

SOUTH LAMAR MEDICAL CENTER

DISCOUNTED MEDICAL OFFICE CONDO FOR SALE



±104,226 SF SOLD (93%)
Nearly Sold Out - Final Space

MOTIVATED SELLER
BRING ALL OFFERS!



LAST SPACE: 8,628 SF AVAILABLE
4544 SOUTH LAMAR [MAP](#)

PRIME SOUTH CENTRAL AUSTIN LOCATION



NEARBY

- Brodie Oaks Development**

Downtown Austin

Sunset Valley

Lakehills Plaza
- St. David's Medical Center**

Westgate Shopping Center

Barton Creek Square Mall

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CENTRIC
 COMMERCIAL

PROPERTY OVERVIEW

LAST REMAINING SPACE

- 8,628 SF
- (Divisible to ~2,500 // 6,000 SF)

BUILDING HIGHLIGHTS

- **Building Size:** ±112,854 SF Total
- **Parking:** ±5.2 per 1,000 SF (includes reserved garage parking)
- **Signage:** Building
- **ASC Compatibility:** Generator pad locations & covered drop off available
- **Clear Height:** ±16'
- **Infrastructure:** Shell condition with restrooms throughout
- **Abundant Power for uses**



RARE OPPORTUNITY

Centric Commercial is pleased to announce South Lamar Center:

- New Office Condominium Project – One-of-Kind buying Opportunity
- Strategically located in the heart of South Central Austin by Central Market & Brodie Oak Center
- The Seller recently acquired the 112,854 SF office building (formerly AT&T call center) and converted the Project into Commercial Condominiums for purchase.
- The Seller's acquisition cost allows Seller to provide significant discount to the market.
- Seller objective is to sell units quickly, in exchange, provide sophisticated prospective purchasers the ability to acquire office condominiums at far below-market discounted pricing.

**DISCOUNTED PRICING
BRING ALL OFFERS**



CAPITAL IMPROVEMENTS
±\$2.3m in Seller Improvements Completed

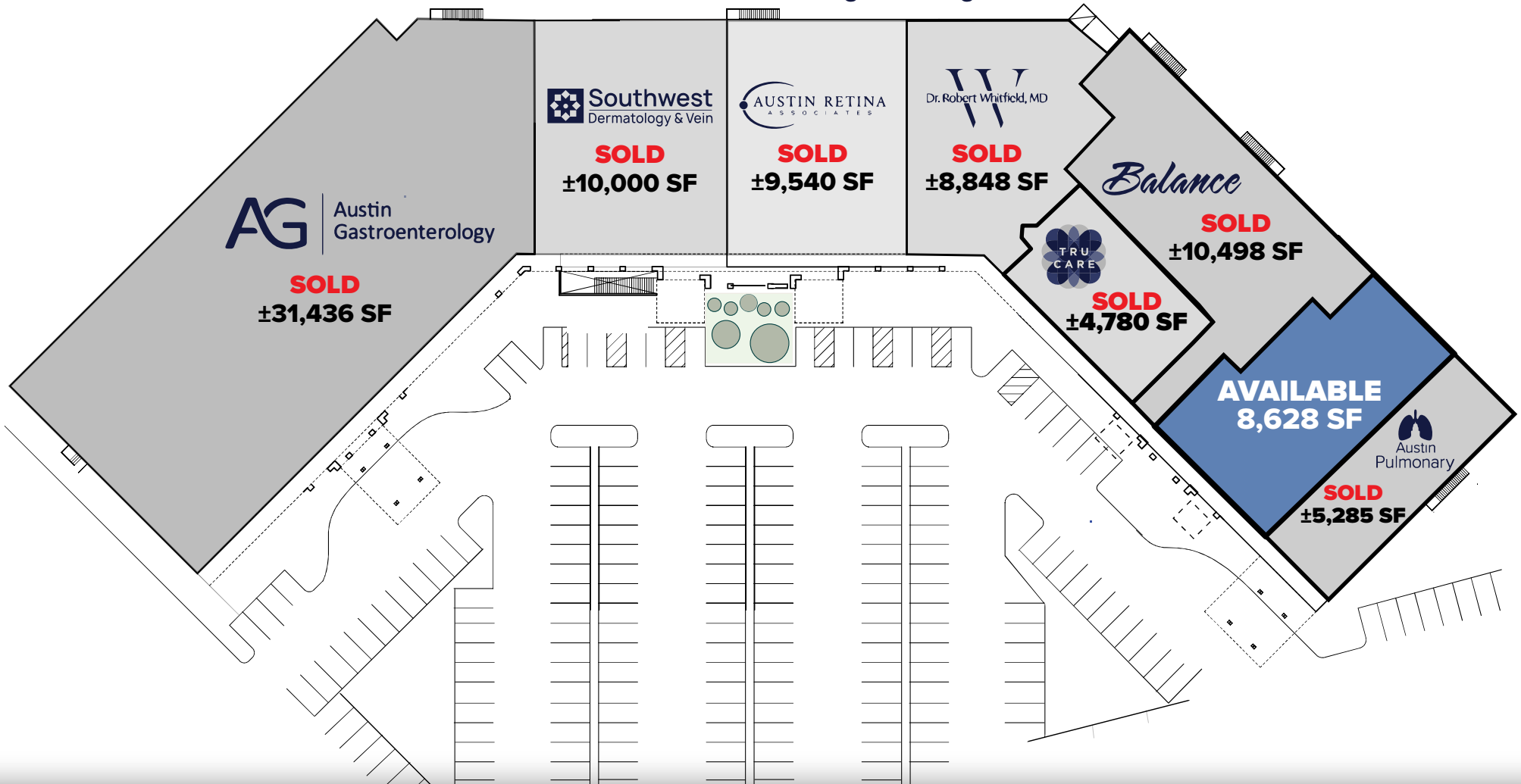


**DISCOUNTED PRICING
MOTIVATED SELLER**

SITE PLAN

8,628 SF AVAILABLE

Covered Reserved Garage Parking



DEMISING PLAN



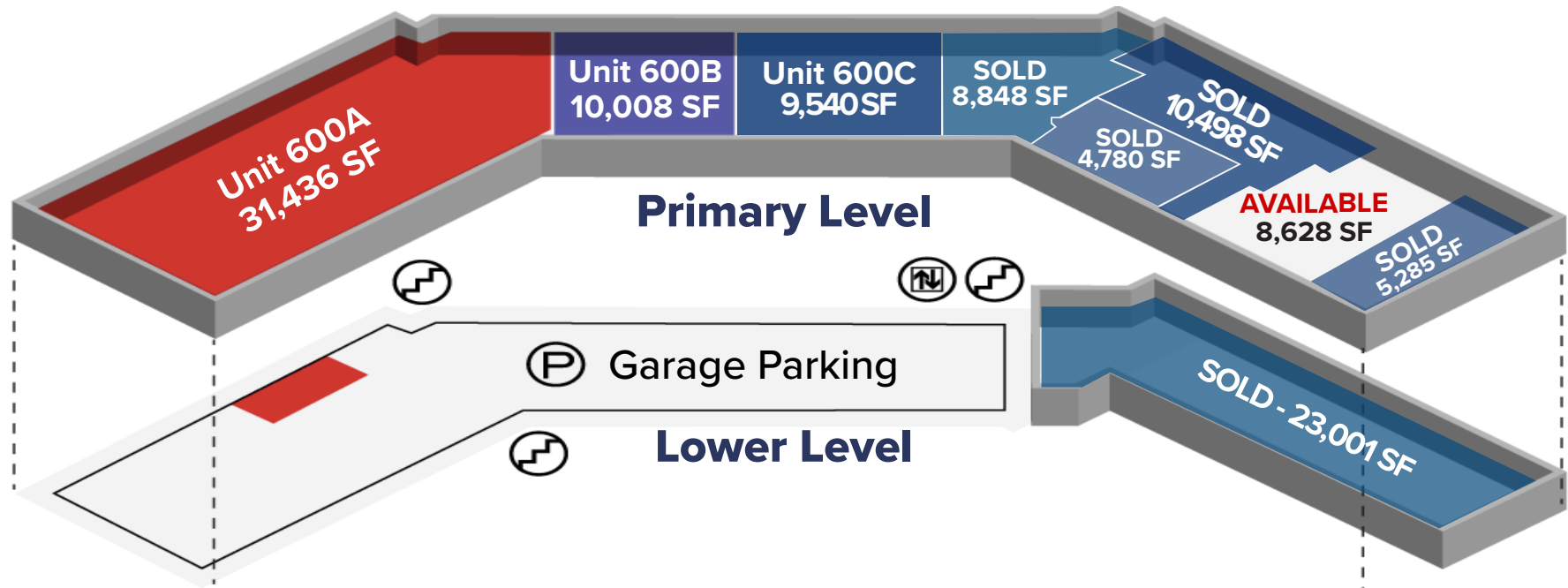
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BUILDING DIAGRAM

Unit 600 is a 2-level structure. The Primary Level is entirely shell office space. The Lower Level is split between garage parking and shell space.

Building 112,854 SF | Primary Level 89,853 SF | Lower Level 23,001 SF

Primary Level - 86,595 SF at grade with surface parking lot and serves as primary entry to all suites.



Lower Level - 23,001 SF accessible via access around back of building. Garage Parking has 128 Spots.

AMENITY MAP



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PROJECT RENOVATION PLANS COMPLETE

Seller, at Seller's expense, is investing ±\$2.3M in renovation improvements for end purchaser's benefit and cost savings. Improvements include but not limited to:



New Roof



**Refinish + Paint Exterior
Facade**



**Delivering "Cold Shell"
Interior Canvas**



New Native Landscaping



**Repair, Seal Coat + Stripe
Parking Lot**



**New Electric Utility
Transformer**