

FOR LEASE

**URBAN CORE
OFFICE DEVELOPMENT**

UP TO **74,185 SF**
AVAILABLE

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CBRE

SACKMAN
AUSTIN

2010 SOUTH LAMAR

Make The **First Move**

MAKE THE FIRST MOVE

2010 South Lamar is a progressive manifestation of urban office design in a boutique format. Located on a core transit corridor in the heart of South Austin, the project injects long-anticipated creative office space into an already robust and eclectic mixed-use environment. The building's subtle angular geometry, outdoor terraces and office amenities respond to and accentuate the energy and motion of SOLA's active urban edge.

Terrace



2010 SOUTH LAMAR

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Product: **Class A Office**

Total Size: **74,185 SF**

Stories: **3 floors**

Parking: **151 stalls**







Floor Plates: **30,000 SF**



an inviting
atrium with a
modern design

Project Features

On-Site Amenities

-  Dedicated car-share vehicles
-  A robust cycle storage & repair suite
-  Planned ground floor restaurant space
-  Serene, spa-like shower and fitness facility
-  A dog friendly environment with a lush courtyard
-  Balconies, a shared roof terrace, and courtyard offer sustainably designed opportunities to commune with nature and foster chance social interactions outside the normal course of business.

South Lamar District

Established residential neighborhoods and burgeoning multi-family development. The South Lamar District contains 100+ retail shops, restaurants, bars and entertainment venues on the 3.5-mile stretch between Lady Bird Lake and Ben White Boulevard.

Design Features

A simple, honest material palette of concrete, glass, and masonry encloses airy volumes of flexible space, while a central atrium floods the interior with natural light, bringing the outside in. Vertical ribbons of wood and metal articulate the exterior in a brise soleil, diffusing the harsh Texas sun and broadcasting a soft glow throughout the space.

- 1 Frit Glass**
- 2 Metal Panels**
- 3 South Lamar Balconies**
- 4 Wood Screens**
- 5 Brick Detailing**
- 6 Precast Concrete**



Courtyard / Dog Park

Ground Level

6,995 SF Ground Floor Space / Cafe

- 1 Lobby
- 2 4,500 SF Lease Space
- 3 2,495 SF Cafe
- 4 Two Level Parking
- 5 Hether St. Access
- 6 S. Lamar Access



Roof Terrace / 2,200 SF

Second Level

30,287 SF Office Available
2,200 SF Terrace

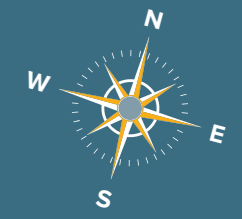
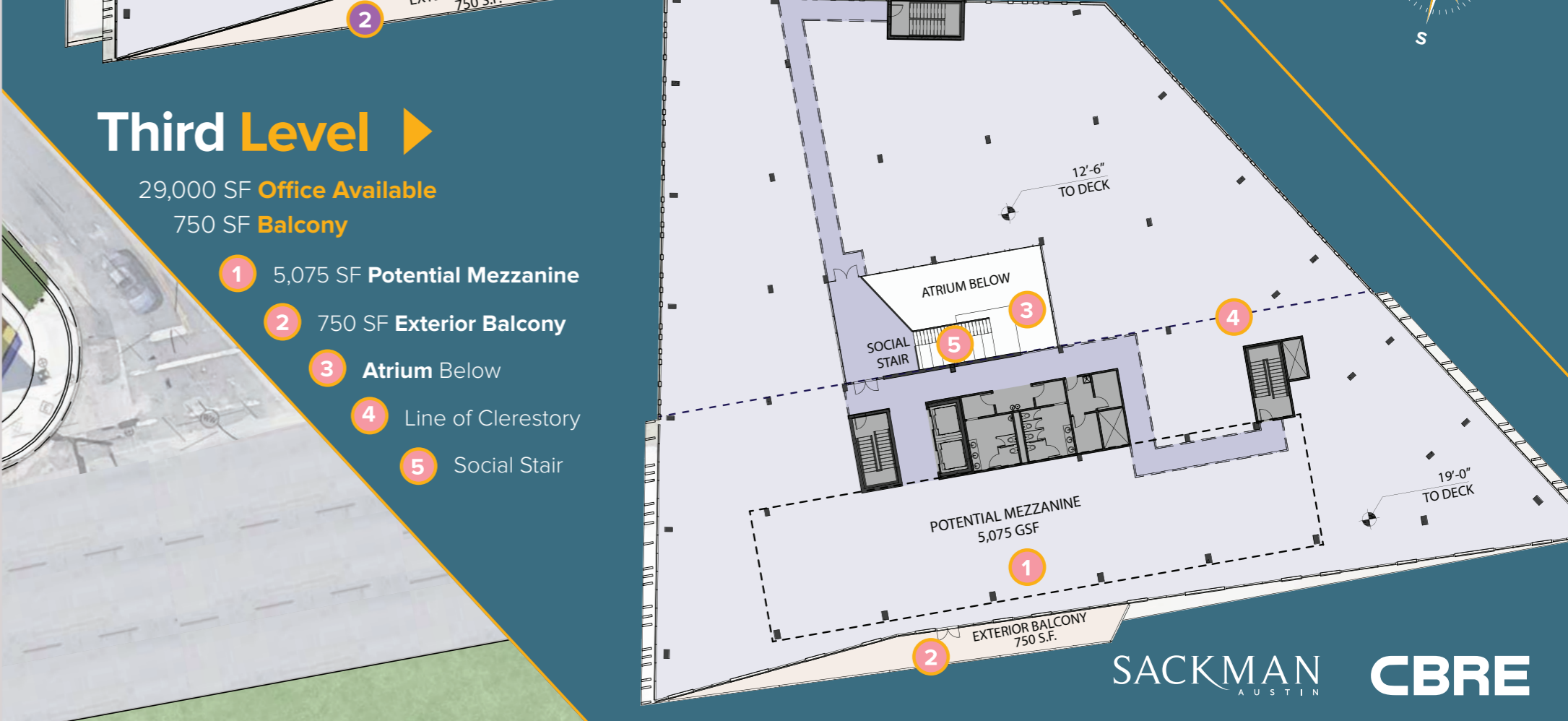
- 1 1,500 SF Atrium
- 2 750 SF Balcony
- 3 1,100 SF Fitness Center
- 4 2,200 SF Roof Terrace
- 5 Elevators
- 6 Restrooms



Third Level

29,000 SF Office Available
750 SF Balcony

- 1 5,075 SF Potential Mezzanine
- 2 750 SF Exterior Balcony
- 3 Atrium Below
- 4 Line of Clerestory
- 5 Social Stair



Amenities



Apartments

1. Zilker On The Park
2. Coldwater
3. Gibson Flats
4. Lamar Union
5. Post South Lamar
6. Cole
7. The Catherine
8. Crescent Apartments
9. Cityview at Soco
10. Barton's Mill
11. Chimney Park
12. Tambaleo Apts
13. Skyhouse Austin
14. Shore Condos
15. Millennium Rainey
16. Hanover S. Lamar
17. Cielo South Lamar
18. Del Curto Apts
19. The 704
20. The District at Soco
21. Riverview
22. Oak Creek Village
23. 422 at The Lake
24. Ashton Austin
25. Northshore



Entertainment

1. Palmer Events Center
2. The Long Center
3. Auditorium Shores
4. Butler Park
5. Hike & Bike Trail
6. Zach Theatre
7. Zilker Park
8. Barton Springs Pool
9. Rainey Street
10. SOCO
11. Barton Creek Greenbelt



Restaurants

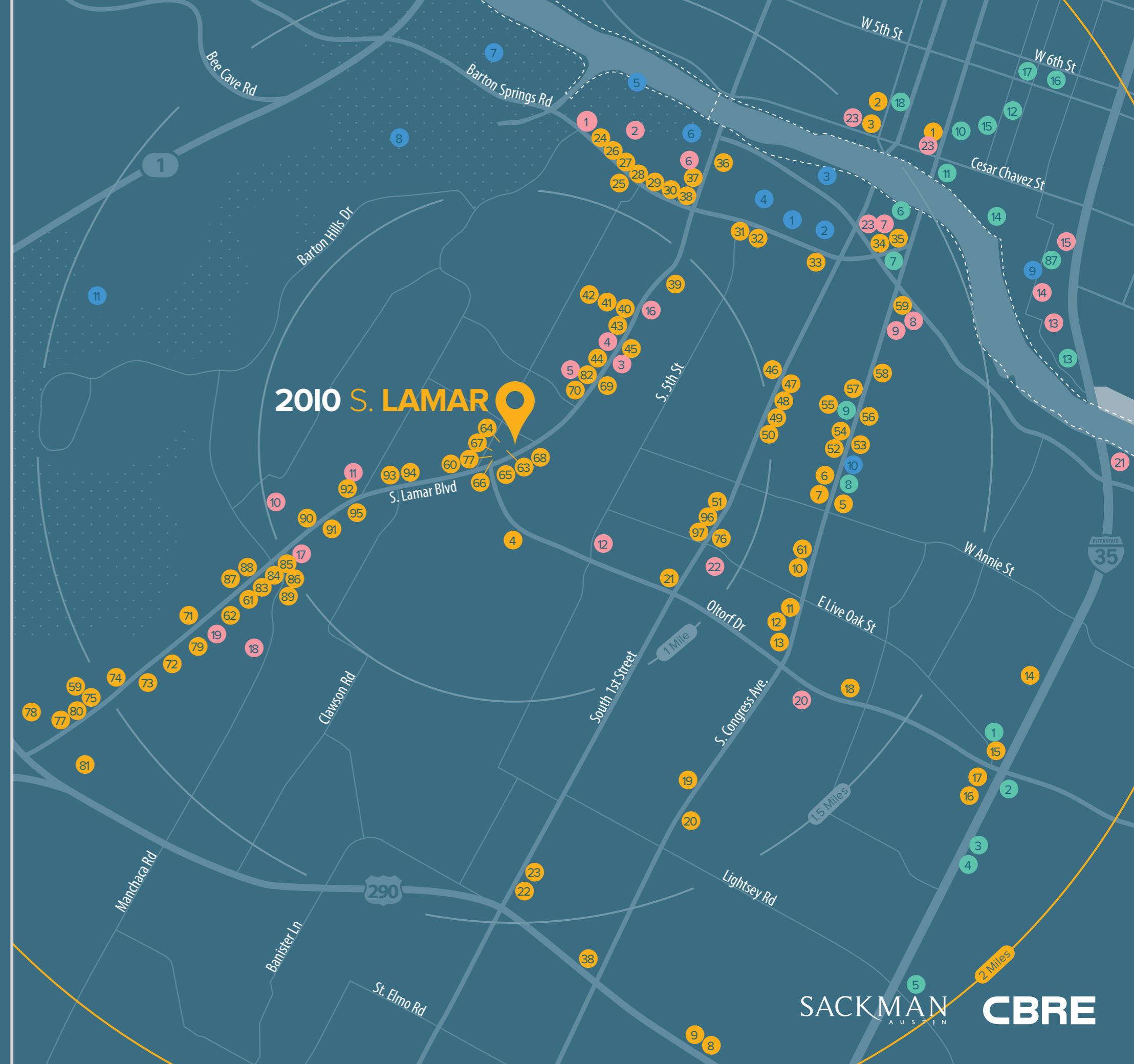
1. Second Bar & Kitchen
2. La Condensa
3. Lambert's
4. Austin Beer Garden
5. Cafe No Se
6. South Congress Cafe
7. Vespaio Ristorante
8. Chick-fil-A
9. Cabo Bob's Burritos
10. Magnolia Cafe
11. Southside Flying Pizza
12. Lucy's Fried Chicken
13. New India Cuisine
14. Whip In
15. Blue Moon Bar & Grill
16. Denny's
17. Starbucks
18. Curra's Grill
19. Opal Divine's
21. El Tacorrido
22. Porter Gastropub
23. Summer Moon Coffee
24. Chuy's
25. Juice Land
26. Shady Grove
27. Austin Java
28. Uncle Billy's
29. Juliet Ristorante
30. Green Mesquite BBQ
31. El Alma
32. Terry Black's BBQ
33. Sandy's Hamburgers
34. Zax
35. Aussie's
36. Toastie's Sub Shop
37. Flour and Vine
38. P. Terry's
39. Uchi
40. Shake Shack

41. Vox Table
42. Alamo Drafthouse
43. Cantine Italian Café
44. Maudie's Too
45. Odd Duck
46. El Mercado
47. Torchy's Tacos
48. Sway
49. Elizabeth Street Café
50. Gourddoughs
51. Alcomar
52. Guero 's Taco Bar
53. Home Slice Pizza
54. Hopdoddy Burger Bar
55. Perla's
56. Boticelli's
57. Snack Bar
58. Doc's
59. Freebirds
60. Black Sheep Lodge
61. Torchy's Taco's
62. Aroma Italian Kitchen
63. Henri's Cheese & Wine
64. Lick Honest Ice Cream
65. Olivia
66. El Meson
67. Opa Coffee & Wine
68. Corner Bar
69. Starbucks
70. VertsKebab
71. Red's Porch
72. Red Lobster
73. Plucker's
74. Olive Garden
75. The Park
76. Once Over Coffee Bar
77. Bombay Bistro
78. Texican Cafe
79. In-N-Out Burger










Hotels

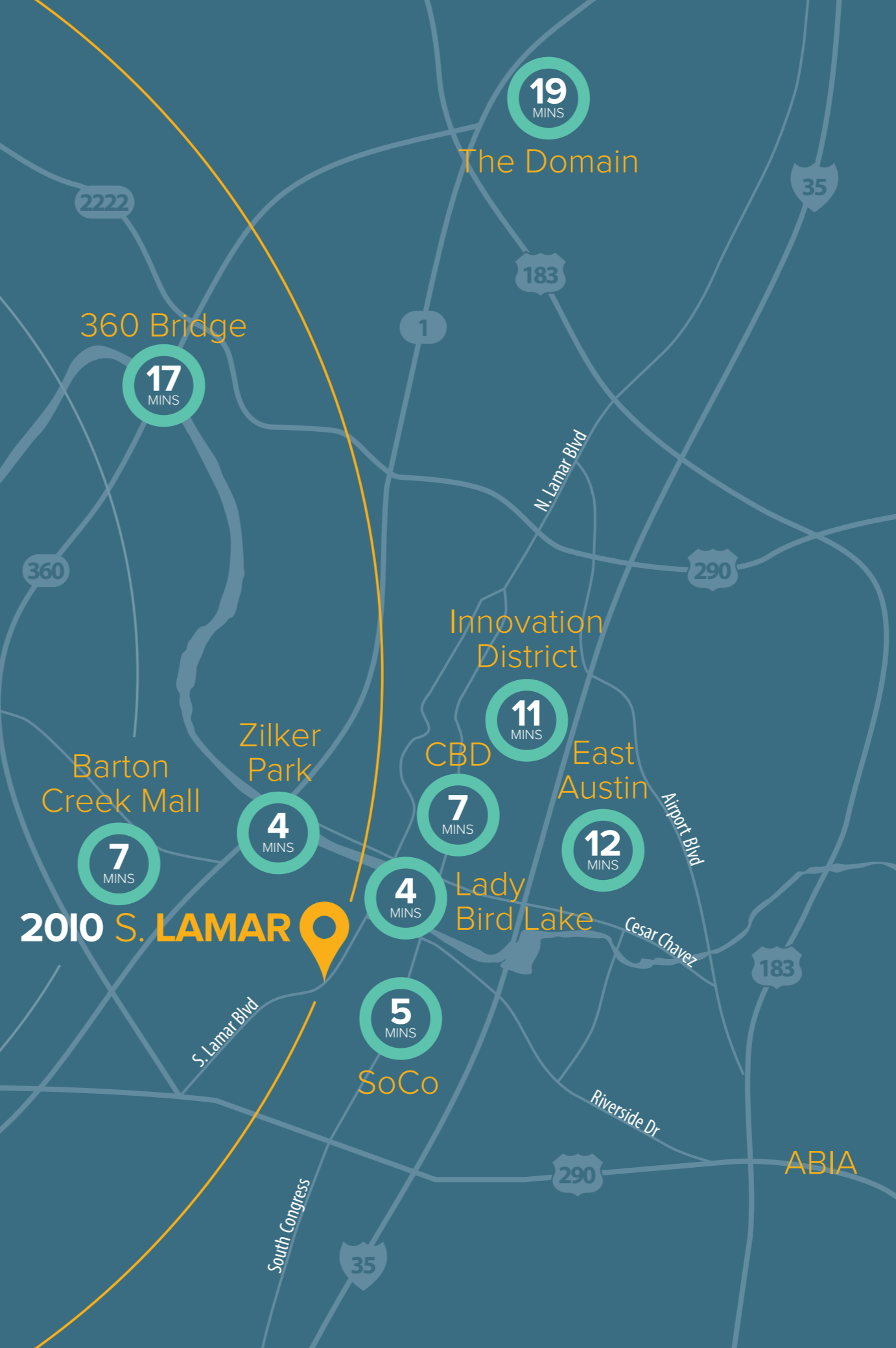
1. Best Western
2. La Quinta
3. Park West Inn
4. Howard Johnson
5. Wyndham Garden
6. Hyatt Regency
7. Embassy Suites
8. S. Congress Hotel
9. Hotel San Jose
10. JW Marriott
11. Radisson
12. Residence Inn
13. Holiday Inn
14. Four Seasons
15. Hyatt Place
16. Hilton
17. The Westin
18. W Austin



Location



Drive Times

-  Zilker Park **4 mins**
-  Lady Bird Lake **4 mins**
-  South Congress **5 mins**
-  West Sixth **5 mins**
-  Innovation District **11 mins**
-  East Austin **12 mins**
-  ABIA **13 mins**
-  360 Bridge **17 mins**
-  The Domain **19 mins**





Housing



One Mile

- Single Family 4,583 
- Multi Family 5,752 

Two Mile

- Single Family 10,071 
- Multi Family 25,423 

Three Mile

- Single Family 21,441 
- Multi Family 47,859 

Access

And Transportation

Mopac - Lake Austin

6 MINS

Mopac - Barton Spgs.

5 MINS

7 MINS CBD

2010 S. LAMAR

8 MINS Hwy 360

5 MINS Hwy 290

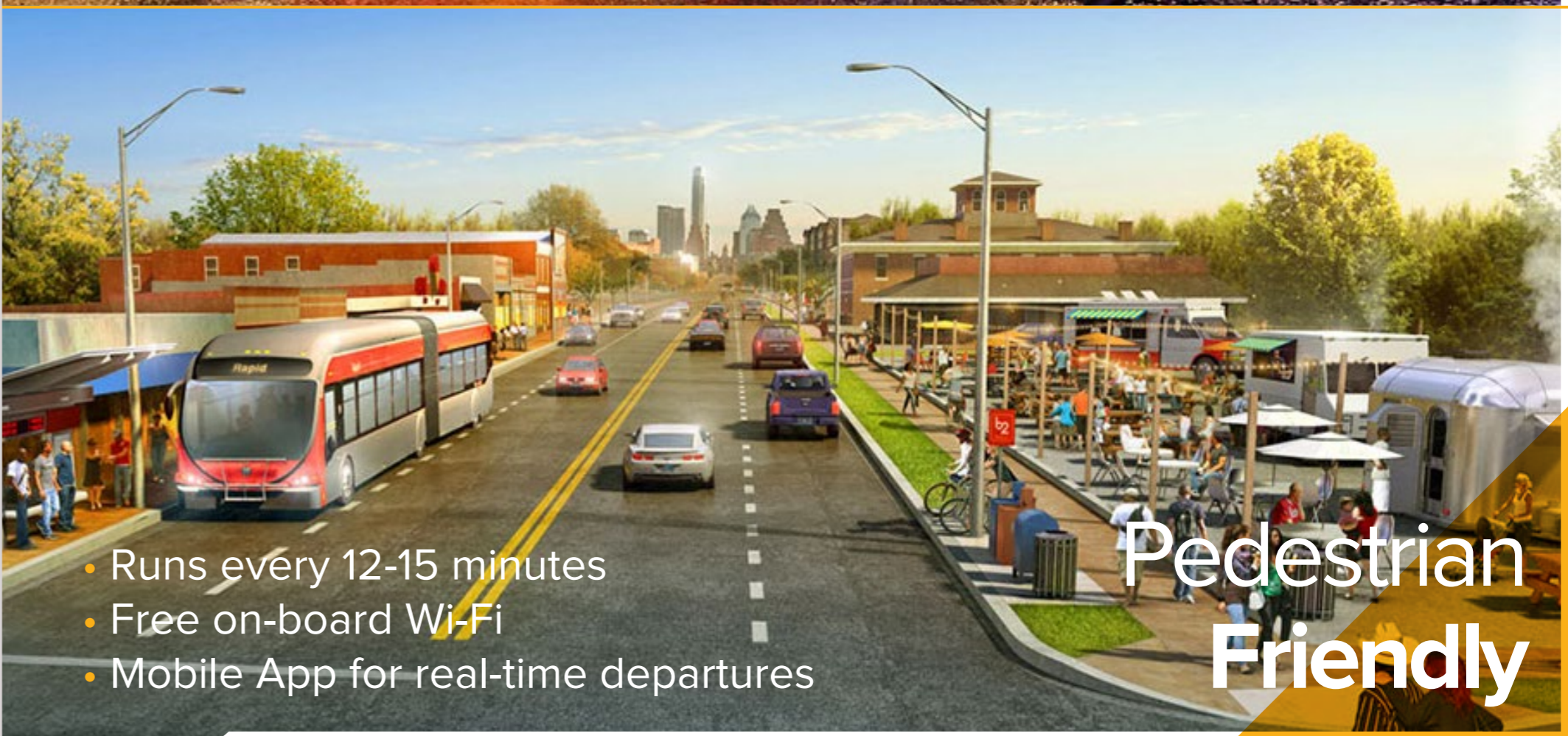
7 MINS IH 35

Metro Rapid Route 803



Metro Rapid

A premium bus service connecting the best of Austin



- Runs every 12-15 minutes
- Free on-board Wi-Fi
- Mobile App for real-time departures

Pedestrian Friendly

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