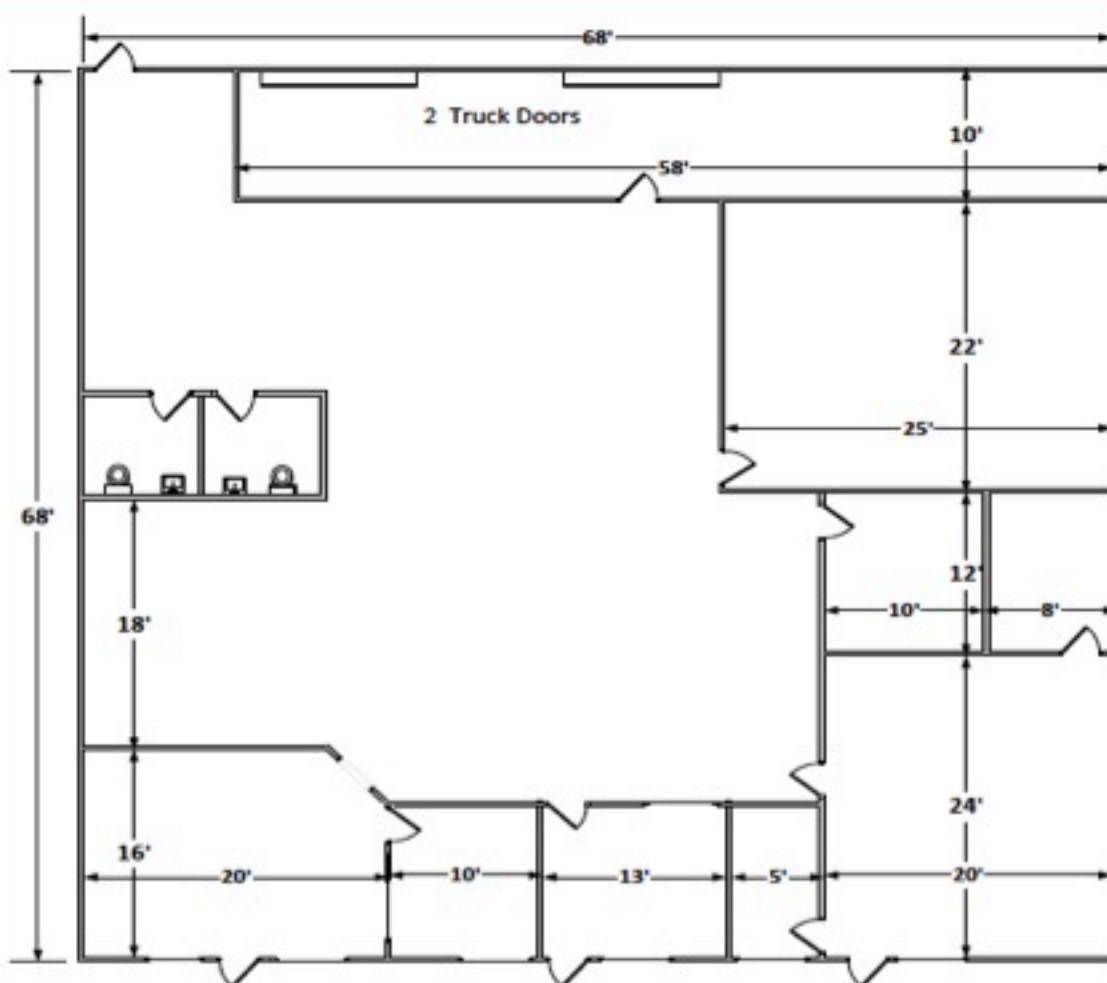


# THE CENTRE BUSINESS PARK

7801 North Lamar  
Austin, Texas 78752



## SHOWROOM/OFFICE DESTINATION RETAIL SPACE



**Size:** 4,800sf

**Rate:** \$13.00/sf + \$1.56/sf nnn

**Term:** 3-5 years

**Suite:** C51

**Description:** Fronts N Lamar with building and pylon signage. Rear grade level doors. Landlord willing to modify to suit. Great economically priced showroom space for destination type business. Over 30' of glass storefront.

**Other:** 24/7 Access and individually controlled HVAC and separately metered electric.

**Property is undergoing a \$1 million face-lift in 2018.**

For more information call:

**512.453.4952**

**Jeff Knavel**