

FOR LEASE

**± 1,487 SF Retail building
and ± 912 SF Warehouse**

**3700 Guadalupe Street
Austin, TX 78705**



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**McALLISTER
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REAL ESTATE SERVICES

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Executive Summary

3700 Guadalupe Street features an approximately 1,487 SF retail building, and an approximately 912 SF warehouse/garage for lease. Providing excellent visibility, accessibility from three curb cuts, and located on a hard corner along one of Central Austin's most active commercial corridors. This CS-CO zoned site offers flexibility for a wide range of commercial uses.

Positioned between the University of Texas campus, and The Triangle, the property benefits from high daily traffic counts, with quick connectivity to IH-35, Mopac, and Downtown Austin. This location provides a rare opportunity for tenants seeking a highly visible, easily accessible corner in the heart of Central Austin's retail and mixed-use district.

Highlights

- Centrally located between UT Austin and The Triangle
- Hard corner with three curb cuts
- CS-CO zoning allows a wide range of commercial uses
- Quick access to IH-35, Mopac, and Downtown Austin
- Excellent visibility and access along Guadalupe Street

Listing Details

Lease Rate:	\$42.00/SF
Estimated OPEX (NNN):	\$10/SF
Property Type:	Retail
Building 1 Total SF:	± 1,487 SF
Building 2 Total SF:	± 912 SF
Total SF Available:	± 2,399 SF
Available:	Immediately

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Aerial Overlook



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Building 1 Floor Plan



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Building 2 Floor Plan



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