

# For Lease Office / Retail

6603 Shirley Avenue, 78752  
2888 SF

Rate: \$22/SF NNN Term: Negotiable

# Skout<sup>x</sup>

Roland Galang, LEED AP  
Broker

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**6603 Shirley** is centrally located off of North Lamar Blvd., in the revitalized Highland neighborhood. This renovated postwar building (1955 construction) retains its mid-century character and structure. Recent makeover includes interior+exterior paint, new HVAC+ductwork, light fixtures, large store-front window & doors. Flood of natural light. Large open space affords endless potential. In close proximity to Crestview TOD, Highland Austin Community College and nearby dining faves. A rare find amongst its industrial neighbors.

**Availability: Call for Details**

*All information contained herein is deemed reliable but not guaranteed.*