

FOR LEASE

**2,100 - 4,200 SF of
Retail/Office Space**

**3027 N Lamar
Blvd**



Scott Lindauer

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 **ASTERRA™**

Executive Summary

3027 N Lamar Blvd is a three-story, 7,100 SF multi-tenant property located at the corner of N Lamar Blvd and W 31st Street. The property consists of retail on the first and second floor, with office space on the third floor. Located at the corner of a high traffic corridor, the property provides prime visibility to an approximate 20,000 vehicles per day (per TxDot). The third floor boasts views of Shoal Creek and the West Austin Hills.

The property is located less than half of a mile away from the N Lamar and W 34th St intersection, allowing quick and easy access to the Central Medical District consisting of Ascension Seton Medical Center, Heart Hospital of Austin, Central Park Surgery Center, Capital Medical Clinic, and many other medical office users. Other nearby amenities include Central Market, University of Texas, Bank of America, Rudy's BBQ, Starbucks, and many others.

3027 N Lamar is an excellent opportunity for any user wishing for high visibility, located in the growing medical district in Central North Austin with easy access to nearby roadways and amenities.

Highlights

- Located in the Growing Medical District
- Easy Access to Nearby Roadways and Amenities
- Corner Lot with High Visibility

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FOR LEASE: 3027 N Lamar Blvd, Austin, TX 78705



Listing Details

Lease Rate: \$20-\$22/SF + \$12.78/SF NNN

Property Type: Retail/Office Space

Total Building SF: 7,100 SF

Available Units/SF Downstairs - 2,100 SF Retail
Upstairs - 2,100 SF Office

Total SF Available: 2,100 SF - 4,200 SF

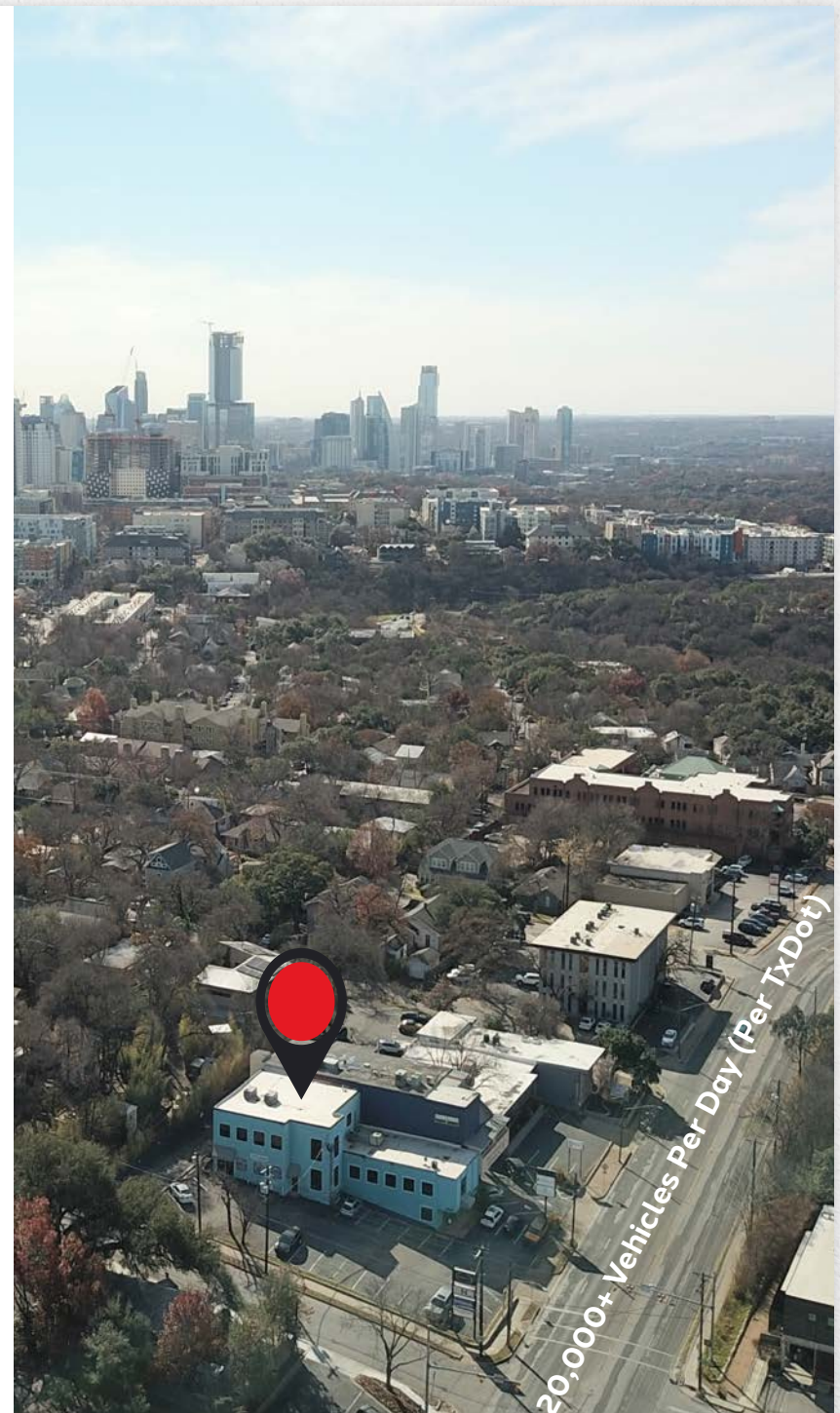
Land Area: 0.54 AC

Class: B

Parking: 22 On-Site Spaces
20 Off-Site Spaces

Original Year Built: 1974

Renovations: Since 2010 added new hardwood floors, 220 electric service, water line, remodeled bathrooms & roof



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PHOTOS

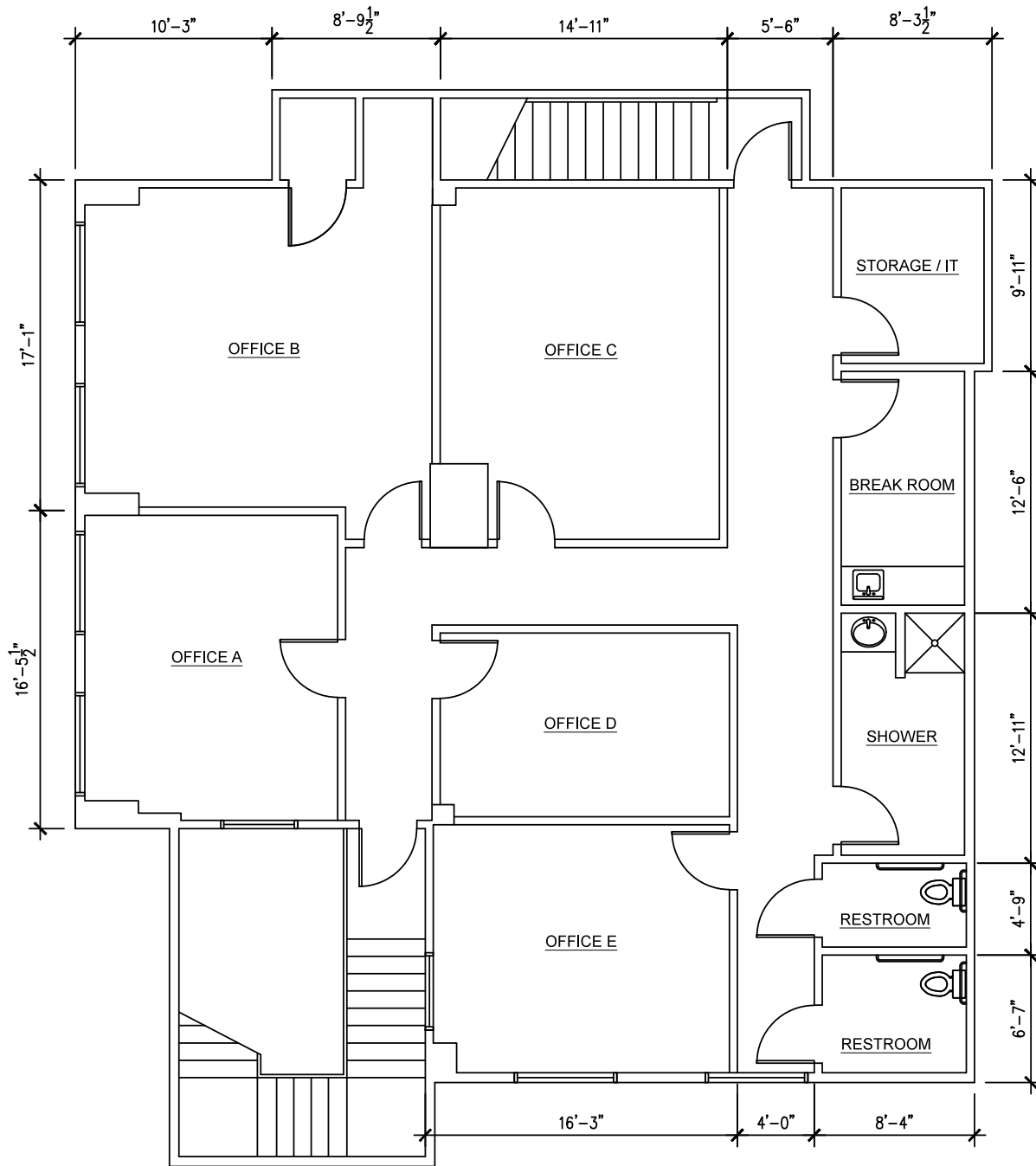
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PHOTOS

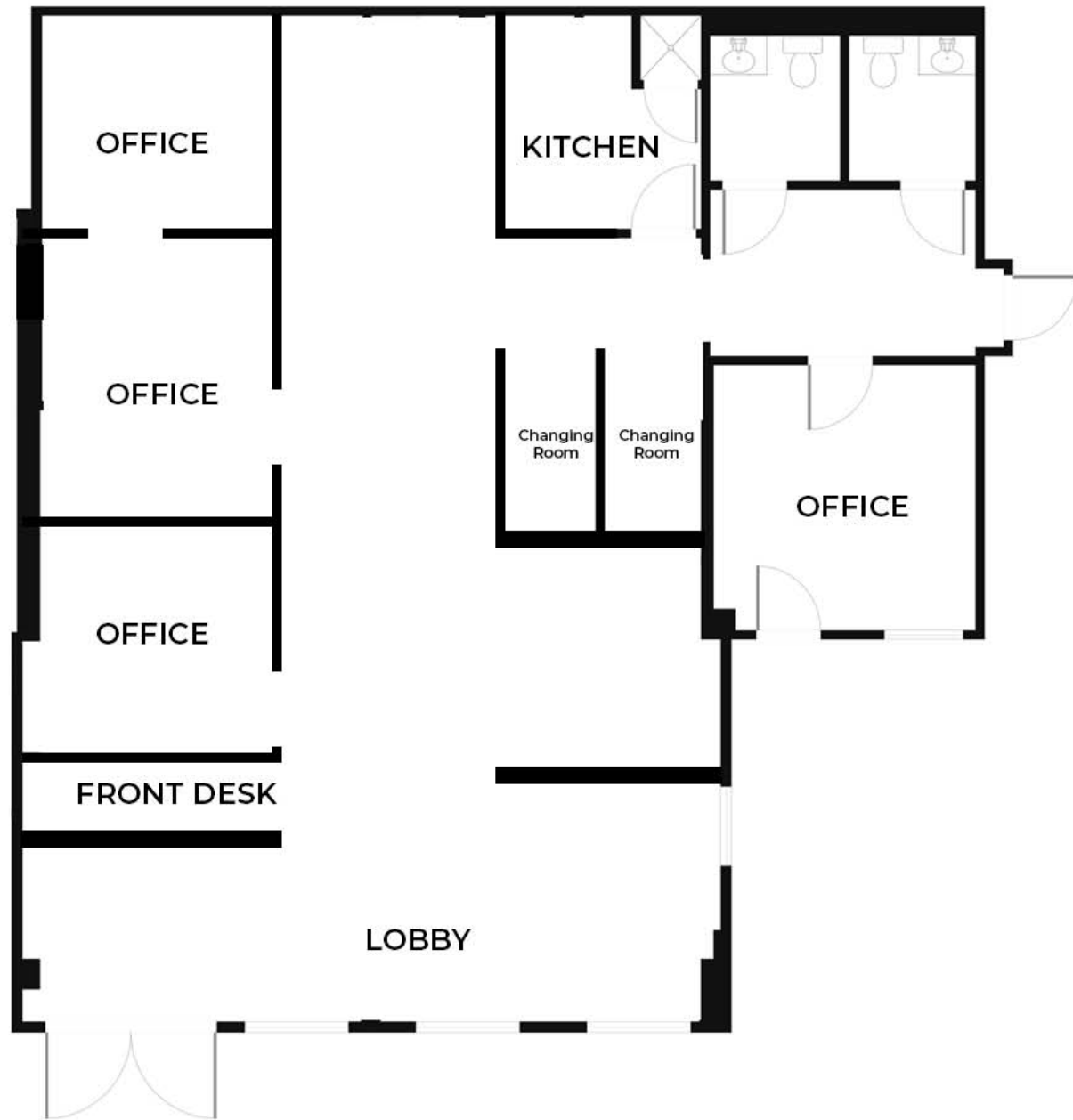
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FLOORPLAN

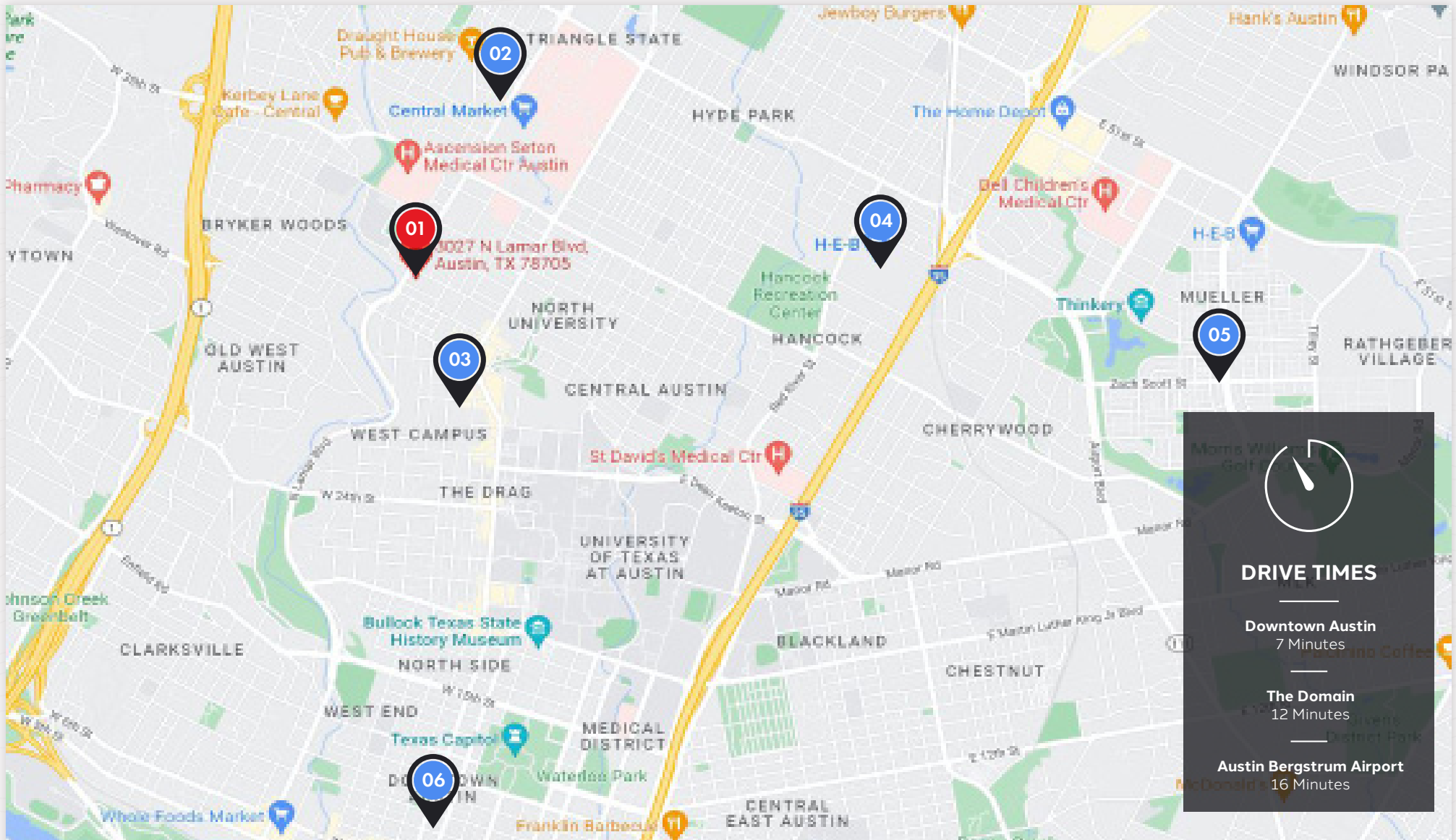
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FLOORPLAN - SUITE 202

FOR LEASE: 3027 N Lamar Blvd, Austin, TX 78705



01

3027 N Lamar Blvd

02

Seton Medical,
Central Market,
Heart Hospital,
Triangle State

03

CVS, 7-Eleven,
Target, Co-Op,
Starbucks,
Whataburger

04

Hancock Center,
HEB, 24 Hour Fitness,
Jason's Deli, Jo's,
Kismet Cafe

05

Mueller District

06

Downtown Austin

LOCATION OVERVIEW

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Market Overview Austin

The Austin-Round Rock, TX MSA is the thirty-fifth largest MSA in the country, with a population of over 2.1 million residents. The MSA is made up primarily of five counties in Central Texas: Bastrop, Caldwell, Hays, Travis, and Williamson. The MSA is anchored by Austin, the Texas state capital and location of the state's flagship university, the University of Texas at Austin (UT).

Economy

The Austin MSA's economy is robust and driven by the key industries of advanced manufacturing, clean technology, creative & digital media technology, data management, financial service & insurance, life sciences, space technology, government, and corporate headquarters and regional offices. Major universities in the Austin metro area include the University of Texas at Austin, Texas State University, and Southwestern University. The world-class educational system in the region ensures that employers are able to find a well-trained and highly-skilled workforce. In fact, over 90% of the residents in the market are high school graduates or higher, and nearly 47% hold a bachelor's degree or advanced degree.

Unique Aspects

The Austin MSA has gained popularity for two very large and homegrown music festivals: South by Southwest (SXSW) and Austin City Limits. The social environment in the MSA has helped to retain world-class talent that has been able to develop several large corporations and household brands locally, including Dell Computers, Tito's Vodka, Sweet Leaf Tea Company, and the cooler manufacturer Yeti. Strong educational infrastructure and thriving nightlife have helped corporations retain UT (University of Texas) graduates who have facilitated corporate growth or started their own ventures which have blossomed into robust businesses.

AUSTIN'S 2023 RANKINGS

#1 FASTEST GROWING
MAJOR METRO
U.S. CENSUS BUREAU

#1 BEST PLACE TO START
A BUSINESS
CNBC

#2 BEST METRO FOR
STEM PROFESSIONALS
WALLETHUB

#9 BEST EDUCATED
MAJOR METRO
WALLETHUB

#1 PEOPLE WANTING
TO RELOCATE
MONEY.CO.UK

#2 BEST MARKET FOR
REAL ESTATE
WALLETHUB

#5 COLLEGE EDUCATED
ADULTS
CITYLAB

#7 MOST FUN CITY IN
THE US
WALLETHUB

#1 BEST JOB
MARKET
WALL STREET JOURNAL

#2 BEST CITY FOR YOUNG
PROFESSIONALS
ROCKET HOMES

#5 MOST RECESSION
RESISTANT CITY
SMARTASSET

#8 HARDEST WORKING
CITY IN U.S.
WALLETHUB

#1 BEST STATE CAPITAL
TO LIVE IN
WALLETHUB

#5 BEST PLACE TO
LIVE IN THE U.S.
U.S. NEWS AND WORLD

#6 SAFEST LARGE
CITY IN U.S.
SAFEWISE

#7 HEALTHIEST CITY
IN AMERICA
WALLETHUB

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone
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