

FOR LEASE

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

**3700 Guadalupe Street
Austin, TX 78705**



Anthony Kuri

512.903.1960

anthony@matexas.com

**M^CALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

Charlice Wehbe

512.680.1915

charlice@matexas.com

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.

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

Highlights

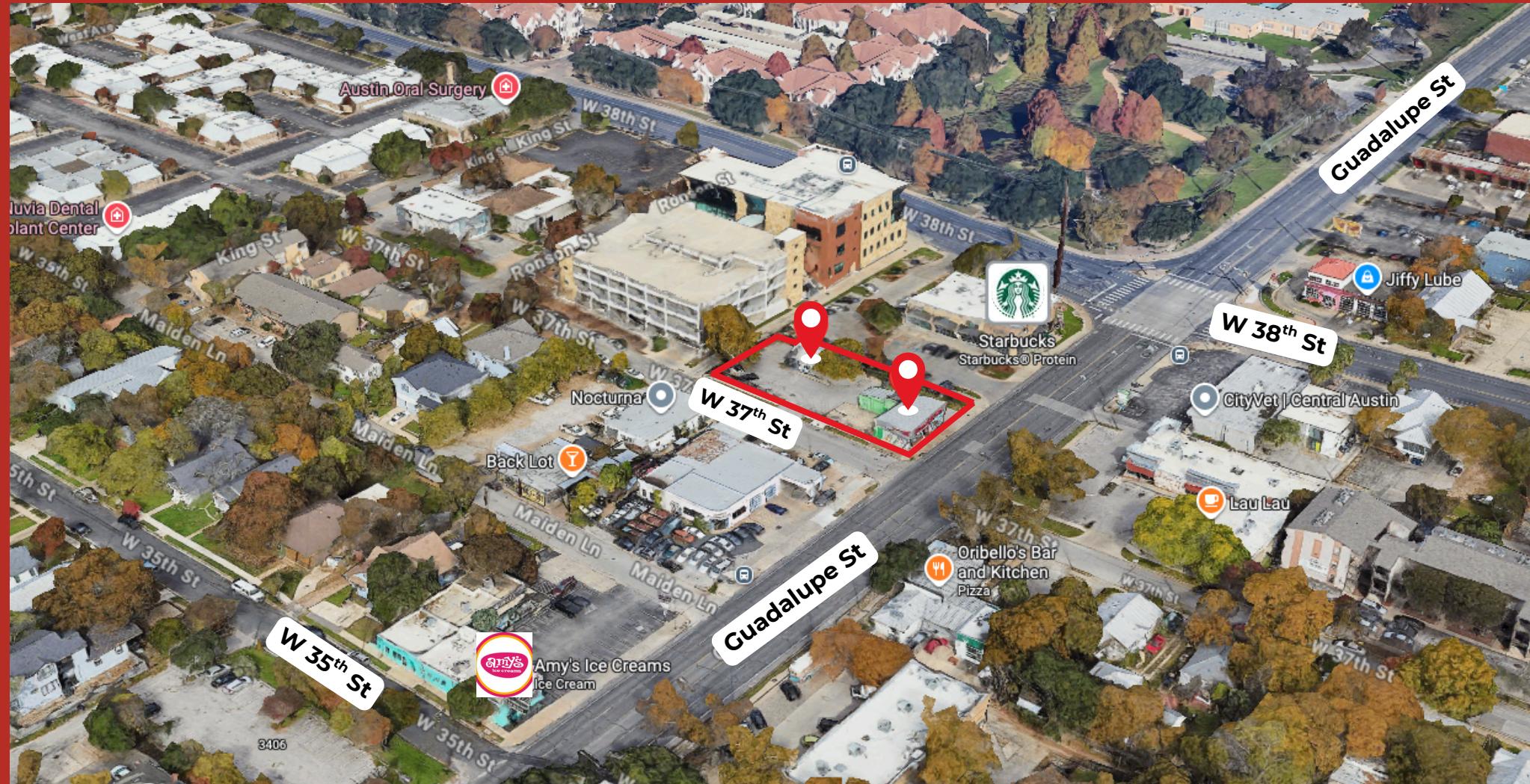
- Centrally located between UT Austin and The Triangle
- Hard corner with three curb cuts
- CS-CO zoning allows a wide range of commercial uses
- Quick access to IH-35, Mopac, and Downtown Austin
- Excellent visibility and access along Guadalupe Street

Anthony Kuri
P: 512.903.1960
E: Anthony@matexas.com

McALLISTER
& ASSOCIATES
REAL ESTATE SERVICES

Charlice Wehbe
P: 512.680.1915
E: Charlice@matexas.com

Aerial Overlook



Anthony Kuri
512.903.1960
anthony@matexas.com

M^CALLISTER
& ASSOCIATES
REAL ESTATE SERVICES

Charlice Wehbe
512.680.1915
charlice@matexas.com

Building 1

Floor Plan



Anthony Kuri
512.903.1960
anthony@matexas.com

M^CALLISTER
& ASSOCIATES
REAL ESTATE SERVICES

Charlice Wehbe
512.680.1915
charlice@matexas.com

Building 2 Floor Plan



Anthony Kuri
512.903.1960
anthony@matexas.com

M^CALLISTER
& ASSOCIATES
REAL ESTATE SERVICES

Charlice Wehbe
512.680.1915
charlice@matexas.com



3700

Guadalupe Street



Anthony Kuri

P: 512.903.1960

E: Anthony@matexas.com

Charlice Wehbe

P: 512.680.1915

E: Charlice@matexas.com



3700 GUADALUPE STREET, AUSTIN, TX 78705

The property referenced in this information is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure and in any other materials is completely without warranty by McAllister & Associates, the owner of the property, or any other party. Interested persons are encouraged to retain legal and technical consultants to advise them concerning any and all aspects of the property and any related diligence. Property information is subject to all confidentiality agreements with the owner of the property. Under no circumstances is any property information to be reproduced, copied or in any way duplicated or distributed without the express written consent of the owner of the property.