

Crestland Retail

7503 N Lamar Blvd.
Austin, TX 78752

NORTH AUSTIN JUST OFF 183 HWY



BLUE CROW
PROPERTIES

www.bluecrowproperties.com

Retail Suites
A & B Available
for Lease!

NORTH AUSTIN
RETAIL



Exciting property transformation underway! Position your business in one of North Central Austin's most established commercial corridors. This two-suite retail building is currently undergoing a comprehensive remodel, with significant capital improvements coming soon. Suites A & B available now – to be leased individually or combined for a total of 4,009 RSF.

FOR LEASE

- **BASE RENT:** \$2.50 psf month / \$30.00 psf annual
- **SPACES AVAILABLE NOW** *(to be Leased Individually or Combined):*
 - Suite A → 2,412 RSF
 - Suite B → 1,597 RSF
 - Combined → 4,009 RSF

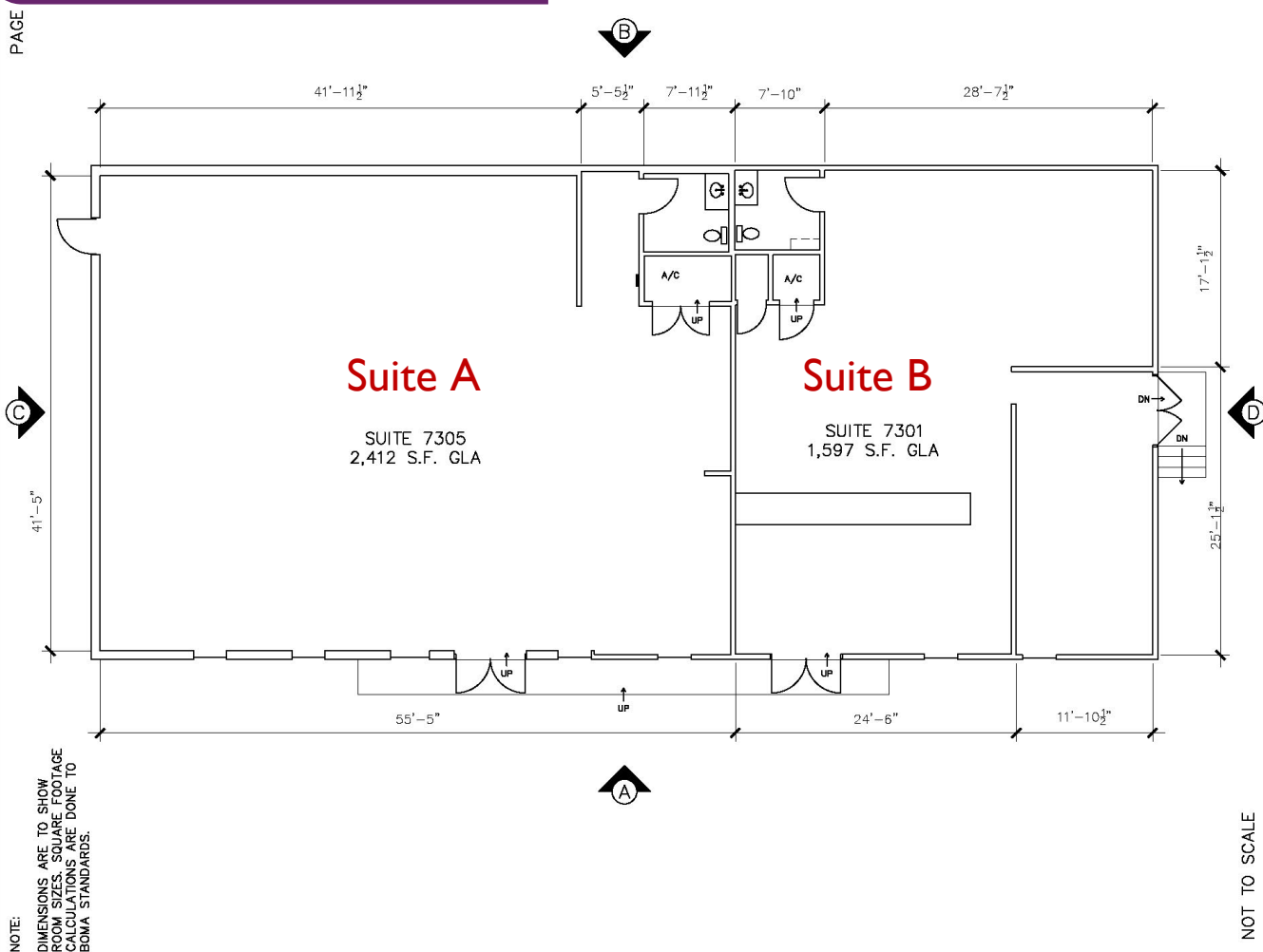
BOTH AVAILABLE NOW
- **EST. 2026 NNN:** \$0.83 psf month / \$10.00 psf annual
- NNN Expenses do not include utilities *(billed per space monthly)*

Crestland Retail

PROPERTY HIGHLIGHTS:

- Prime North Lamar frontage with strong street visibility
- Prominent signage opportunity and convenient customer access
- Ample on-site parking – approx. 16 spaces
- Flexible layouts suitable for retail, showroom, medical, office, or service uses
- Ideally located with convenient access to US-183, Highway 290, and Interstate 35, the property is just minutes from Downtown Austin, The Domain, Crestview, Brentwood, and surrounding residential neighborhoods.
- Planned capital improvements and exterior renovation coming soon.

FLOOR PLAN:



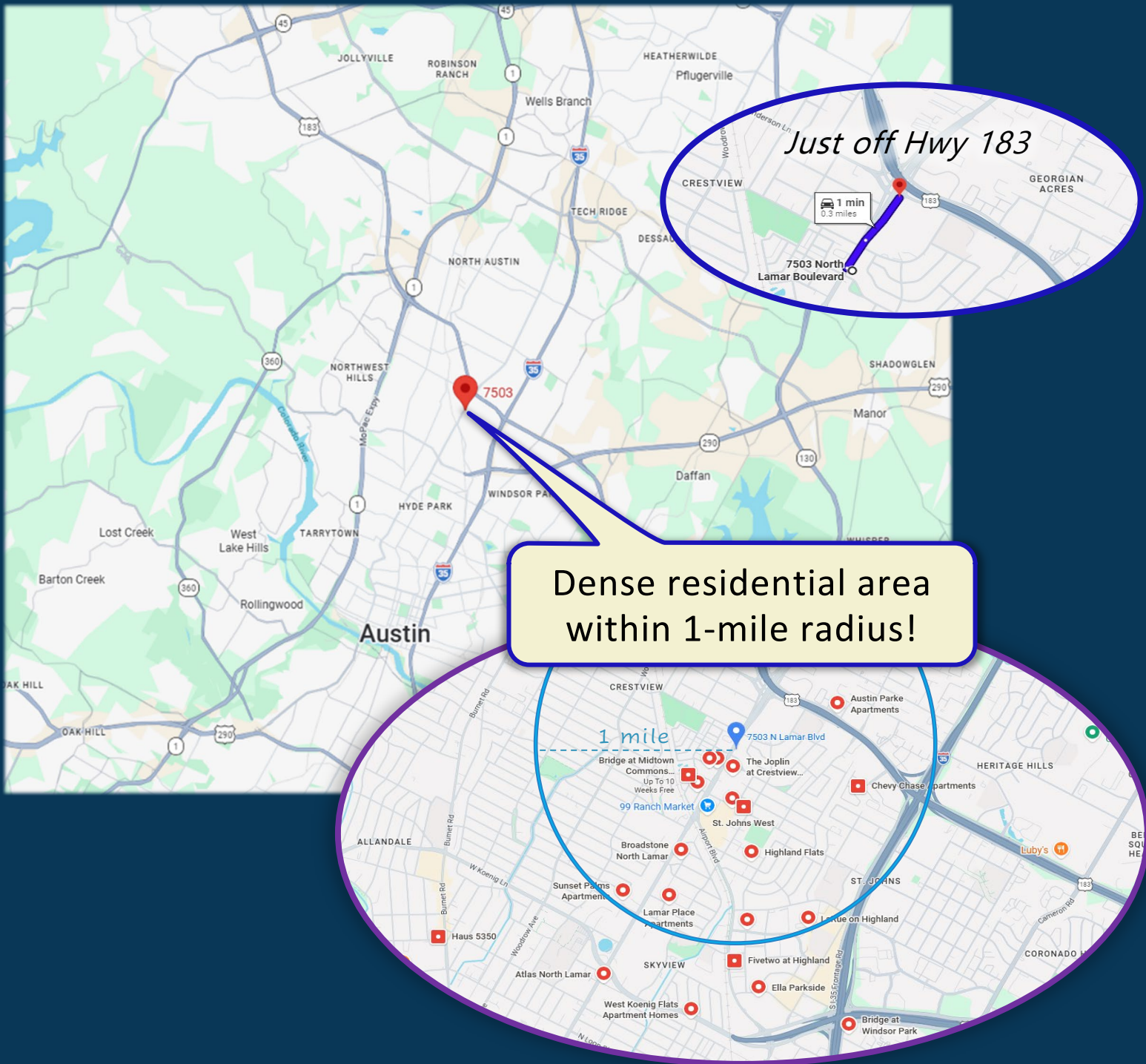
↑ DIMENSIONS +
FLOOR PLANS
Austin, Texas
dimensionalfloorplans.com
Phone (512)342-0114

THE MEASUREMENTS AND FLOOR PLANS ARE ACCURATE USING BOMA MEASUREMENT STANDARDS FOR RETAIL BUILDINGS. ANSI/BOMA Z85.5 - 2010
Project No.: 1873.05
Date: October 18, 2018
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7501-7503 N. LAMAR
AUSTIN, TEXAS
GROSS LEASABLE AREA: 4,009 S.F.

Drawing for:
MAGIC
ARCHITECTURE
7712 Lazy Lane
Austin, TX 78757

Crestland Retail



Interested? Contact Blue Crow Properties:



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