



6500 N Lamar Blvd

6500 N Lamar Blvd, Austin, TX 78752

Sheida Soheili

6500 Lamar LLC

6500 N Lamar Blvd, Austin, TX 78752

sheida6500@gmail.com

(512) 567-0061

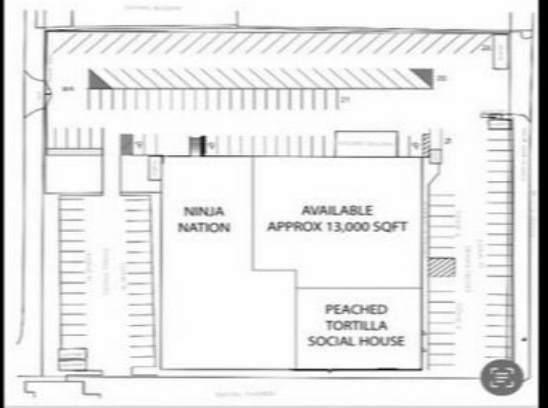


6500 N Lamar Blvd

\$24.00 /SF/YR

Fully Climate Controlled space Located at 6500 N Lamar Blvd in Austin, this property sits in a high-traffic corridor with excellent visibility and accessibility. The site is surrounded by major residential neighborhoods, retail destinations, and public transportation options, making it a prime location for businesses seeking connectivity and convenience. Ample on-site parking enhances usability for both employees and customers. The property's flexible design...

- High-Visibility Retail / Warehouse/Showroom/Distribution Full HVAC Space on North Lamar
- Centrally located in Austin's bustling commercial corridor with close proximity to UT and downtown
- Close to dense residential neighborhoods, retail, and transit options
- End cap Space with Excellent Signage Exposure and Traffic flow
- Ample on-site parking for staff and visitors ideal for high volume retail
- Flexible Layout suitable for Multiple uses



NORTH LAMAR



34,560 TOTAL SF

Rental Rate: \$24.00 /SF/YR

Property Type: Retail

Property Subtype: Freestanding

Gross Leasable Area: 35,360 SF

Year Built: 1971

Walk Score ©: 70 (Moderately friendly)

Transit Score ©: 40 (Fairly friendly)

Taxes: \$0.45 USD/SF/MO

Operating Expenses: \$0.09 USD/SF/MO

Rental Rate Mo: \$2.00 /SF/MO

1st Floor

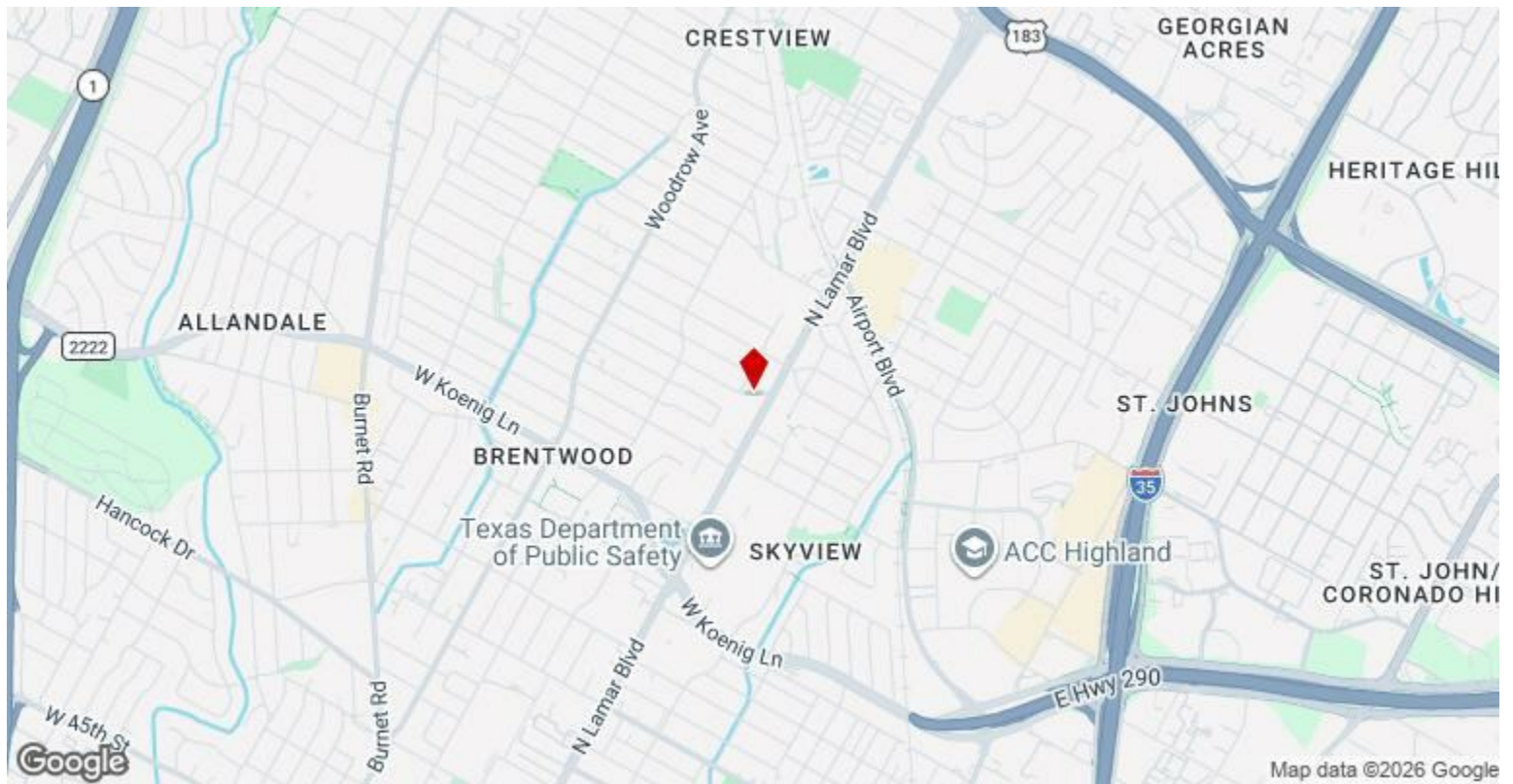
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Space Available	13,000 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

This 13,000 SF end cap flex space offers approximately 4,000 SF of retail/office area and 9,000 SF of warehouse space, all fully climate-controlled. The office features an open floor plan with central air, while the warehouse boasts 22'-24' ceiling heights, one 12-foot grade-level door, and one standard loading dock. The configuration supports a wide range of uses, from light industrial and distribution to retail and fitness operations.

Major Tenant Information

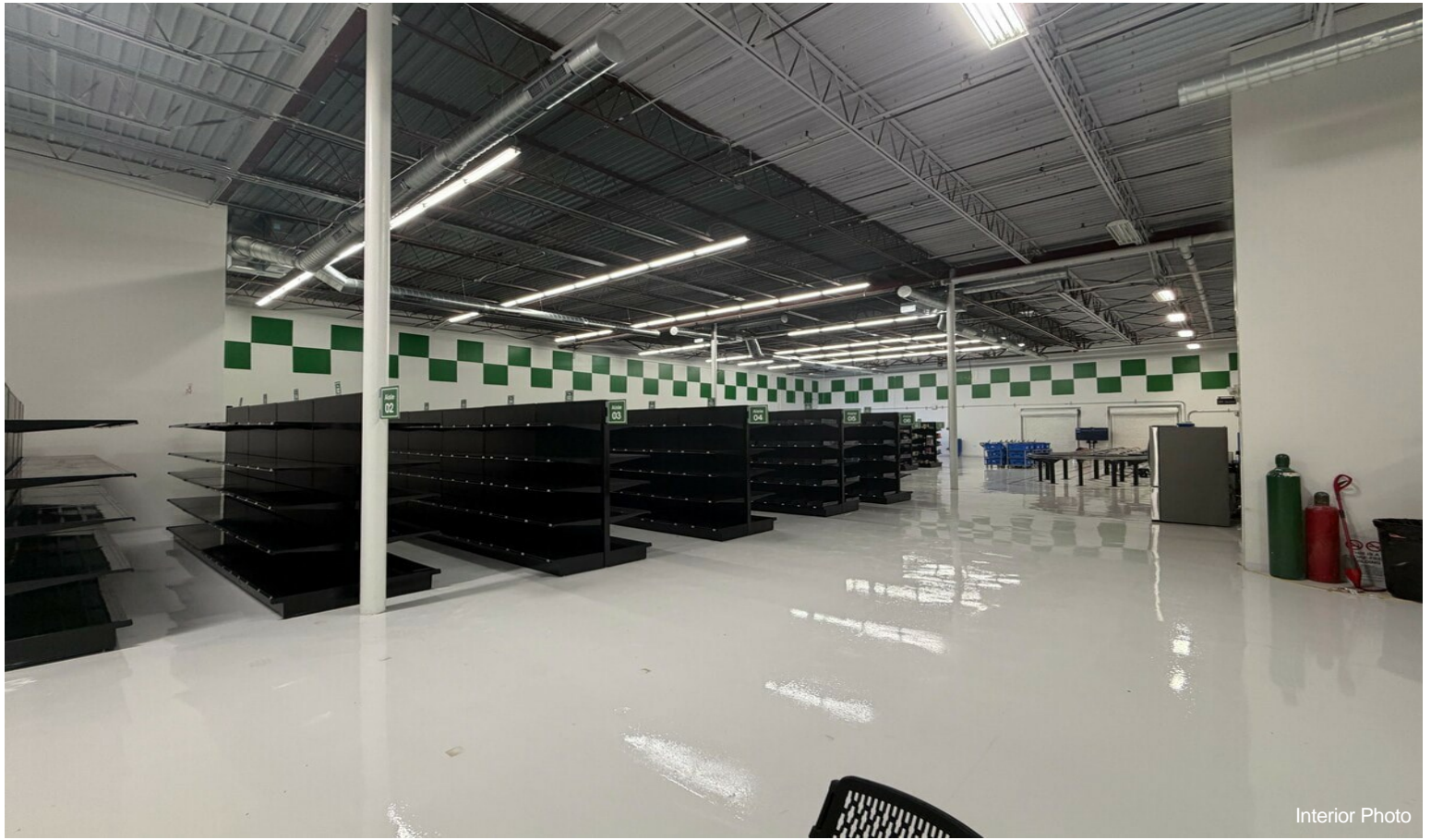
Tenant	SF Occupied	Lease Expired
Ninja Nation	-	
Peached Social House	-	December 2016



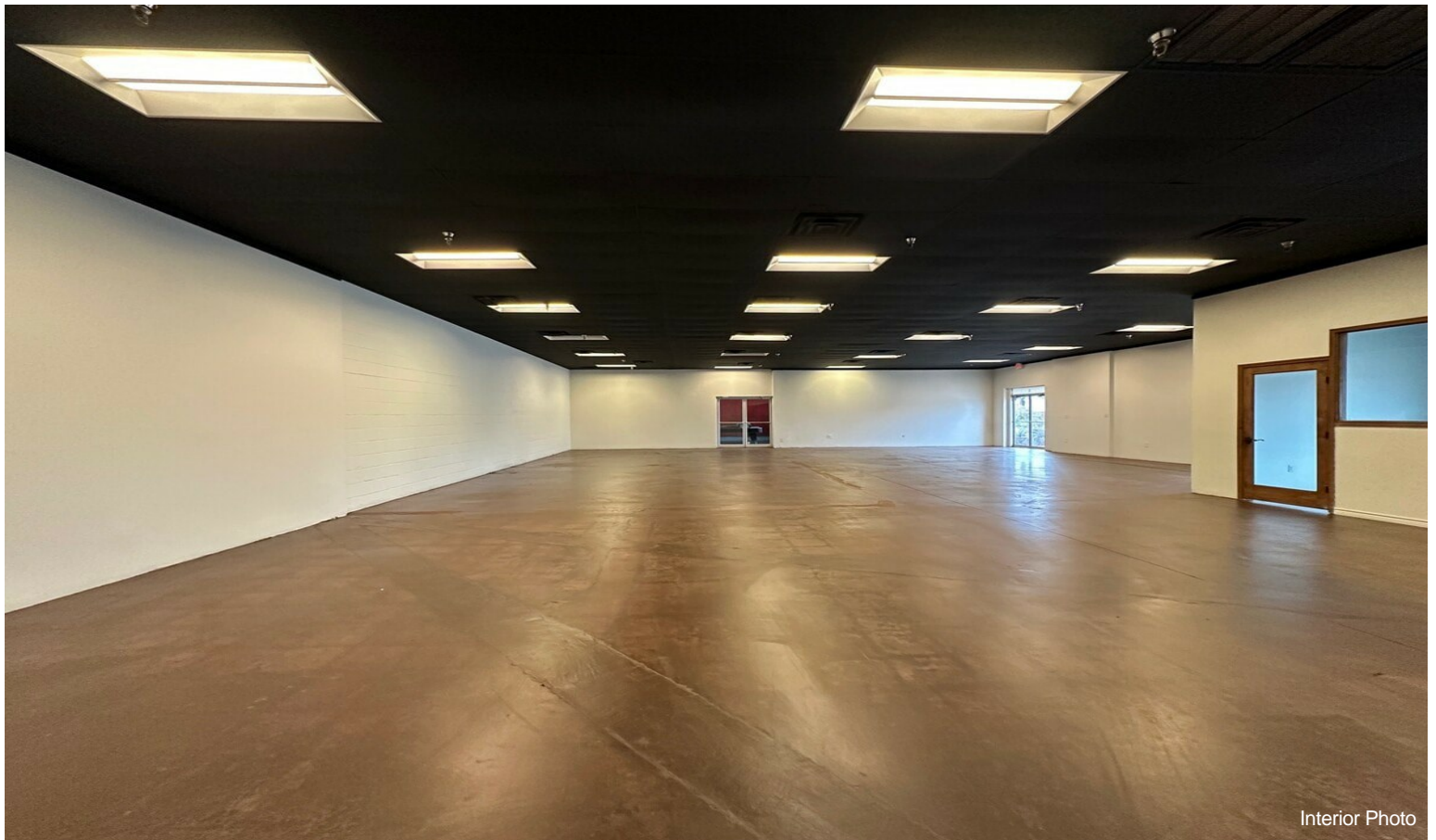
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Property Photos



Interior Photo



Interior Photo

Property Photos

