

# **For Lease**

## **Office / Studio / Warehouse**

6601 Shirley Avenue, 78752

Front Building: 2,100 RSF

Warehouse: 2,700 RSF

Rate: \$17-19/SF NNN      Term: Negotiable

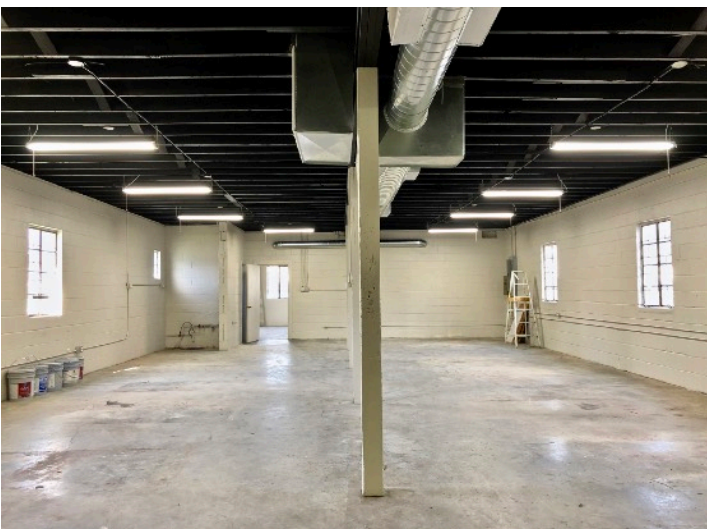
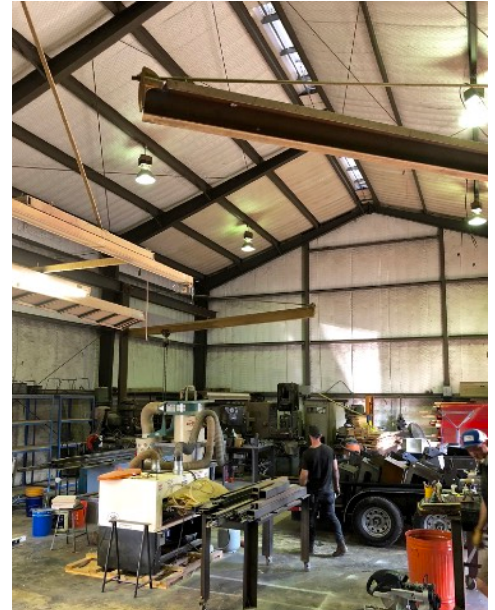
# **Skout<sup>x</sup>**

Roland Galang, LEED AP

Broker

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**6601 Shirley** is centrally located off of North Lamar, in the revitalized Highland neighborhood. Situated amongst its industrial neighbors, this unique property is comprised of a postwar front building (1954 construction), with a warehouse addition in rear. Recently renovated front building - new HVAC, roof, flooring. Close proximity to Crestview TOD, Highland Austin Community College and nearby dining faves. Zoning: TOD  
**Availability: Call for Details**