1,258 - 3,713 SF Office Space on Lamar Blvd

6719 N Lamar Blvd, Austin, TX 78752

FOR LEASE

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Listing Details

Office Lease Rate:	$22/SF
Property Type:	Retail/Office
Total Building SF:	7,118 SF
Available SF:	1,258 - 3,713 SF
Available Suite:	D
Available:	Immediately
Parking:	34 Spots (30 with Outdoor Seating)
Lease Term:	Short Term
Neighborhood:	Highland

Executive Summary

6719 N Lamar Blvd sits off the intersection of N Lamar Blvd and Airport Blvd, providing easy access to Hwy 183 and Downtown. Just steps from the Crestview MetroRail station, it provides excellent accessibility for commuters and steady neighborhood traffic. Tenants benefit from ample parking and over 169,000 residents and 76,000 households within three miles that are both affluent and highly educated, making this a prime choice for businesses seeking a central Austin address.

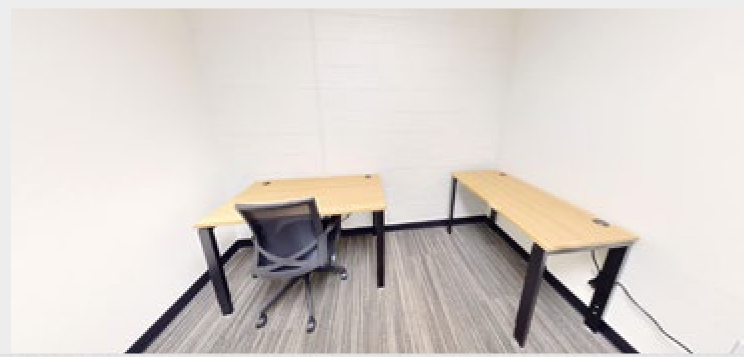
Suite D

3,713 SF: Suite D delivers modern office space with an efficient layout ideal for professional or creative users. Furniture available. This suite can be demised into one 1,258 SF suite and another 2,100 SF suite.


183
183
183
The Crescent Shopping Mall
STEAMIES
bb.q CHICKEN
Bun Belly
Barrett's
Crestview Station
Domino's
99 RANCH MARKET
fruitealicious
Airport Blvd
14,963 VPD
milk+tea
85°C
BBQ
dia's market
Walgreens
LOVE LAMP
matcha
MANNA
Korean Restaurant
HY MARKET
TOUS les JOURS
34,455 VPD
N Lamar Blvd
Industry
PRINT SHOP

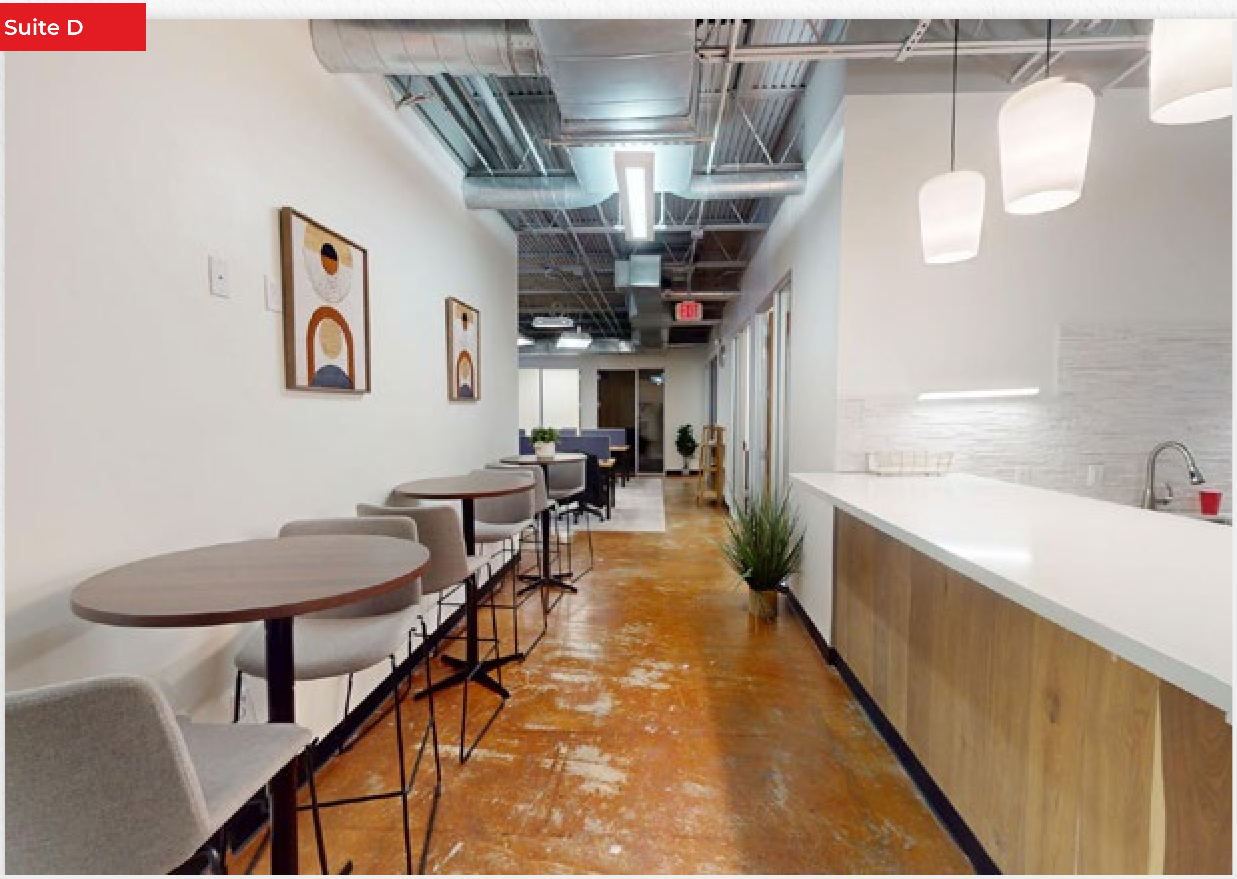

Downtown Austin
DAN'S
HAMBURGERS
P.TERRY'S
BURGER STAND
WHATABURGER
NINJANATION
AUSTIN
TACOS
Valero
MICHI RAMEN
34,455 VPD
N Lamar Blvd
Industry
PRINT SHOP
TOUS les JOURS

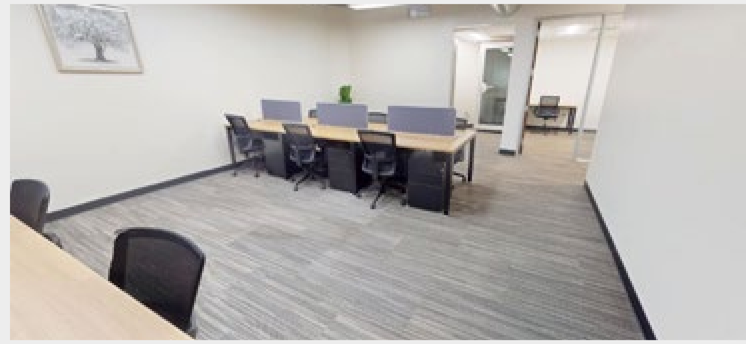
Suite D

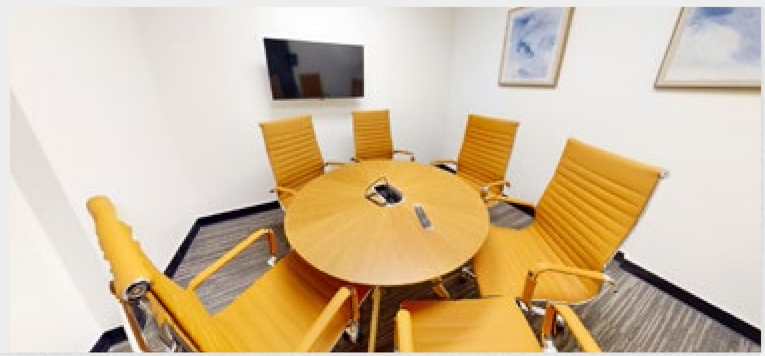


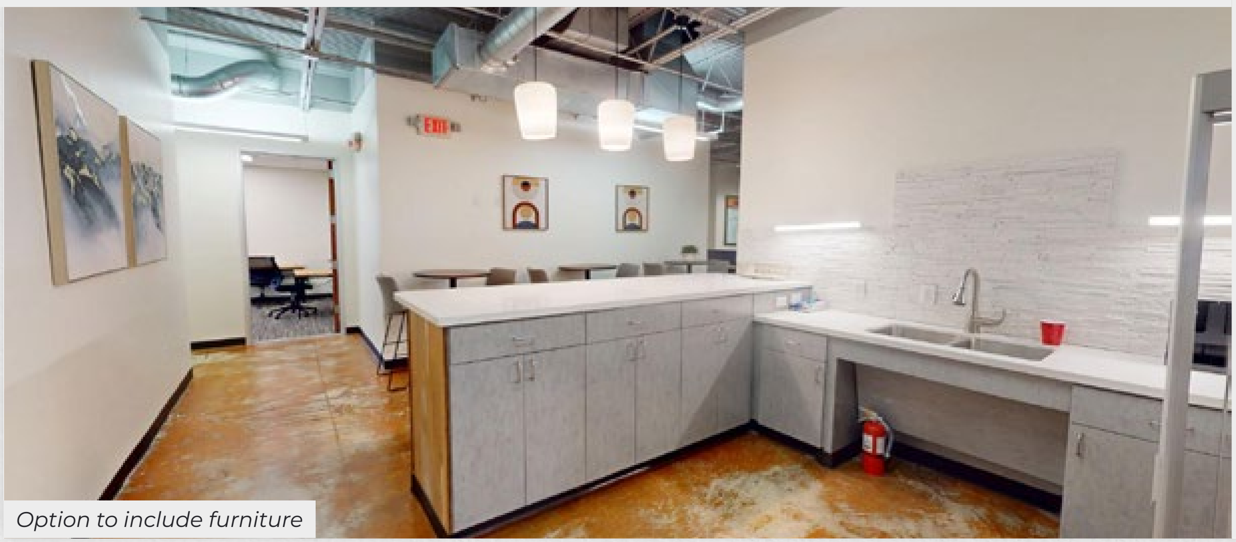
Option to include furniture

Suite D







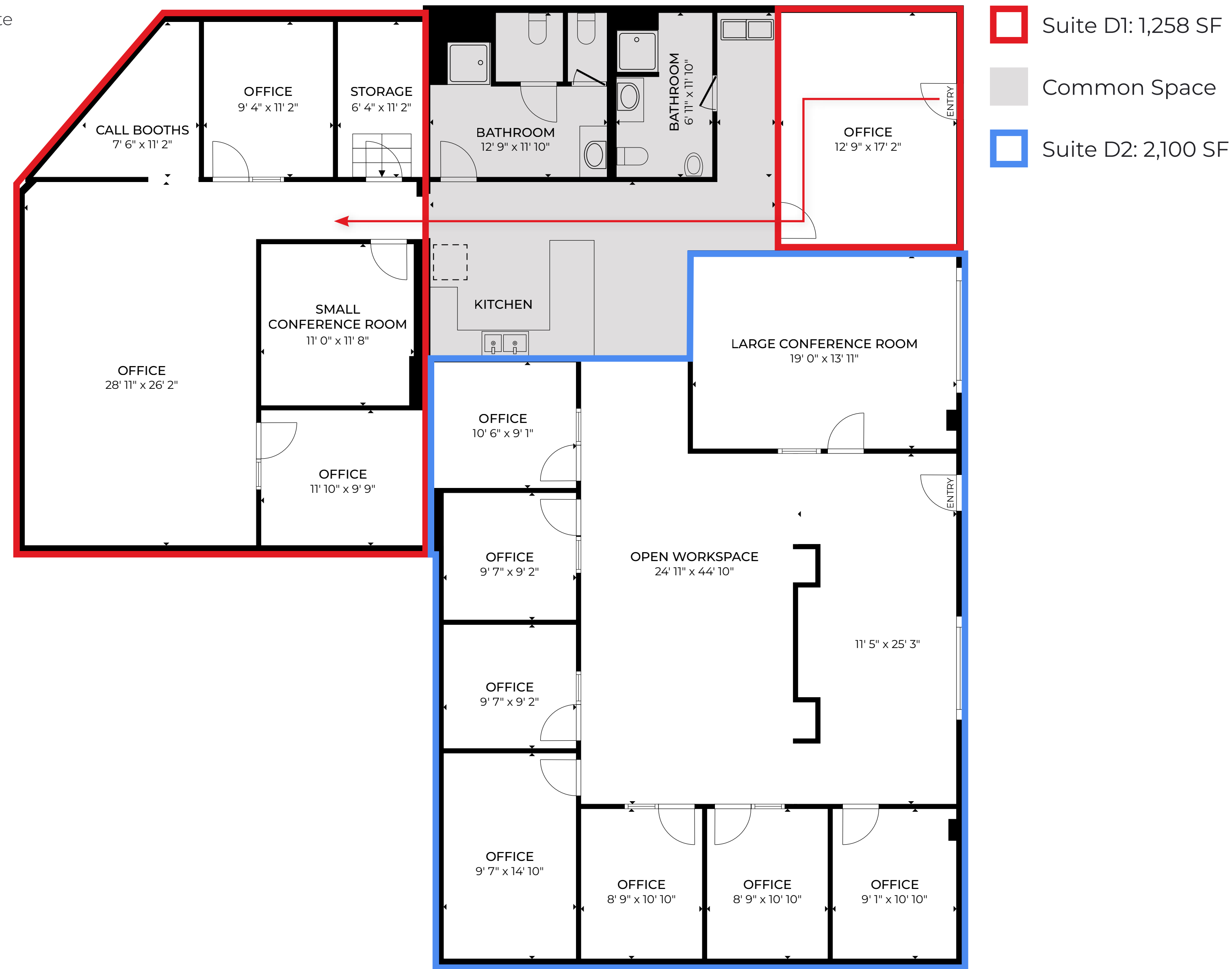


Option to include furniture

Suite D

3,713 SF

Demisable into one 1,258 SF suite
and another 2,100 SF suite



Click To View Virtual Tour

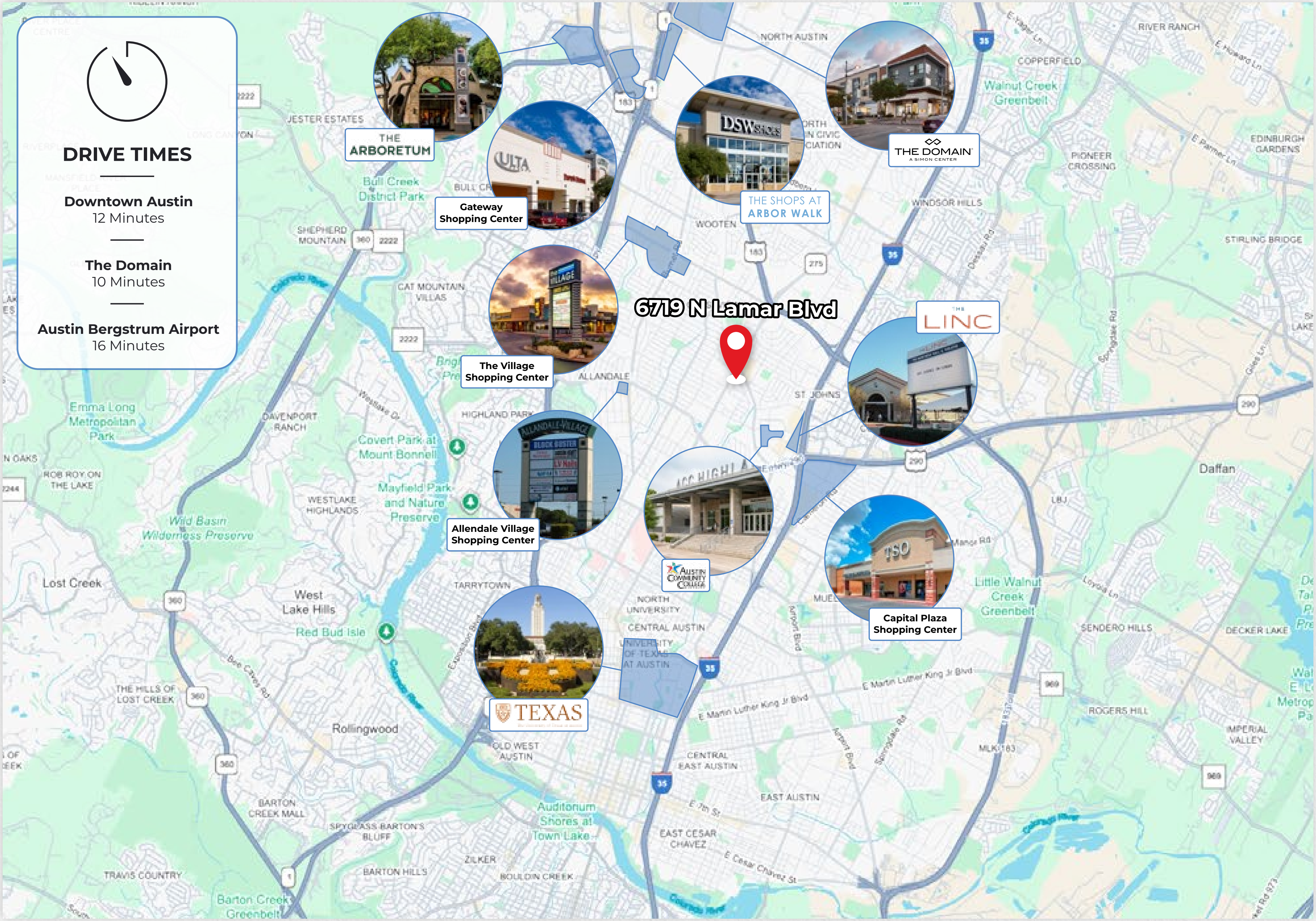
Option to include furniture

DRIVE TIMES

Downtown Austin
12 Minutes

The Domain
10 Minutes

Austin Bergstrum Airport
16 Minutes



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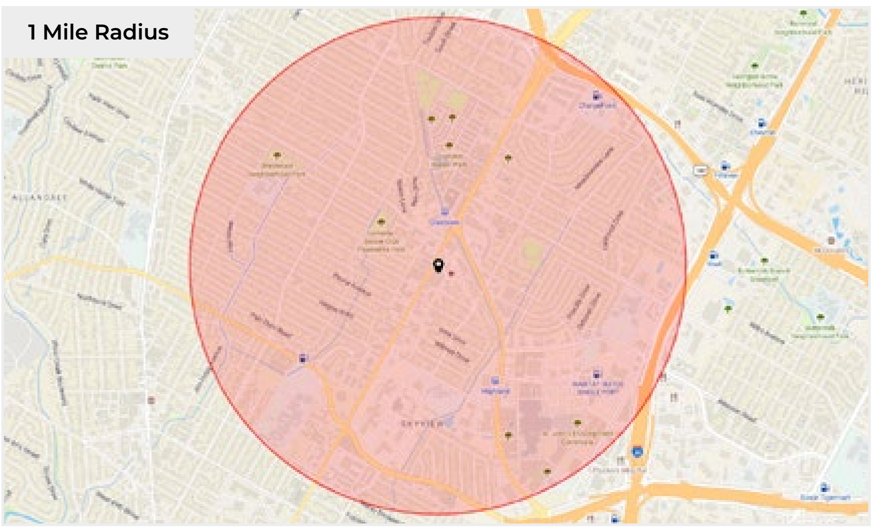
Location Demographics

Population

1 Mile	3 Miles	5 Miles
18,288	168,965	367,229

Avg Household Income

1 Mile	3 Miles	5 Miles
$105,616	$95,210	$102,622



1 Mile Radius

Information obatined from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	9,190	76,058	160,234
Households by Marital Status			
Married	2,650	22,386	48,259
Married No Children	1,585	12,356	28,486
Married w/Children	1,064	10,029	19,774
Education			
Some High School	4.13%	12.19%	9.56%
High School Grad	9.30%	14.33%	13.16%
Some College	20.68%	16.92%	17.21%
Associate Degree	7.22%	8.02%	7.26%
Bachelor Degree	36.96%	29.25%	31.36%
Advanced Degree	21.71%	19.29%	21.45%
Annual Consumer Spending ($000)			
Apparel	$14,297	$116,916	$255,213
Entertainment	$41,916	$317,851	$708,053
Food & Alcohol	$78,589	$616,412	$1,336,870
Household	$48,718	$358,724	$816,668
Transportation	$67,902	$534,641	$1,189,408
Health Care	$12,502	$97,057	$214,153
Education/Day Care	$21,372	$157,124	$363,973

Market Overview

AUSTIN

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km^2), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

Market Drivers

AUSTIN

Regional Economic Rankings & Demand Anchors

Austin anchors one of the country's most visible Sunbelt growth markets, combining state-capital stability, a deep employer base, a highly educated workforce, major university and research institutions, expanding air connectivity, and nationally recognized business and talent rankings. These fundamentals support broad-based tenant, investor, workforce and consumer demand across Austin-area commercial property types.

1.0M+
AUSTIN CITY POPULATION
2025 CENSUS ESTIMATE

2.55M
AUSTIN MSA POPULATION
2024 ACS / METRO UPDATE

$268B
AUSTIN REGION GDP
2024 | +3.7% REAL GDP

$7.94B
VENTURE CAPITAL INVESTMENT
2025 RECORD FUNDING

21.7M
AUS PASSENGER ACTIVITY
2025 ANNUAL PASSENGERS

59.6%
BACHELOR'S DEGREE OR HIGHER
CITY RESIDENTS AGE 25+

55,000
UT AUSTIN ENROLLMENT
FALL 2025

$1.37B
UT AUSTIN RESEARCH
FY25 EXPENDITURES

#9
BEST-PERFORMING LARGE METRO
MILKEN INSTITUTE | 2026

#5
BEST METRO FOR STEM PROS
WALLETHUB | 2026

#3
BEST CITY TO START A CAREER
WALLETHUB | 2026

#1
BEST CITY TO START A BUSINESS
USA TODAY / MCCOMBS | 2025

Regional Demand Story

- Population scale, GDP growth and capital-market visibility expand Austin's consumer, workforce, tenant and investor base.
- State government, UT Austin, health care, technology, semiconductors, advanced manufacturing and professional services diversify the demand profile.
- Talent, research, venture capital and entrepreneurship reinforce Austin's long-term innovation brand.
- AUS passenger activity, major events, music, dining, outdoor recreation and cultural identity strengthen visitor and lifestyle demand.

Commercial Real Estate Relevance

- The Austin story supports a broad backdrop for office, medical, industrial/flex, retail, restaurant, hospitality, multifamily, land and mixed-use assets.
- Employer depth and institutional anchors help sustain recurring activity across Austin's urban core, established suburban nodes and high-growth corridors.
- The strongest positioning pairs regional momentum with asset-level fundamentals: access, visibility, utility, submarket fit, basis and execution.
- Performance remains property-specific and varies by product type, location, pricing, supply, capital costs and market timing.

SOURCES: U.S. Census Bureau QuickFacts; City of Austin / U.S. Census Bureau metro update; Census Reporter ACS 2024; Opportunity Austin Economic Indicators; The University of Texas at Austin; Austin-Bergstrom International Airport; Milken Institute; WalletHub; USA Today / Texas McCombs.
Data and rankings are for general market context only and are subject to change.

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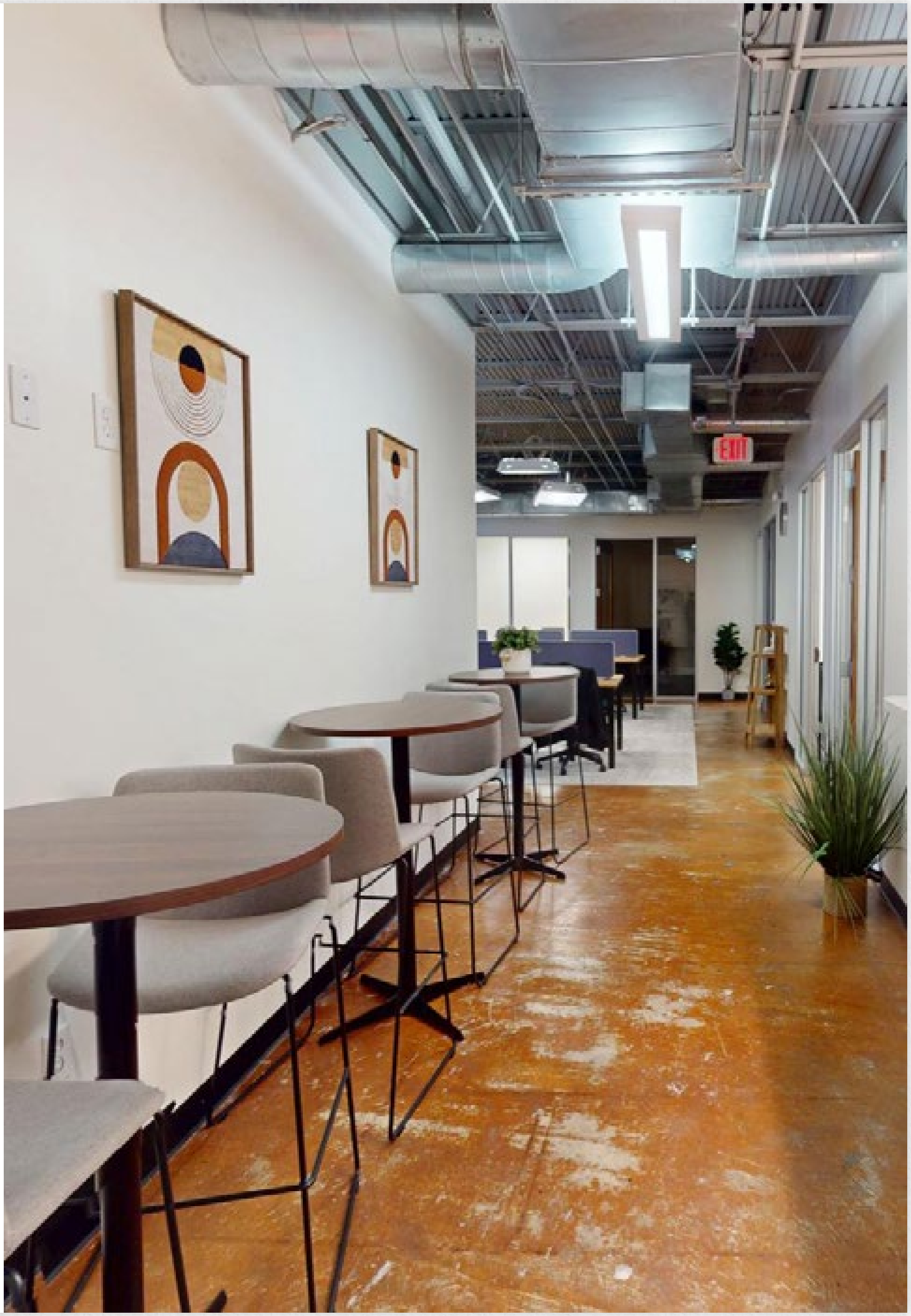

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.
A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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