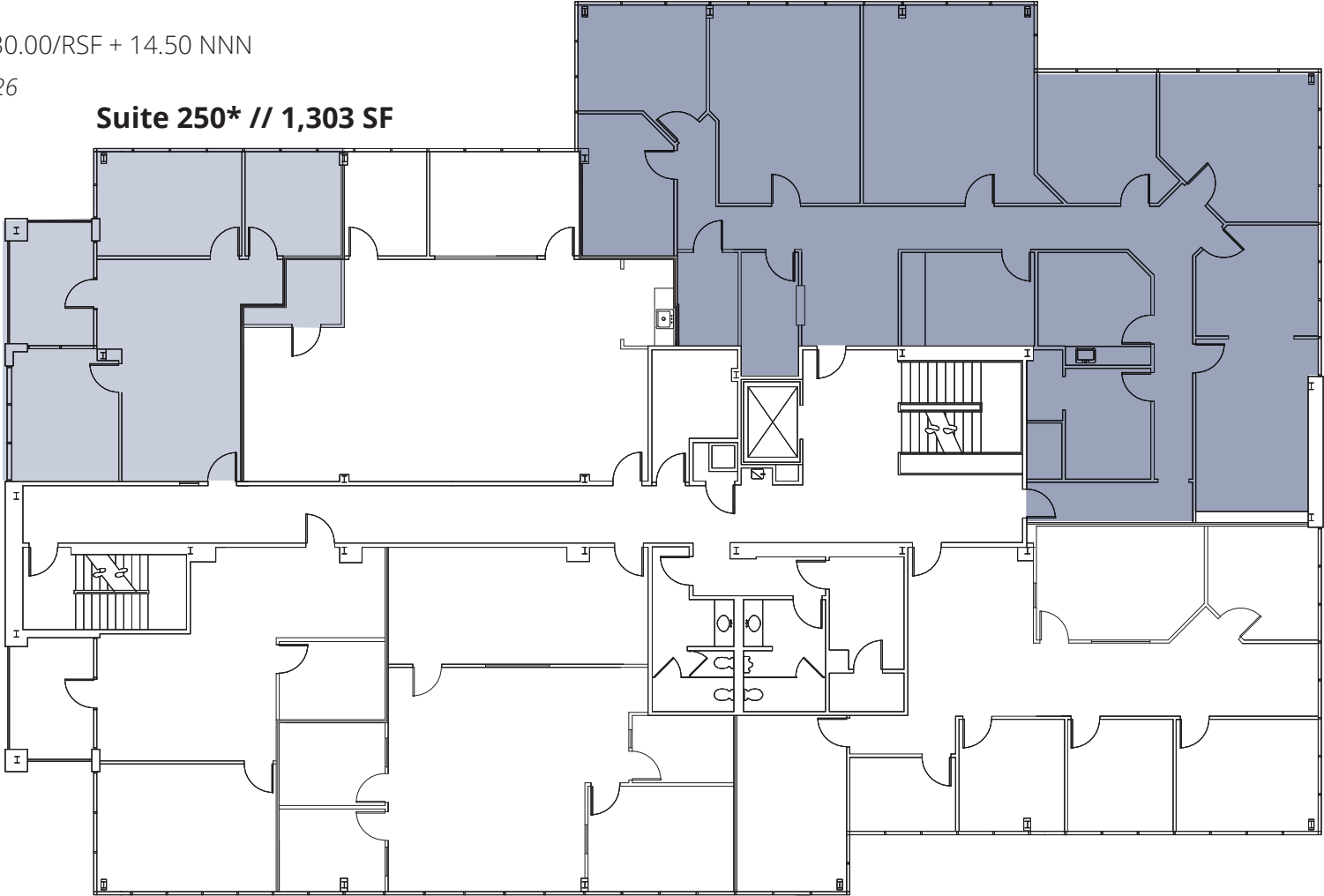
**Available Now*

Suite 250 Rate: \$30.00/RSF + 14.50 NNN

**Available June 1, 2026*

Suite 210* // 3,262 SF

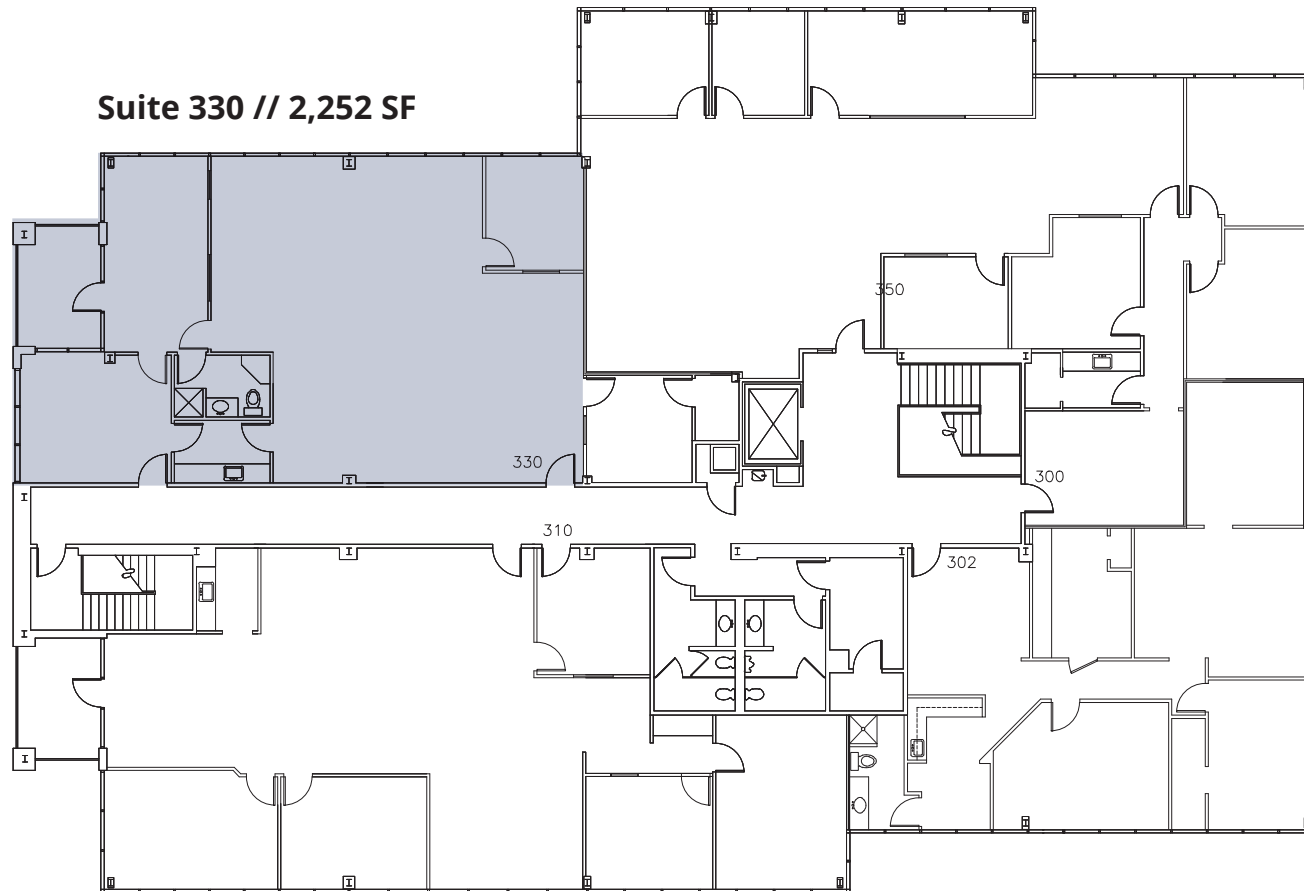
Suite 250* // 1,303 SF



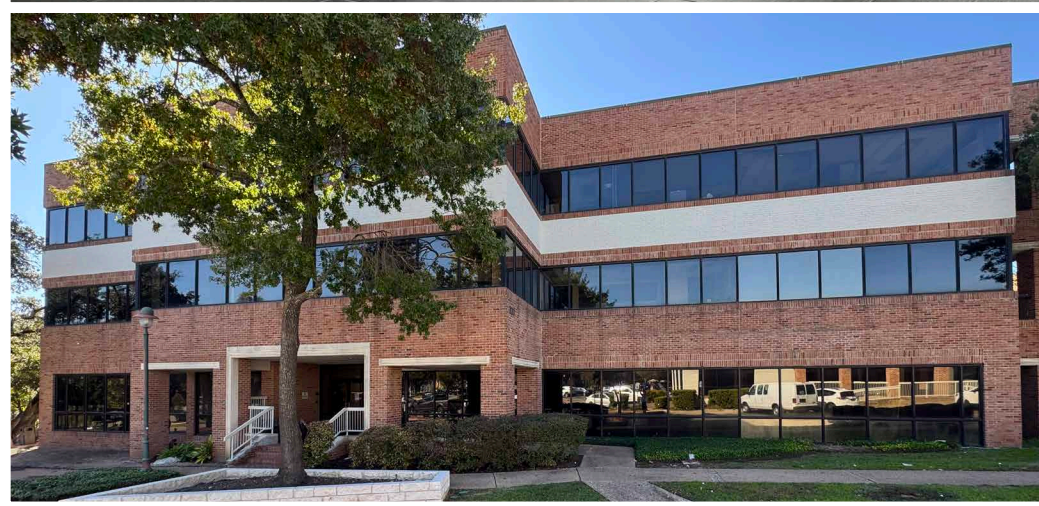
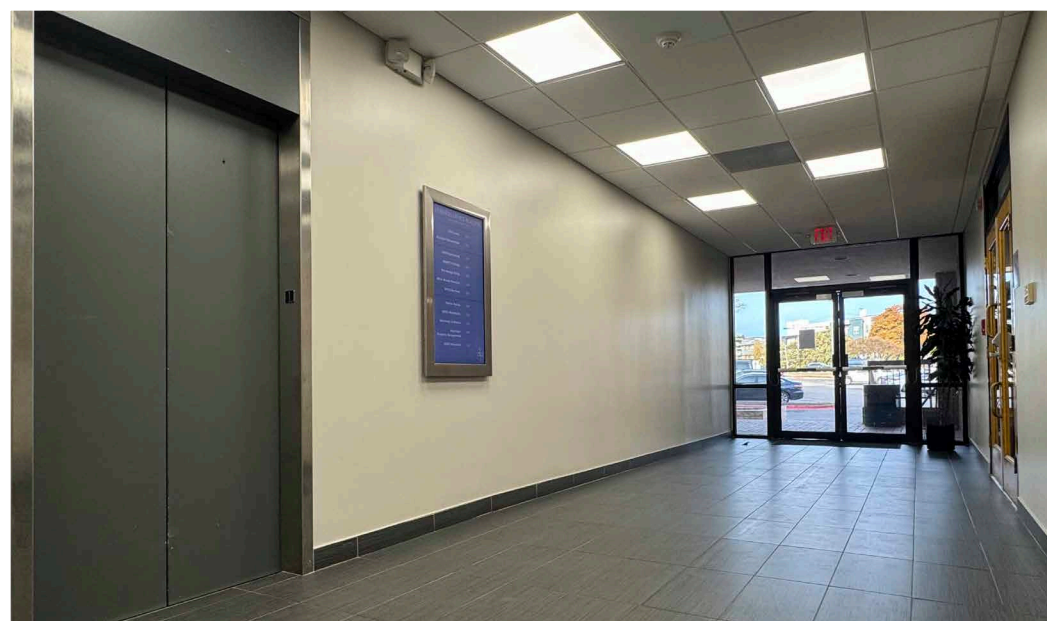
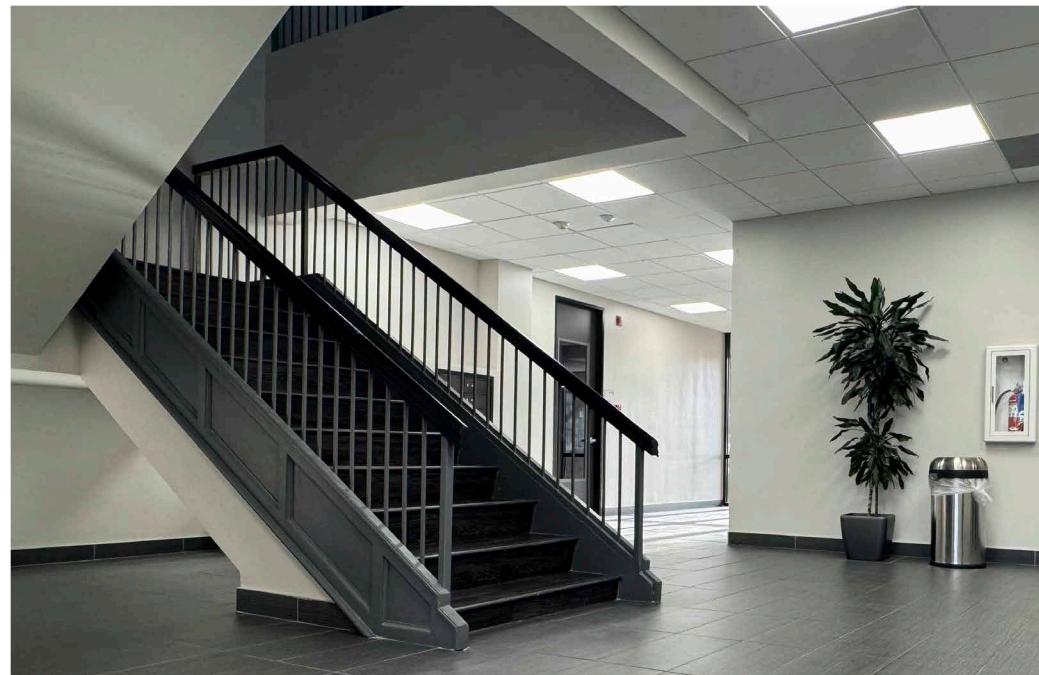
The Corners - Level 3

Suite 330 Rate: \$30.00/RSF + 14.50 NNN

**Available in 30 Days*



The Corners



The Corners



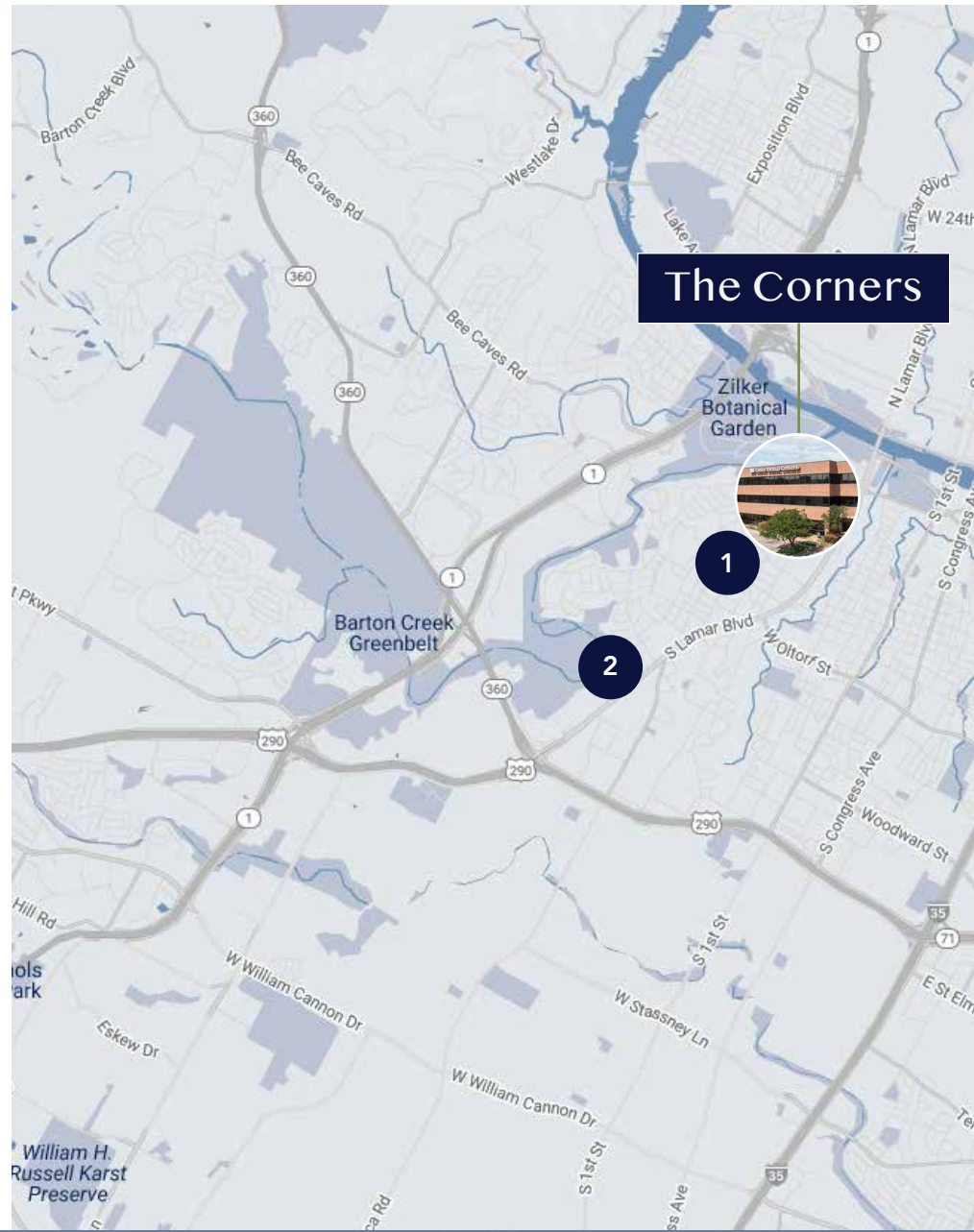
The Corners

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



REACH OUT TO LEARN MORE

The Corners

Graham Trull, SIOR
graham.trull@transwestern.com

Connor Atchley
connor.atchley@transwestern.com

