

SOUTH LAMAR CENTER DISCOUNTED COMMERCIAL CONDO FOR SALE



Since closing on 112,854 SF on June 6th, 2024
±104,356 SF SOLD



CENTRIC
COMMERCIAL

LAST SPACE: 8,498 SF AVAILABLE
4544 SOUTH LAMAR [MAP](#)

BEST SOUTH CENTRAL LOCATION IN AUSTIN



NEARBY

Brodie Oaks Development

St. David's Medical Center

Downtown Austin

Westgate Shopping Center

Sunset Valley

Barton Creek Square Mall

Lakehills Plaza

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY OVERVIEW

LAST REMAINING SPACE

- 8,498 SF

BUILDING HIGHLIGHTS

- **Building Size:** ±112,854 SF Total
- **Parking:** ±5.2 per 1,000 SF
(includes reserved garage parking)
- **Signage:** Building and Monument Available
- **ASC Compatibility:** Generator pad locations & covered drop off available
- **Clear Height:** ±16'
- **Infrastructure:** Shell condition with restrooms throughout
- **Abundant Power for uses**



RARE OPPORTUNITY

Centric Commercial is pleased to announce South Lamar Center:

- New Office Condominium Project – One-of-Kind buying Opportunity
- Strategically located in the heart of South Central Austin by Central Market & Brodie Oak Center
- The Seller recently acquired the 112,854 SF office building (formerly AT&T call center) and converted the Project into Commercial Condominiums for purchase.
- The Seller's acquisition cost allows Seller to provide significant discount to the market.
- Seller objective is to sell units quickly, in exchange, provide sophisticated prospective purchasers the ability to acquire office condominiums at far below-market discounted pricing.

**RECENT COMPARABLE
Commercial Condo Sale in Area
\$500+ /SF**

(EXCLUDES exterior work of \$50+, equivalent \$550+/ SF)

**DISCOUNTED PRICING
\$395/SF**

(INCLUDES exterior improvements by Seller)

Below-market pricing offering is subject to increase as the project continues to sell out. **38% (41,436/sf)** of the project has already sold in the first month.



CAPITAL IMPROVEMENTS
±\$2.3m in Seller Improvements Nearing
Completion as of July 2025



DISCOUNTED PRICING
Discounted Sale Price - **LOWEST PRICING** of
any comparable projects in Austin

SITE PLAN

8,498 SF AVAILABLE

Covered Reserved Garage Parking



The information contained herein was obtained from sources deemed reliable. Centric Commercial, however, makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

DEMISING PLAN



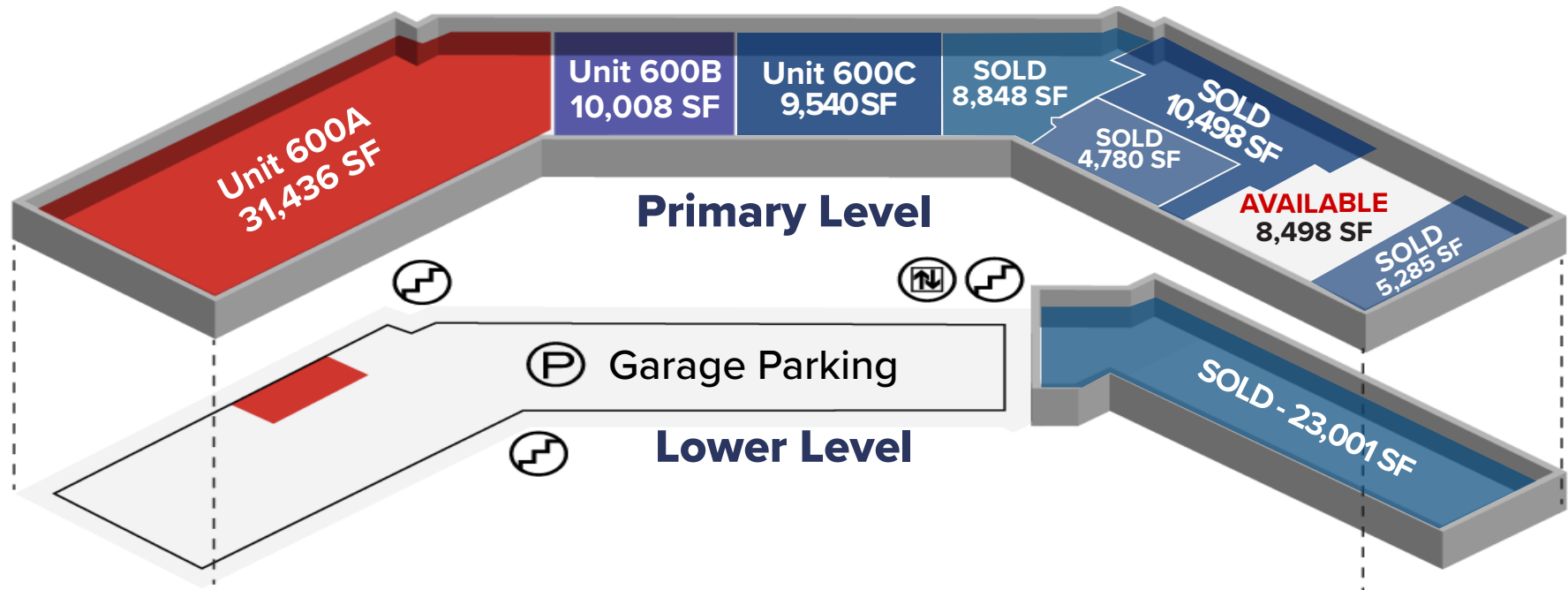
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BUILDING DIAGRAM

Unit 600 is a 2-level structure. The Primary Level is entirely shell office space. The Lower Level is split between garage parking and shell space.

Building 112,854 SF | Primary Level 89,853 SF | Lower Level 23,001 SF

Primary Level - 86,595 SF at grade with surface parking lot and serves as primary entry to all suites.



Lower Level - 23,001 SF accessible via access around back of building. Garage Parking has 128 Spots.

AMENITY MAP



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PROJECT RENOVATION PLANS COMPLETE

Seller, at Seller's expense, is investing ±\$2.3M in renovation improvements for end purchaser's benefit and cost savings. Improvements include but not limited to:



New Roof



**Refinish + Paint Exterior
Facade**



**Construct New Monument
Signage**



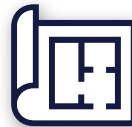
New Native Landscaping



**Repair, Seal Coat + Stripe
Parking Lot**



**New Electric Utility
Transformer**



**Delivering "Cold Shell"
Interior Canvas**



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