

Richard Hall
Sales Associate
Keller Williams Austin

☎ (512) 659-8587
✉ rshall03@gmail.com

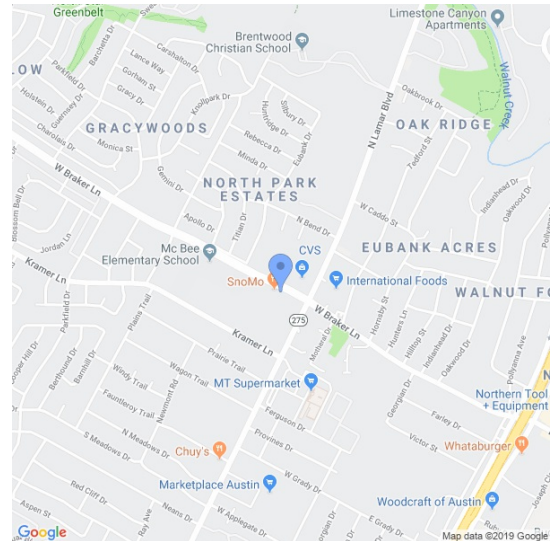
kw AUSTIN
KELLERWILLIAMS. REALTY

Lamar Braker Plaza

11220 N. LAMAR BLVD, AUSTIN, TEXAS 78753



COMMERCIAL • RETAIL • FOR LEASE



LEASE RATE **\$24.00/SQFT NNN**
ZONING **GR**
BLDG TYPE **MULTI-TENANT**
YEAR BUILT **2007**
STORIES **1**

VACANCY **87%**
GROSS BLDG **26,150 SQFT**
LAND AREA **1.98 ACRES**
**EXCELLENT LOCATION WITH
LONG EXPOSURE TO W. BRAKER
LANE, AS WELL AS N LAMAR.
SLOPES DOWN TOWARDS THE
WEST**
MARKET **AUSTIN**
SUB-MARKET **NORTH AUSTIN**

Currently leasing approx 1500SqFt shell space in Building B. May have other 2nd gen space coming up in 2019.

Excellent high traffic location at the signalized SW corner of N. Lamar and W. Braker Lane. Benefits from great visibility and a strong restaurant and regional bank anchor tenant base. Close proximity to IH-35 Freeway, Hwy 183 and MoPac Expressway

 **1 Spaces**

TYPE: **STRIP CENTER**
SUITE/UNIT: **B250**

AVAILABLE: **1,500 SqFt**
FLOOR: **1**

LEASE RATE: **\$24.00 NNN**
DATE AVAIL: **10/11/2018**

Currently shell condition