

# Evergreen

2324 S Lamar Blvd, Austin, TX 78704



Presented by  
Transilience Property Group LLC



## Price: \$43.00 - \$65.00 /SF/YR

Evergreen offers highly visible space on one of Austin's busiest corridors, supported by dense surrounding rooftops (affluent apartments + established neighborhoods + new hotel). Available suites range from 500–4,400 SF. The rear building can be subdivided to ~1,100 SF.

A great fit for retail, salon, wellness, one-on-one fitness/personal training, or similar uses. An exclusive-use ~1,100 SF patio with misting fans and outdoor speakers is available for a front-building tenant.

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Over 140 feet of direct frontage on one of Austin's busiest southern traffic corridors.

The coveted 78704 (Zilker neighborhood) is one of the strongest and most desirable retail trade areas within Texas.

Across the street from the soon to be delivered luxury 182-Unit hotel.

Evergreen has undergone extensive renovations including energy efficient glass, TPO roof overlays, HVAC systems and metal façade exteriors.

Excellent for retail, salon, wellness, one-on-one fitness/personal training



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Evergreen Aerial

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Dylan Wylde	-	
Four22 Realty	-	April 2028
Skin Parlor	-	July 2028



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Interior



2324-S-Lamar-Blvd-05112026\_125303

## Listing spaces

### 1st Floor Ste 100

Space Available	995 SF
Rental Rate	\$65.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Great location for general retail. This space will be ready for occupancy in about 45 days. It will have access to a brand new shared bathroom.1099 SF patio is available for rental as well.

### 1st Floor Ste 105

Space Available	1,035 SF
Rental Rate	\$65.00 /SF/YR
Date Available	May 18, 2026
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

Great location for general retail. This space will be ready for occupancy in about 45 days. It will have access to a brand new shared bathroom (see pic).1099 SF patio is available for rental as well.

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IMGL0430

## Listing spaces

### Ste 235

Space Available	1,800 - 4,409 SF
Rental Rate	\$43.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

Will be delivered white box with HVAC/AC, Solatubes, polished concrete floors, base lighting and bathroom/s.

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## Property Photos



Building



Interior

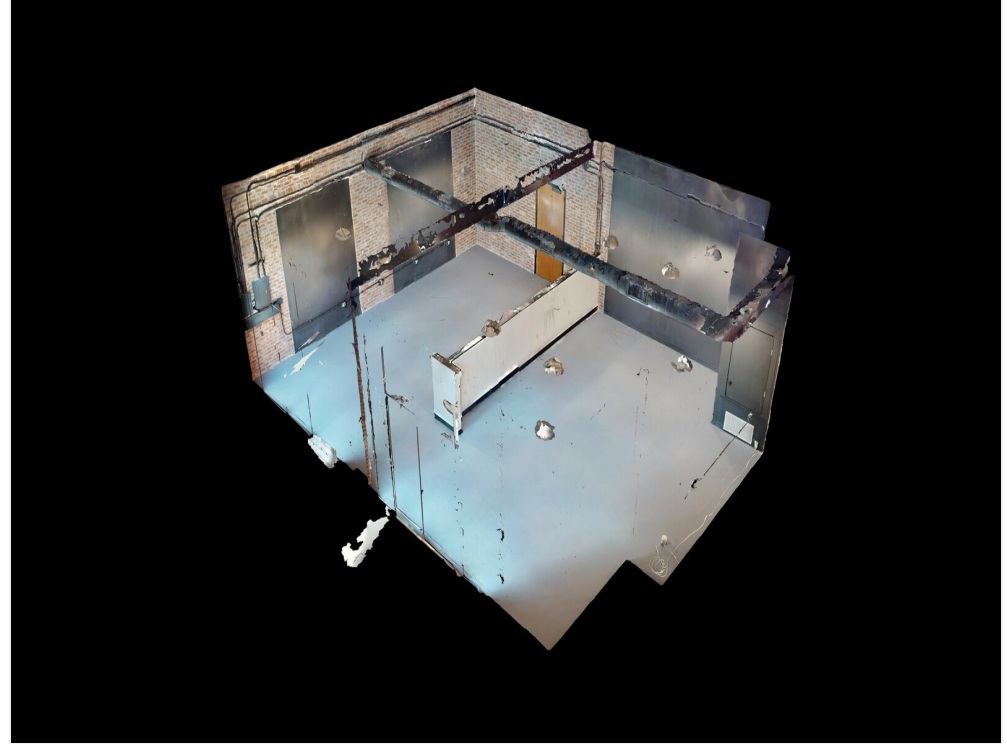
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## Property Photos



IMGL0311



2324-S-Lamar-Blvd-Dollhouse-View

# Evergreen

2324 S Lamar Blvd, Austin, TX 78704

## Property Photos



IMGL0423



2324-S-Lamar-Blvd-05112026\_125303

# Evergreen

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## Property Photos



2324-S-Lamar-Blvd-Photo-3



2324-S-Lamar-Blvd-Photo-4

# Evergreen

2324 S Lamar Blvd, Austin, TX 78704

## Property Photos



Aerial View B

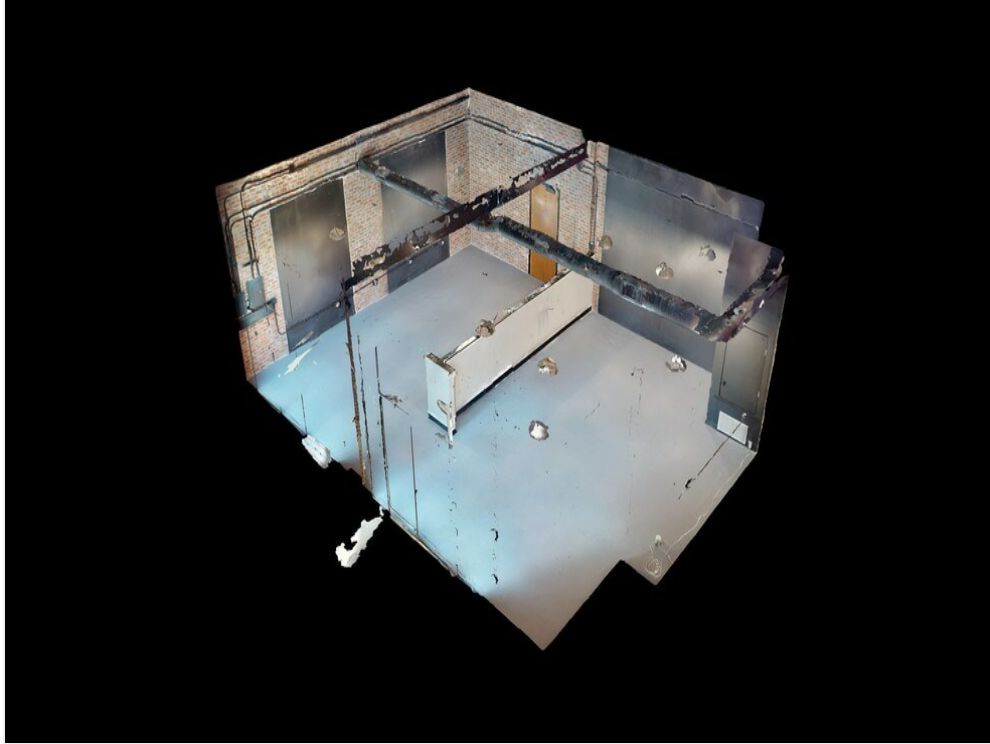


Interior

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## Property Photos



2324-S-Lamar-Blvd-Dollhouse-View



Evergreen Back units

# Evergreen

2324 S Lamar Blvd, Austin, TX 78704

## Property Photos



Interior



Interior

# Evergreen

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## Property Photos



Aerial View B



Interior

# Evergreen

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## Location

