

# SOUTH LAMAR CENTER

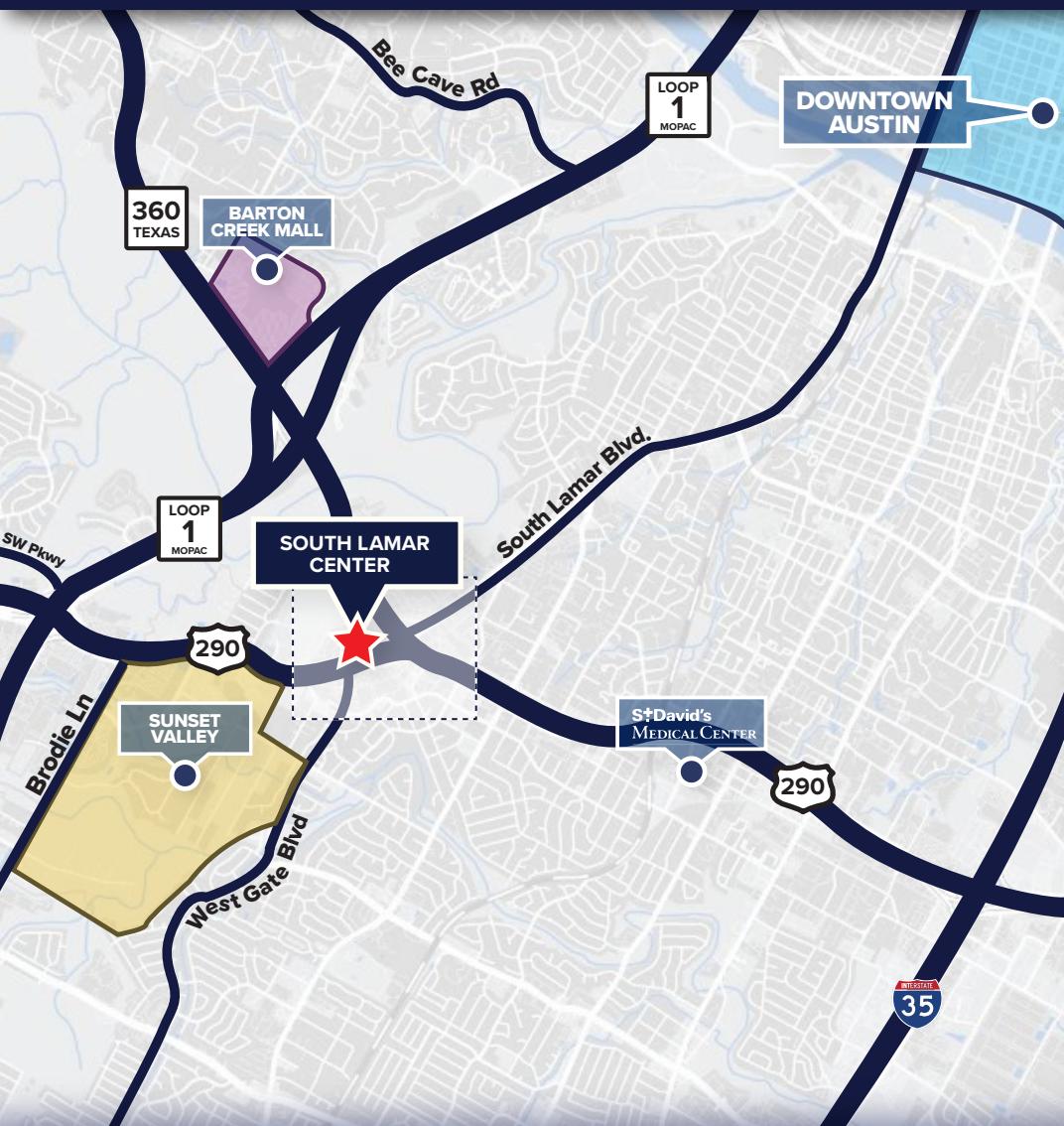
## DISCOUNTED COMMERCIAL CONDO FOR SALE



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

**LAST SPACE: 8,498 SF AVAILABLE**  
4544 SOUTH LAMAR 

# BEST SOUTH CENTRAL LOCATION IN AUSTIN



## NEARBY

**Brodie Oaks Development**

**Downtown Austin**

**Sunset Valley**

**Lakehills Plaza**

**St. David's Medical Center**

**Westgate Shopping Center**

**Barton Creek Square Mall**

FOR MORE INFORMATION, PLEASE CONTACT:

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**CENTRIC**  
COMMERCIAL

# 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)



## CAPITAL IMPROVEMENTS

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

**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.

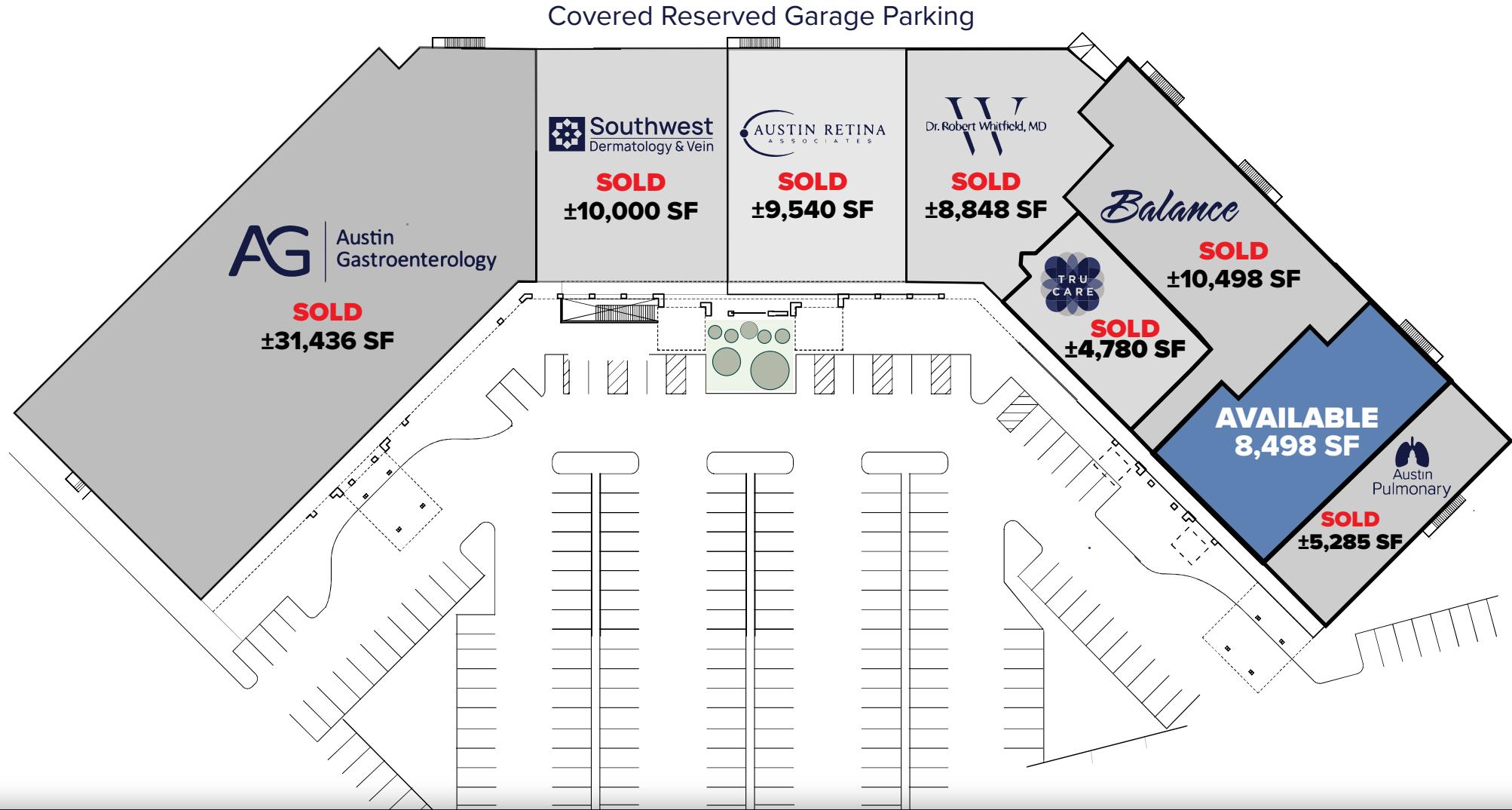


## DISCOUNTED PRICING

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

# SITE PLAN

**8,498 SF AVAILABLE**



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



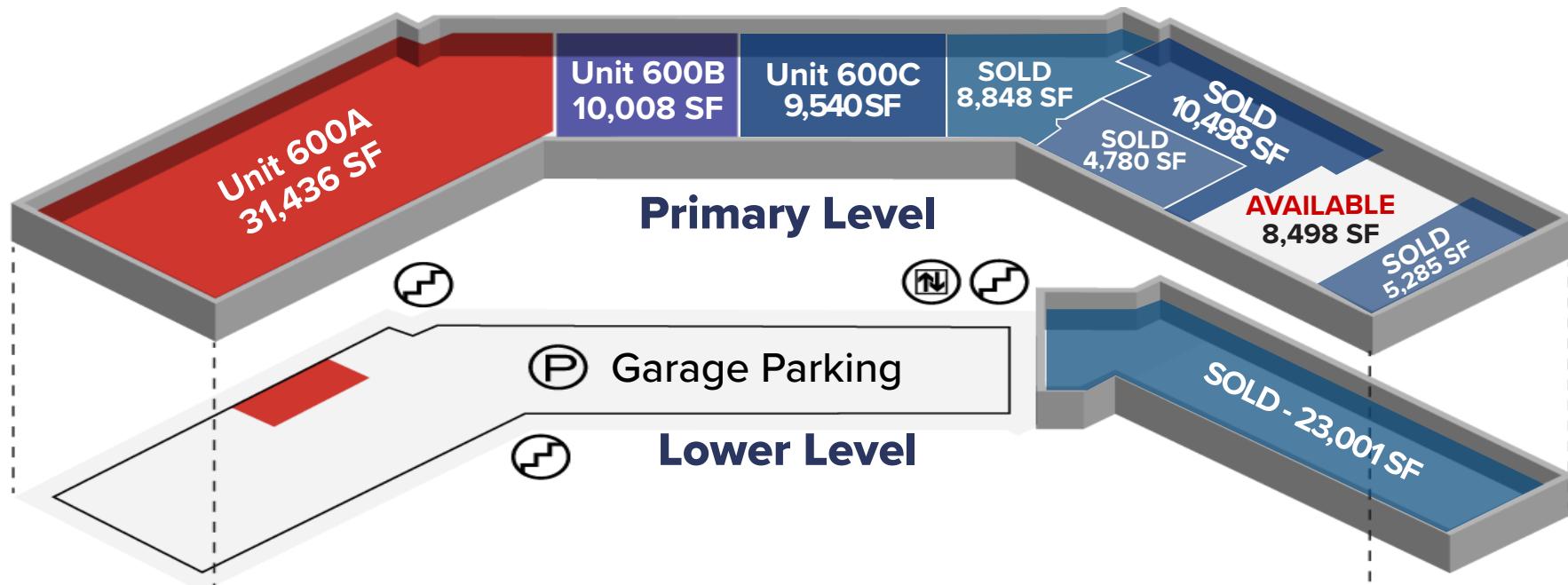
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# BUILDING DIAGRAM

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.

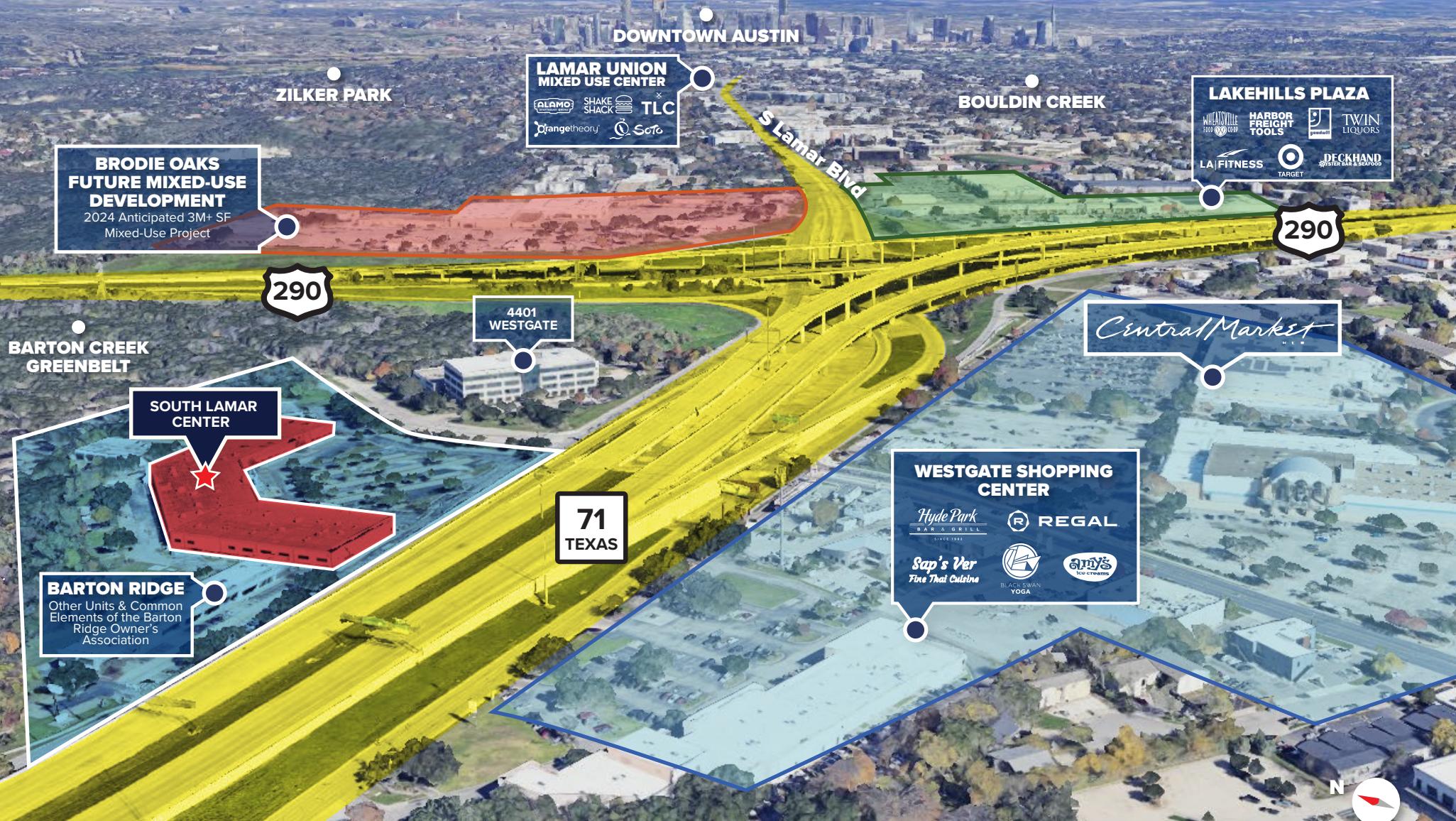
**Building 112,854 SF | Primary Level 89,853 SF | Lower Level 23,001 SF**

**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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