



# 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

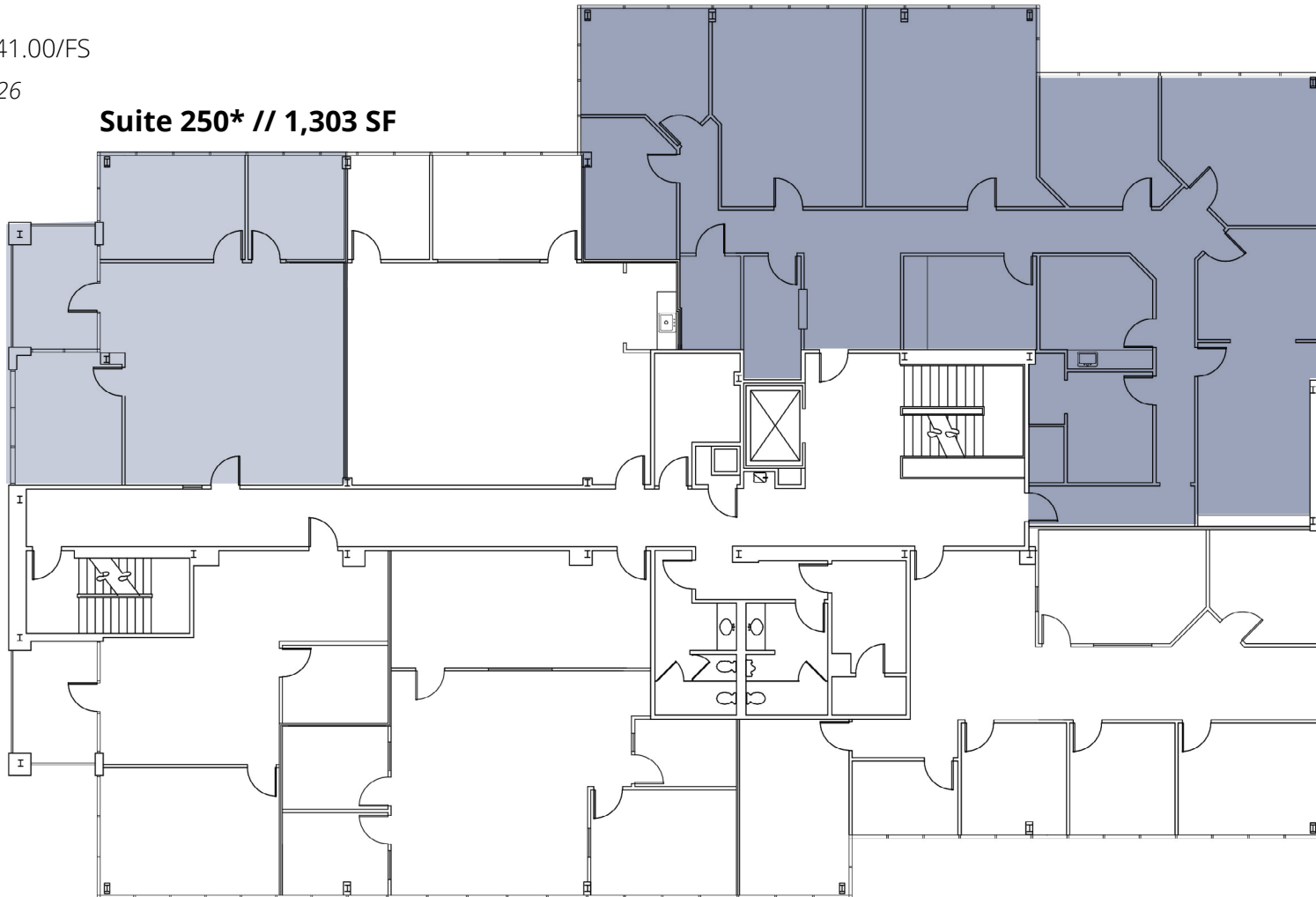
*\*Available Now*

**Suite 250 Rate:** \$41.00/FS

*\*Available June 1, 2026*

**Suite 210\* // 3,487 SF**

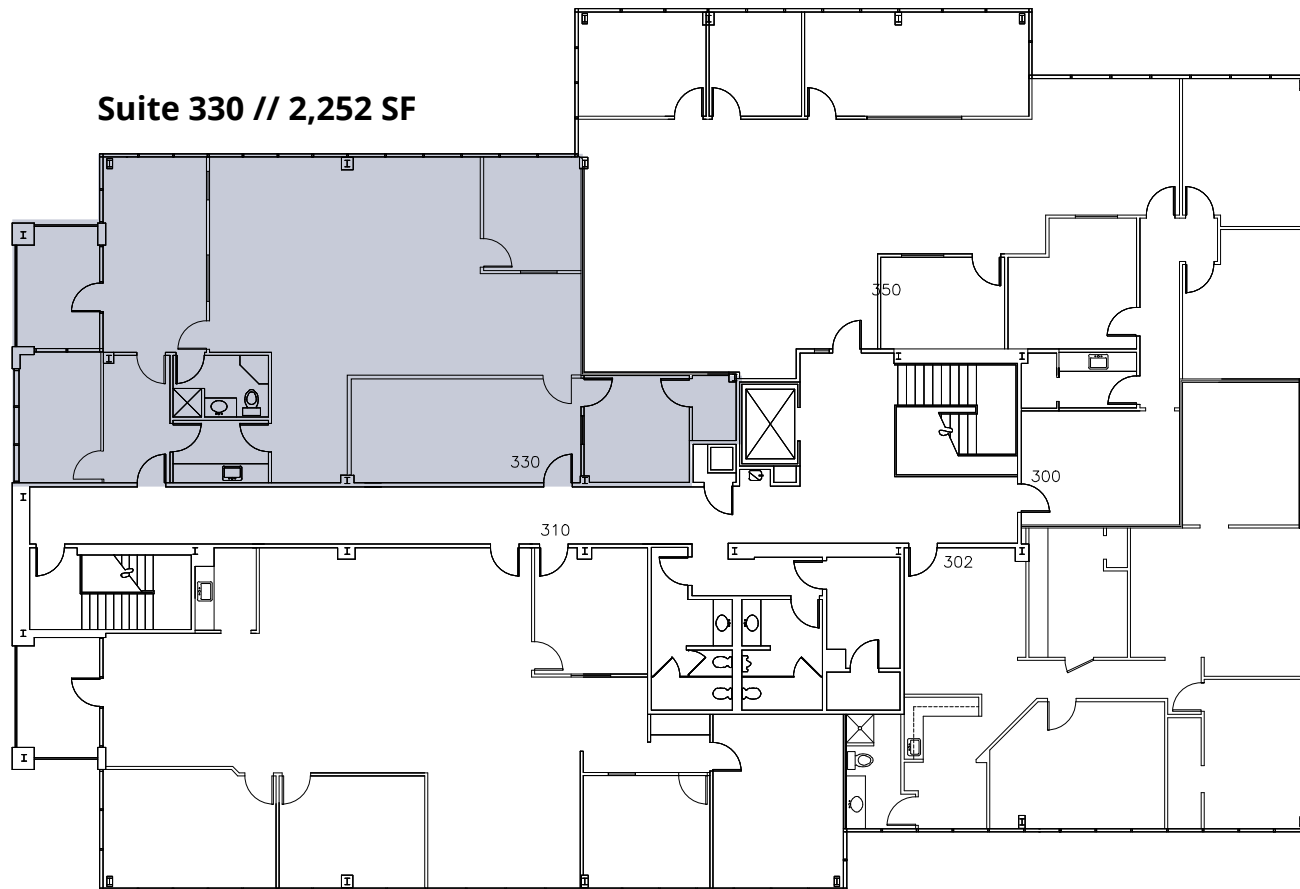
**Suite 250\* // 1,303 SF**



# The Corners - Level 3

**Suite 330 Rate:** \$41.00/FS

*\*Available in 30 Days*





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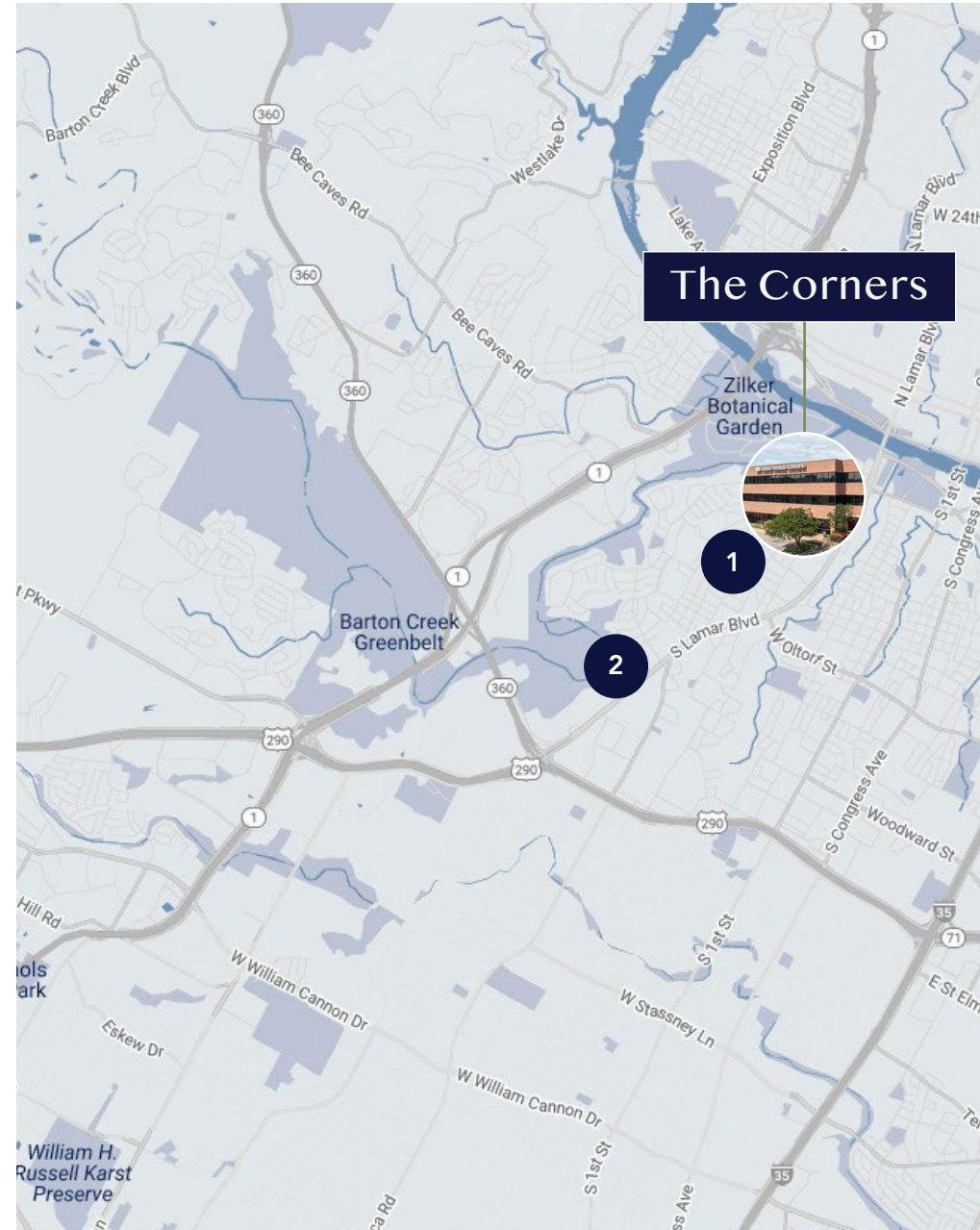
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## NEARBY AMENITIES

### 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

# The Corners

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