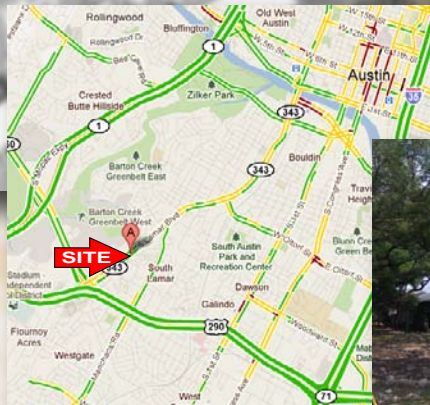
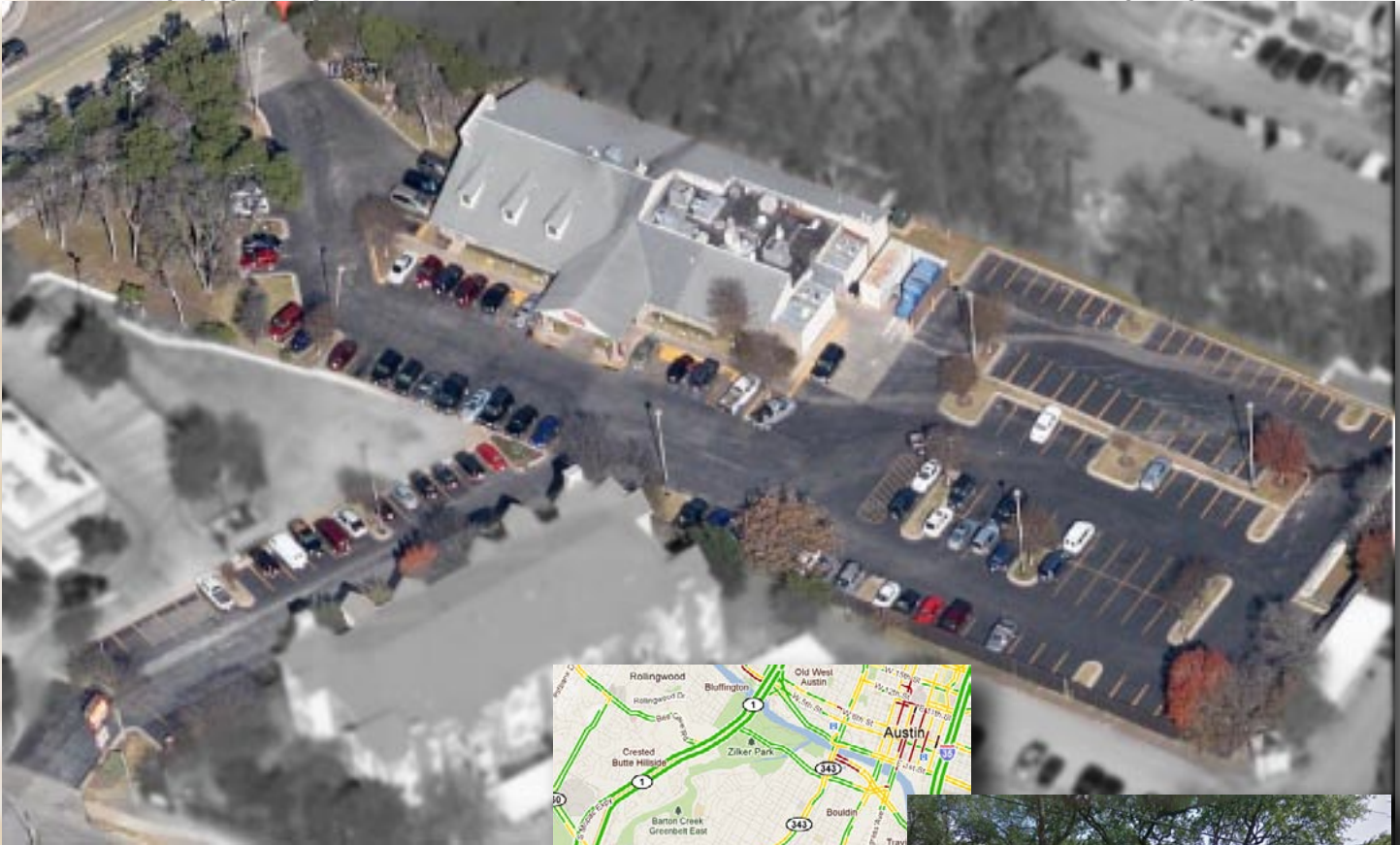


RETAIL BUILDING FOR LEASE/SALE

3607 S. Lamar Blvd. Austin Texas 78704



- LOCATION:** Property is on the east side of Lamar roughly half way between Manchaca and Ben White.
- SIZE:** Approximately 10,000 Sq. Ft. on
Approximately 2.642 acres
(114,310 Sq. Ft.)
- FRONTAGE/
ACCESS:** Approximately 58' on Panther Trail
Approximately 207' on South
Lamar Blvd.
- ZONING:** GR-V-CO
- PRICE:** \$4,495,000.00
- RATE:** \$21/ Sq. Ft. + NNN (under \$4)
- COMMENTS:** Lease available 4/1/2012
TI Negotiable
National/ Strong Credit Only

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT John Collins
Mobile: (512) 565-9626
JCollins@matexas.com

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