



6500 N Lamar Blvd

6500 N Lamar Blvd, Austin, TX 78752

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\$20.00 /SF/YR

The 34,560 square foot flex property is conveniently located off of S IH-35. It is only 6 miles from downtown Austin and is a 27 minute drive to the Austin-Bergstrom International Airport. The property features 5 loading docks. It also features additional secured parking that can be used for work vehicles & equipment....

- 22' clear height warehouses with exterior loading docks
- Secure on-site parking for work vehicles and equipment
- Close proximity to IH-35, US Hwy 183, and E Hwy 290
- Just 5 miles from downtown Austin



Rental Rate:	\$20.00 /SF/YR
Min. Divisible:	4,000 SF
Property Type:	Flex
Building Class:	B
Rentable Building Area:	34,560 SF
Year Built:	1971
Taxes:	\$0.46 USD/SF/MO
Operating Expenses:	\$0.04 USD/SF/MO
Rental Rate Mo:	\$1.67 /SF/MO

1st Floor

Space Available	4,000 - 13,000 SF
Rental Rate	\$20.00 /SF/YR
Date Available	90 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

Suitable for both Retail and OfficePremier North Lamar Location with great visibility and high traffic count.Many Multi-family projects underway in close proximity.Few blocks from ACC Highland campus and commuter rail.Easy access to major thoroughfaresHigh Ceilings and Loading Docks.Huge Parking Lot with ample parking.Flexible terms.



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Property Photos



Aerial Side View



Secure Parking Lot Entrance

Property Photos

