



700 N LAMAR

Austin, Texas 78703 • Clarksville Submarket

CONCEPT RENDERING

OVERVIEW

700 N Lamar is located in one of the most dynamic intersections in the country and a major thoroughfare in and out of downtown CBD. Not only is it a highly walkable location but also a high visibility traffic location that serves as a major branding opportunity.

It's a short walk to Whole Foods and carries 31,164 vehicles per day (2025) — more traffic than South Congress. The property serves as the gateway to Clarksville, with two points of access via N. Lamar Blvd and Baylor Street.

7,161 SF

Total building

20

Parking spaces

Baylor St.

Rear access

31,164 VPD

N. Lamar (2025)

LEASE RATE UPON REQUEST

PROPERTY HIGHLIGHTS

- 7,161 SF total
- 4,086 SF ground floor + 3,075 SF second-floor mezzanine
- 20 dedicated parking spaces behind the building
- Rear access directly from Baylor Street
- Less than a 1-minute walk to Whole Foods
- ±4-minute walk to Clark's Oyster Bar & the new 6th & Blanco development
- Directly across from REI



Property today — 700 N Lamar

NEARBY PROJECTS

Major projects are planned or underway throughout the immediate area:

- 6th & Blanco redevelopment — opening in ±1 year
- 6th & Lamar
- 6th & Walsh
- 410 Pressler
- 1214 W. 6th
- 5th & Walsh

Amazon owns the entire south side of the 6th & Lamar intersection — making this one of Austin's most exciting long-term retail corridors.

Area & Amenities

MoPac to North Lamar • W 6th Street corridor



NEW DEVELOPMENTS

- 1 **700 N Lamar**
Subject Property
- 2 **West Side Market**
1214 W 6th | MML + Riverside
- 3 **6th & Blanco**
MML + Riverside | Q2 2027
- 4 **6th & Lamar**
Endeavor Real Estate
- 5 **6th & Walsh**
Mixed-use | Q3 2028
- 6 **410 Pressler**
Infill mixed-use
- 7 **5th & Walsh**
Class A office | Q3 2028
- 8 **The Belvedere**
Luxury condos | 2027

DINING

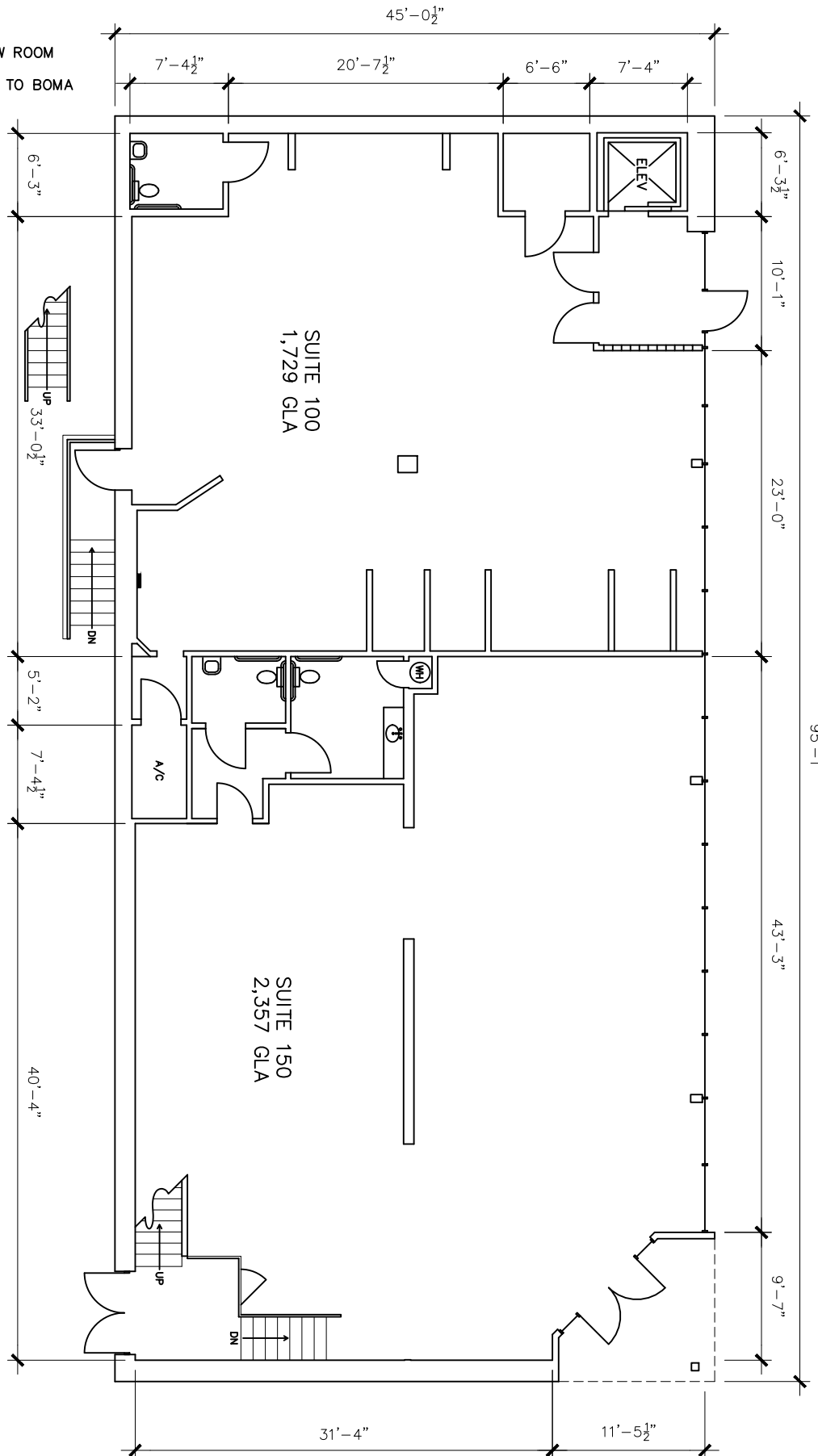
- Clark's Oyster Bar
- Pecan Square Cafe
- Sammie's Italian
- Jeffrey's
- Josephine House
- Swedish Hill
- Mean Eyed Cat
- El Arroyo
- Better Half Coffee
- Bar Peached
- Nightcap
- Rosie's Wine Bar
- Lin Asian
- Howard's Bar and Club

RETAIL

- Whole Foods Flagship
- Whole Foods World HQ
- Book People
- REI Austin
- ByGeorge
- Kick Pleat
- West Chelsea Contemporary
- Elle's
- Jacques Marie Mage
- Malbon
- Lululemon
- TWP

NOTE:

DIMENSIONS ARE TO SHOW ROOM
SIZES. SQUARE FOOTAGE
CALCULATIONS ARE DONE TO BOMA
STANDARDS.



NOT TO SCALE

Drawing for:
COTTON VENTURES
502 Baylor St.
Austin, TX 78703

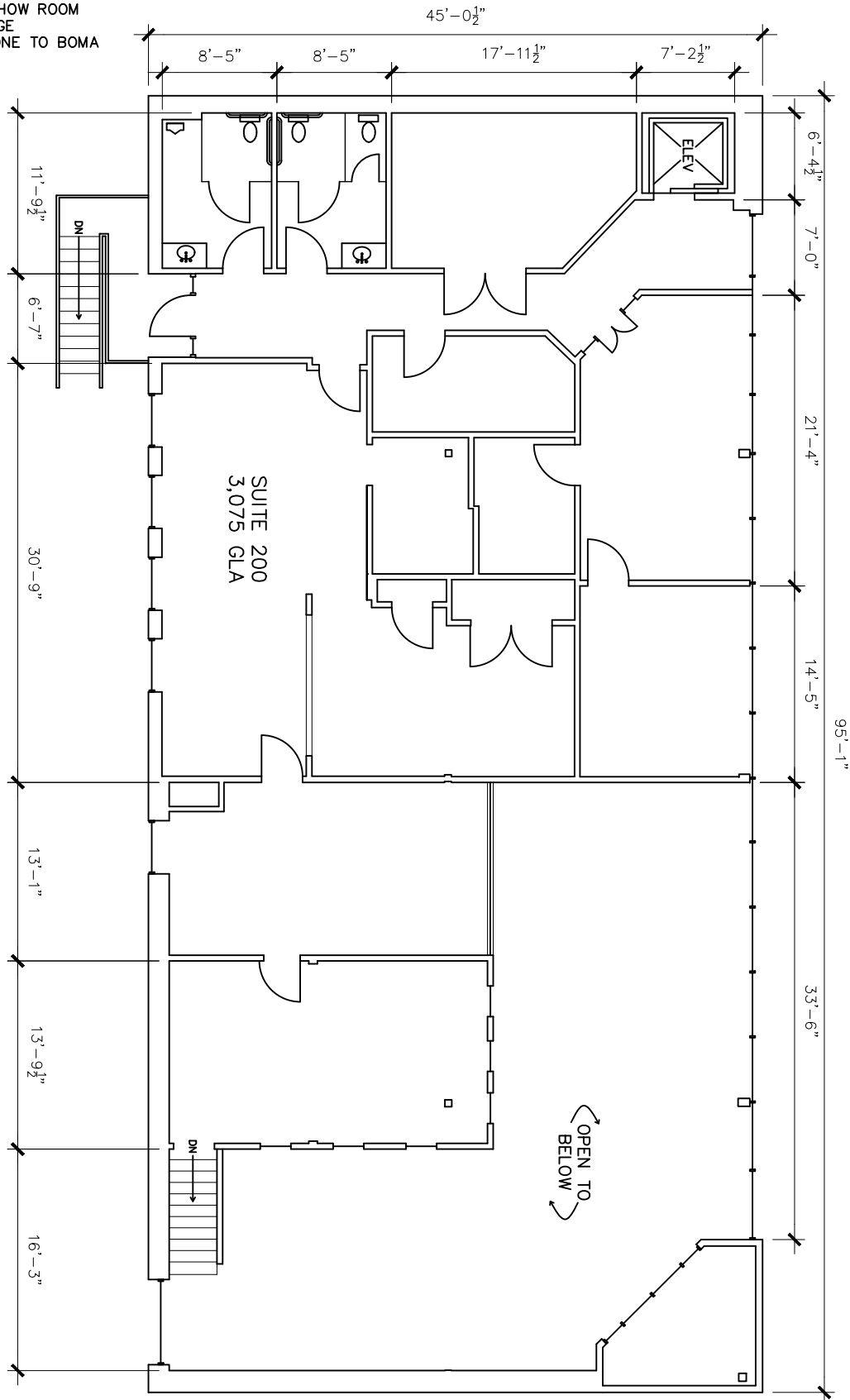
FIRST FLOOR
700 N. LAMAR BLVD.
AUSTIN, TEXAS
GROSS LEASABLE AREA: 7,161 SF

THE MEASUREMENTS, FLOOR PLANS,
AND CALCULATIONS ARE ACCURATE
USING BOMA MEASUREMENT
STANDARDS FOR RETAIL BUILDINGS.
ANSI/BOMA Z65.5 - 2025
Project No.: 2699.01
Date: August 21, 2026
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SECOND FLOOR
700 N. LAMAR BLVD.
AUSTIN, TEXAS
GROSS LEASABLE AREA: 7,161 SF

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COTTON VENTURES

REAL ESTATE

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CONTACT US

Austin Cotton

512.944.7514
austin@cottonventures.com

Jimbo Cotton

512.784.3015
jimbo@cottonventures.com

Gil Nuss

832.454.6494
gil@cottonventures.com

Cooper Ellis

512.826.3499
cooper@cottonventures.com