

3,497 – 14,197 SF of Modern, Move-in Ready Office Space Available for Lease in the SoLa Corridor

2330 S Lamar Blvd, Austin, TX 78704









# Property Overview

Mirabeau is a destination for businesses looking to establish themselves in the heart of South Lamar's dynamic community.

Mirabeau is a 30,100 square foot creative office and retail building, ideally located on Austin's bustling South Lamar "SOLA" corridor. Built-in 2018, the property offers modern construction and an impressive range of amenities, making it a prime choice for office users seeking space in one of Austin's most vibrant areas.

Currently available for lease, the second and third floors of Mirabeau each feature 10,699 square feet (21,398 total square feet) of beautifully finished office space, including outdoor balconies on each floor, ready to be tailored to your business needs. The building also hosts a mix of dynamic retail tenants, including Kriser's Natural Pet and Deca Dental on the ground floor, adding convenience and amenities for office users.

Mirabeau is located on South Lamar, just 2 miles south of downtown and 1.7 miles west of South Congress. The project offers immediate north/south accessibility along Lamar Boulevard, and it is approximately 1.5 miles north of the prominent East/West corridor of Hwy 290/71. Mirabeau's premier location puts it within immediate proximity to multiple iconic "SOLA" establishments such as Loro, Black Sheep Lodge, Uchi Sushi, Matt's El Rancho and The Broken Spoke. Mirabeau offers excellent visibility and signage opportunities for users along S. Lamar Blvd. The Barton Hills, Zilker and Bouldin Creek neighborhoods surrounding the property are some of the most desirable in Austin with high average incomes and residential real estate prices. A large Domain style mixed use development is planned for the Brodie Oaks Shopping Center property 1.3 miles to the south that will bring high rise office buildings, hotels and retail.



# Property Highlights



### **High Visibility Signage**

Exceptional signage opportunities along South Lamar, ensuring your business stands out.



### **Prime Location**

Just minutes from downtown Austin and South Congress, in the sought-after 78704 zip code.



### **Abundant Amenities**

A wealth of nearby dining, retail, and fitness options, all within walking distance.



#### **Newer Construction**

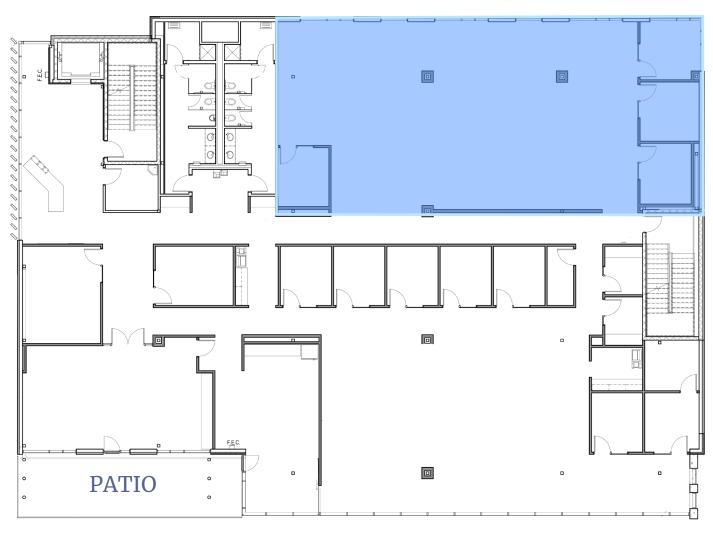
Modern, high-quality finishes with excellent natural light throughout the property.

### Availability

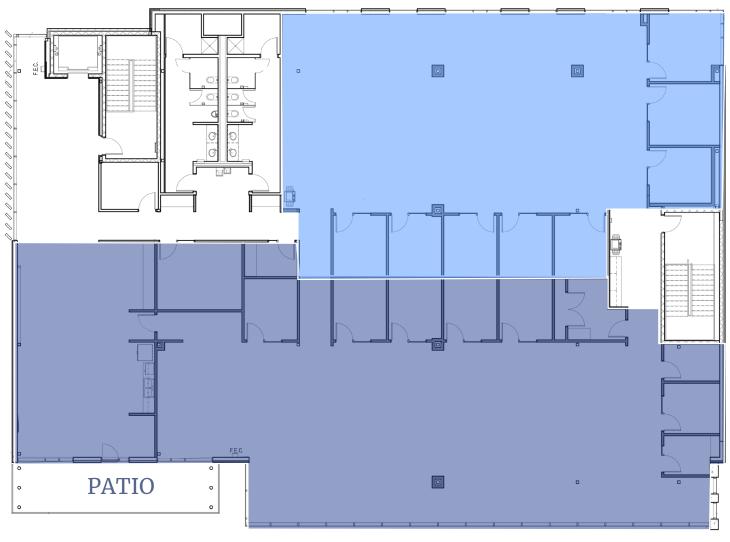
FLOOR	SUITE	SIZE	AVAILABLE	PRICE PSF	EST OPEX	PARKING RATIO
2	201	3,497 RSF	Now	\$37.00 NNN	\$16.17/SF	3/1,000 surface parking
3	300	6,615 - 10,699 RSF	Now	\$37.00 NNN	\$16.17/SF	3/1,000 surface parking
3	301	4,084 - 10,699 RSF	Now	\$37.00 NNN	\$16.17/SF	3/1,000 surface parking

# Floor Plans

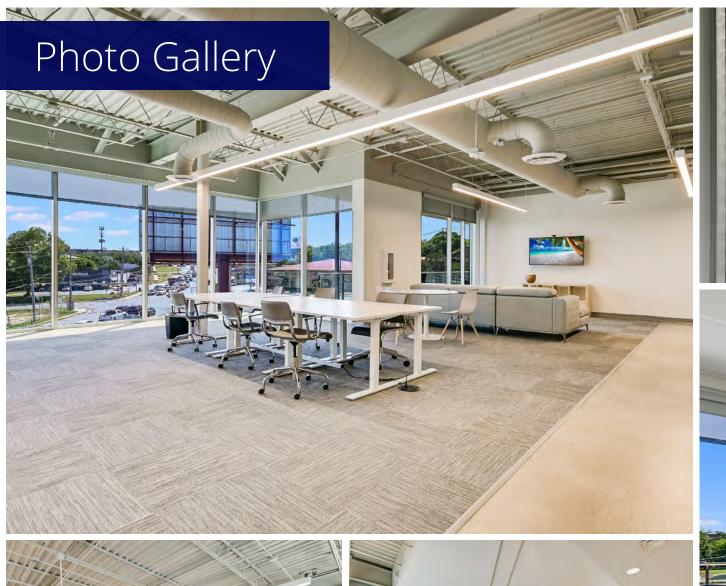
Suite 201 | 3,497 RSF



### Suite 301 | 4,084 RSF



Suite 300 | 6,615 RSF

























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