



The Corners

OFFICE FOR LEASE

3001 S Lamar Blvd, Austin, TX 78704

 **Transwestern**

The Corners

The Corners office building offers a convenient South Austin office location just west of Menchaca and north of Ben White Boulevard, within The Corners Shopping Center. Tenants enjoy walkable access to a variety of nearby restaurants and retail, plus the ease of abundant visitor parking and front-door access.

The three-story, multi-tenant office building features flexible floor plates, after-hours HVAC, on-site retail amenities, and built-in wet bars and kitchens—ideal for modern teams. Additional perks include space planning services, strong parking ratios, and an urban setting that balances accessibility with everyday convenience.



The Corners - Level 2

Suite 210 Rate: \$41.00/FS

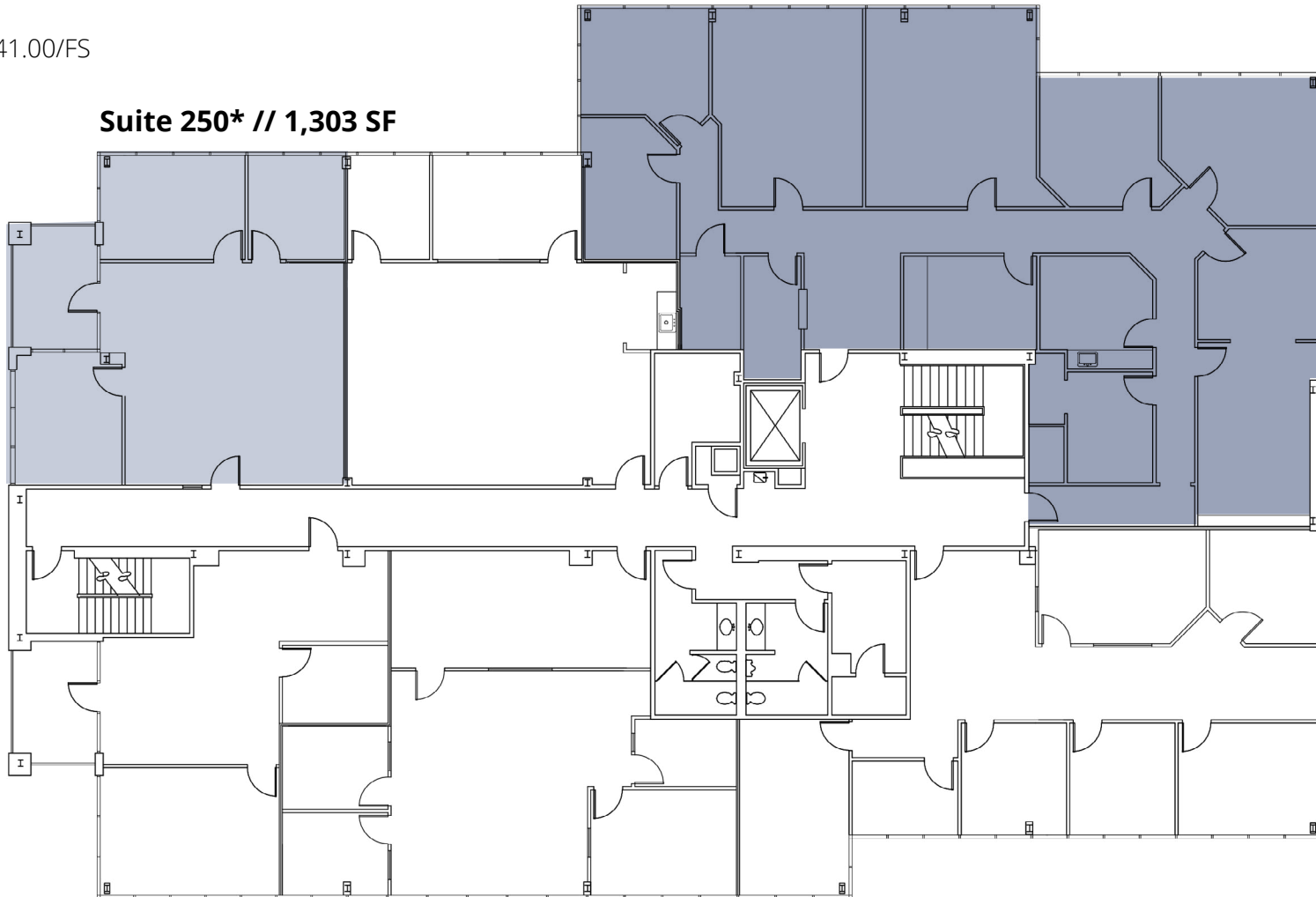
**Available Now*

Suite 250 Rate: \$41.00/FS

**Available Now*

Suite 210* // 3,487 SF

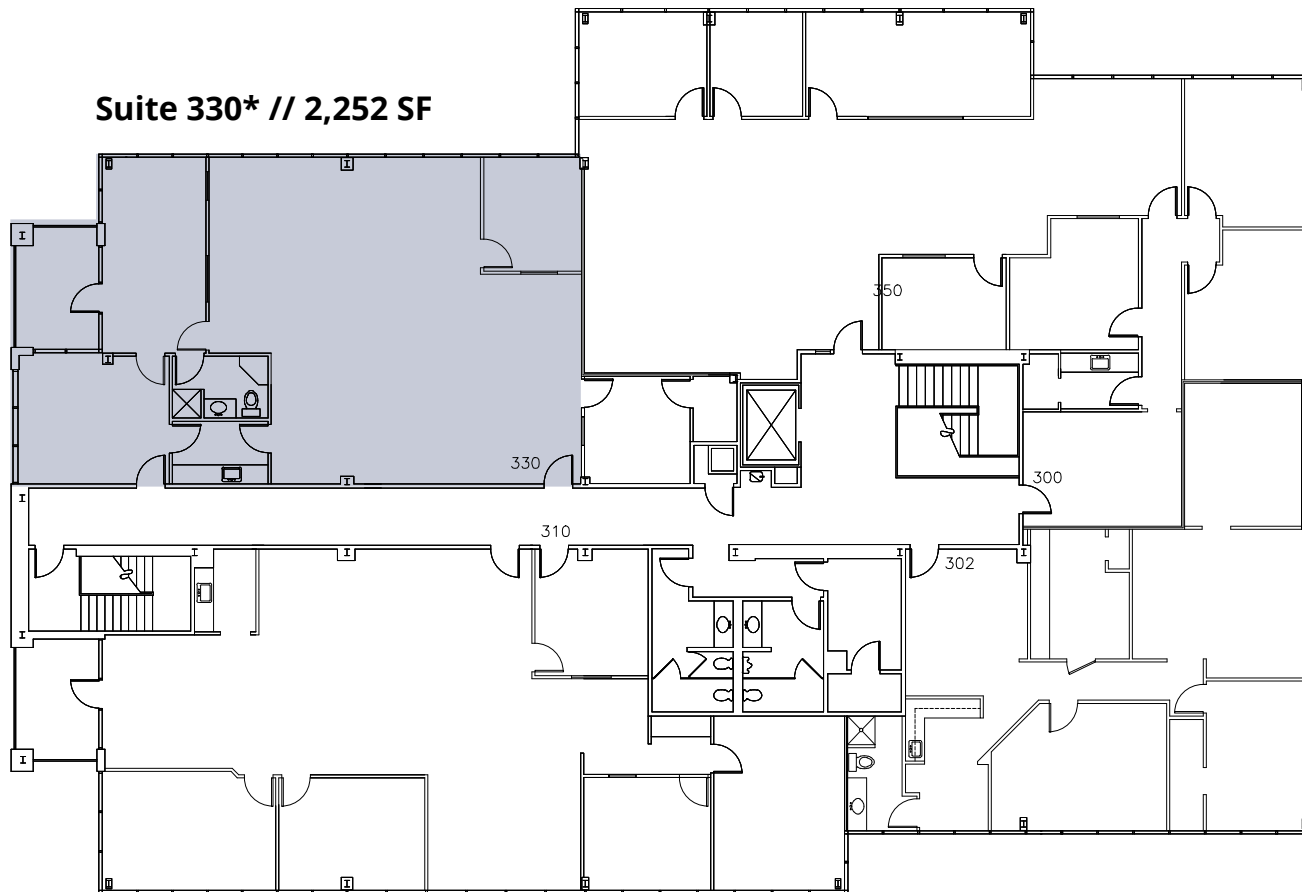
Suite 250* // 1,303 SF



The Corners - Level 3

Suite 330 Rate: \$41.00/FS

**Available in 30 Days*



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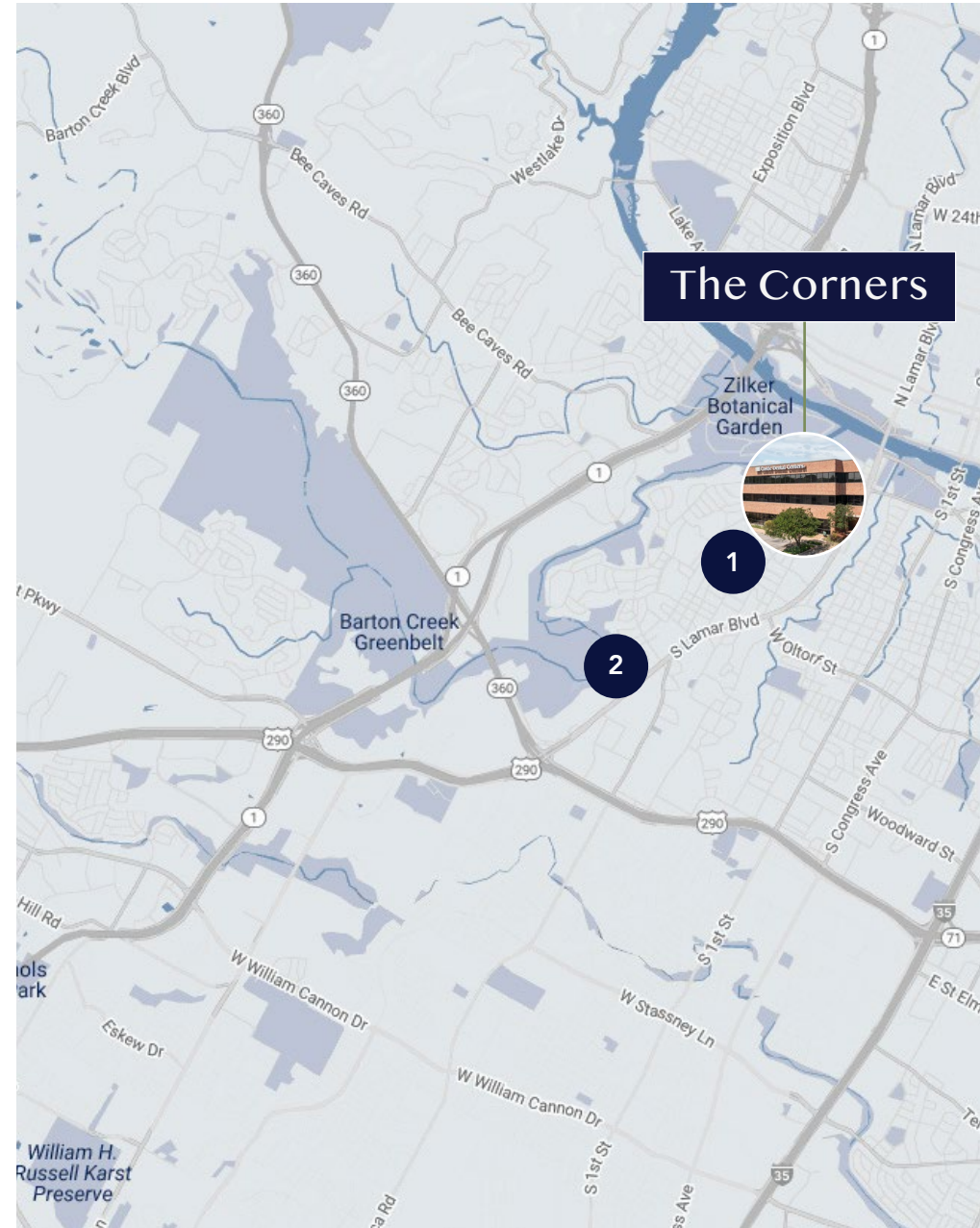
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NEARBY AMENITIES

1 S LAMAR BLVD.

Matt's El Rancho
 Mr. Natural Mexican
 Veggie Fare
 OMG Cheesecakeery
 Gourdough's Public House
 Soup Peddler
 Maria's Taco Xpress
 Giovanni's Pizza Stand
 Phil's Icehouse
 Phoenixia
 Wholly Cow Burgers
 Baker Street Pub & Grill
 Kerbey Lane Cafe
 Torchy's Tacos
 Crepe Crazy
 Sonic Drive-in
 Kicked Up Grub
 Red's Porch
 In & Out Burger
 Red Lobster
 Half Price Books
 Walgreens
 7-Eleven

Broken Spoke Salon
 Verizon Wireless
 South Lamar Wine & Spirits
 Lamb's Tire & Automotive
 Pep Boys Pluckers
 Olive Garden
 Starbucks
 Hunan Lion
 Freebird's World Burrito
 The Park on South Lamar
 Pinthouse Pizza
 Bombay Bistro
 Pei Wei
 Dockhand Oyster Bar
 Sprouts Farmer Market
 Wells Fargo Bank
 LA Fitness
 Target



REACH OUT TO LEARN MORE

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