

# **SOUTH LAMAR CENTER**

## **DISCOUNTED COMMERCIAL 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

FOR MORE INFORMATION, PLEASE CONTACT:

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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

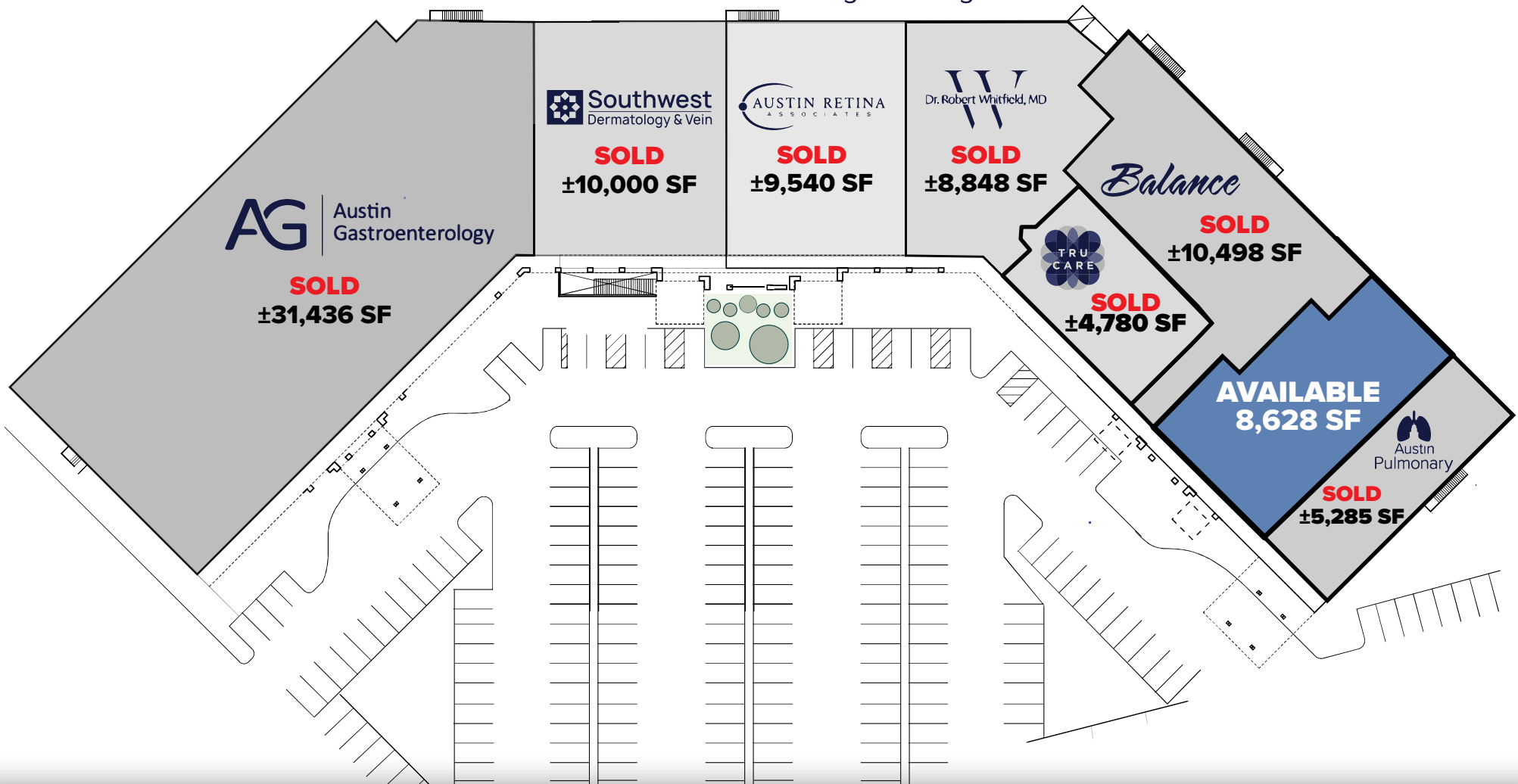


**DISCOUNTED PRICING**  
**MOTIVATED SELLER**

# SITE PLAN

**8,628 SF AVAILABLE**

Covered Reserved Garage Parking



# DEMISING PLAN

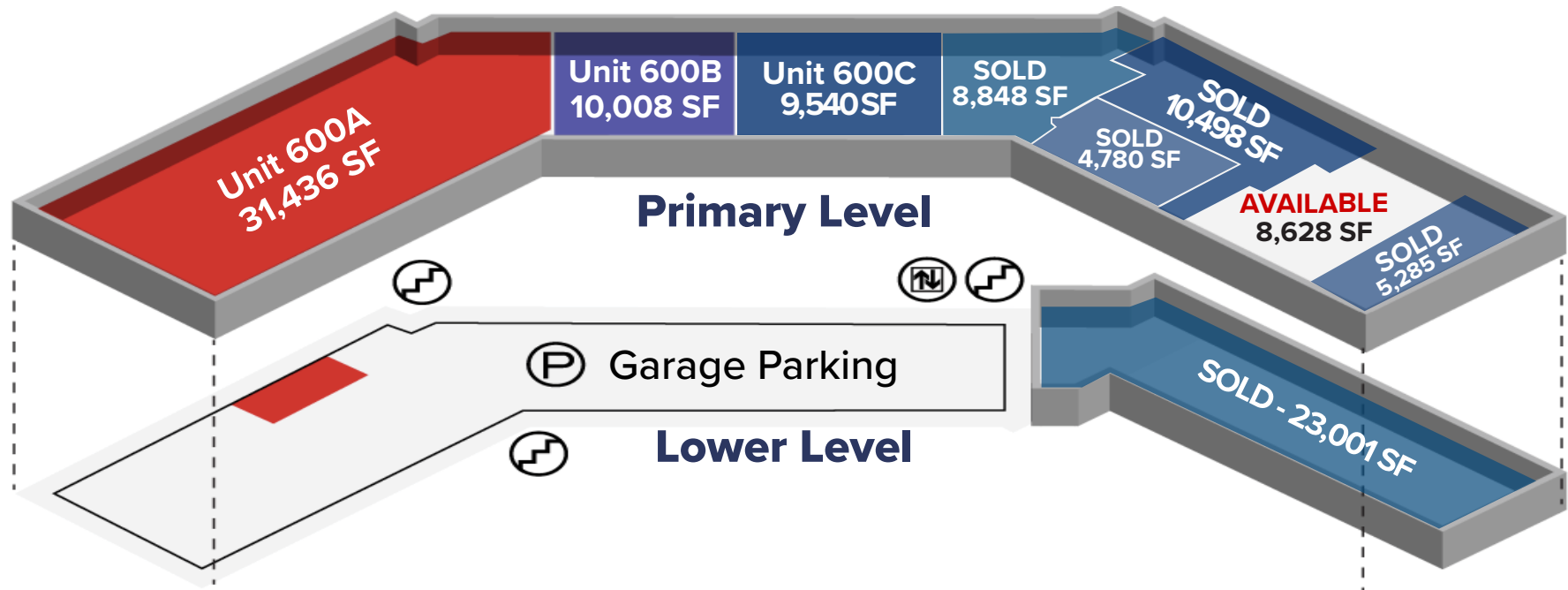


# BUILDING DIAGRAM

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**