



FOR SUBLEASE

Creative, Full-Building Central Austin Opportunity

12,071 RSF Available for Sublease | 5540 N Lamar, Building A, Austin, TX 78751



Property Overview

A highly creative, standalone building located in one of the most desirable neighborhoods of Austin, the site is within walking distance to many amenities, including coffee shops, restaurants, gyms, and a plethora of nearby schools and daycares.

Fully tenant-controlled, the building features dramatic designs by Michael Hsu's Office of Architecture, an abundance of light, two-story high ceilings, a full kitchen, and outdoor recreation area.

Have an office user or retail user that likes to host? This is their dream space and offers great signage on busy N Lamar Blvd.

Sublease Information

Address	5540 N Lamar, Building A, Austin, TX 78751
Suite	Building A
Size	12,071 SF
Availability	Immediately
Expiration	1/31/2027
Rate	\$31.00/RSF NNN
OpEx	\$18.50/RSF
Furniture	Negotiable
Parking	3.3:1000 reserved spaces and an additional 35 unreserved spaces on a first come, first served basis at no cost
Notes	Private Entrance Private Yard Full Kitchen



Highly creative
office space



Walkable to food,
coffee and fitness
amenities



Numerous amenities,
and employee
housing nearby

4.5

miles to
Downtown Austin

8.1

miles to
The Domain

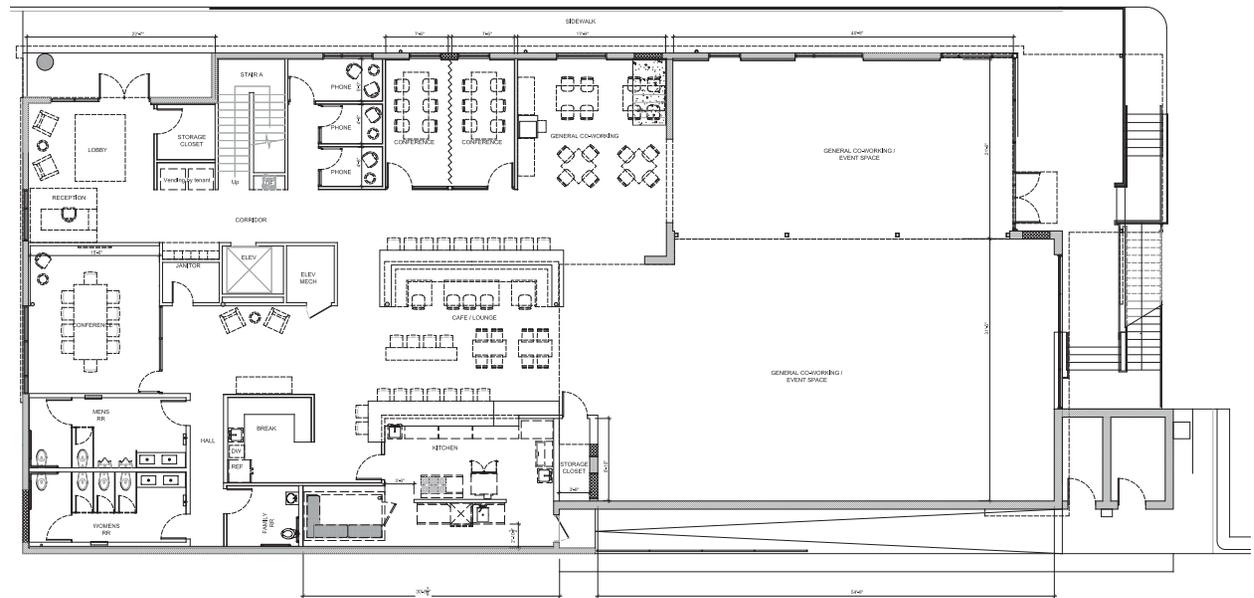
13.4

miles to
Austin-Bergstrom
Intl Airport

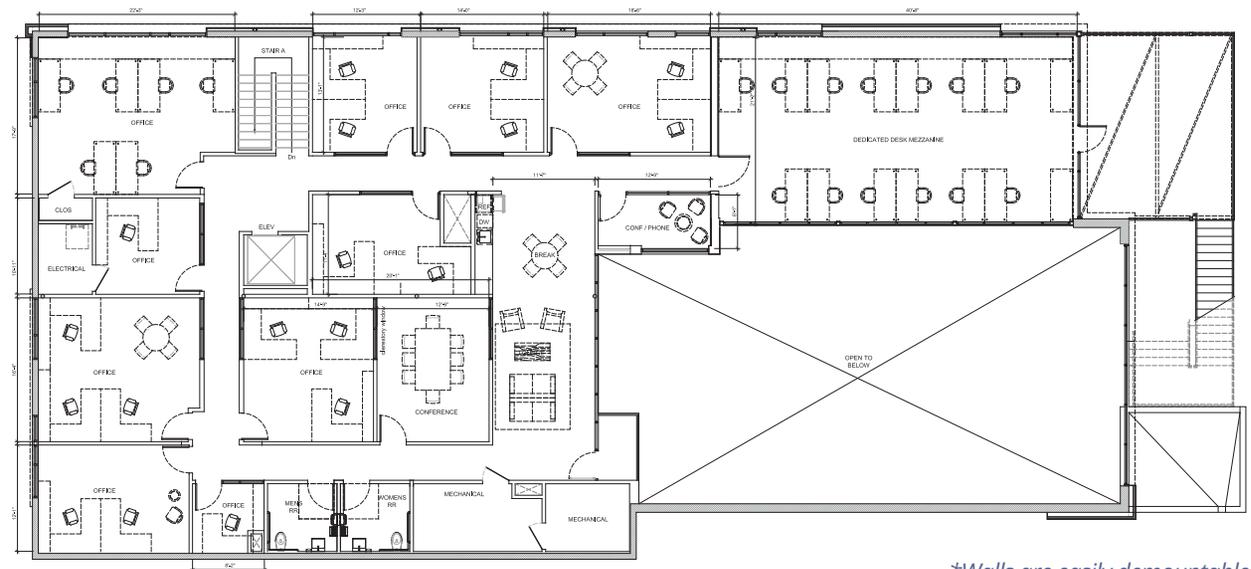
Floorplans



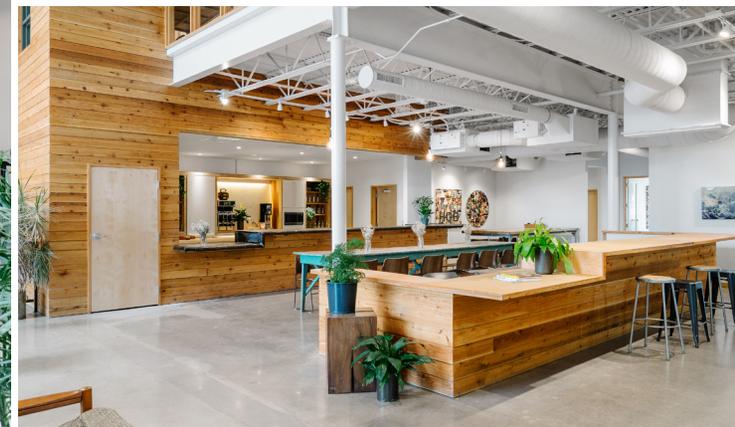
First Floor



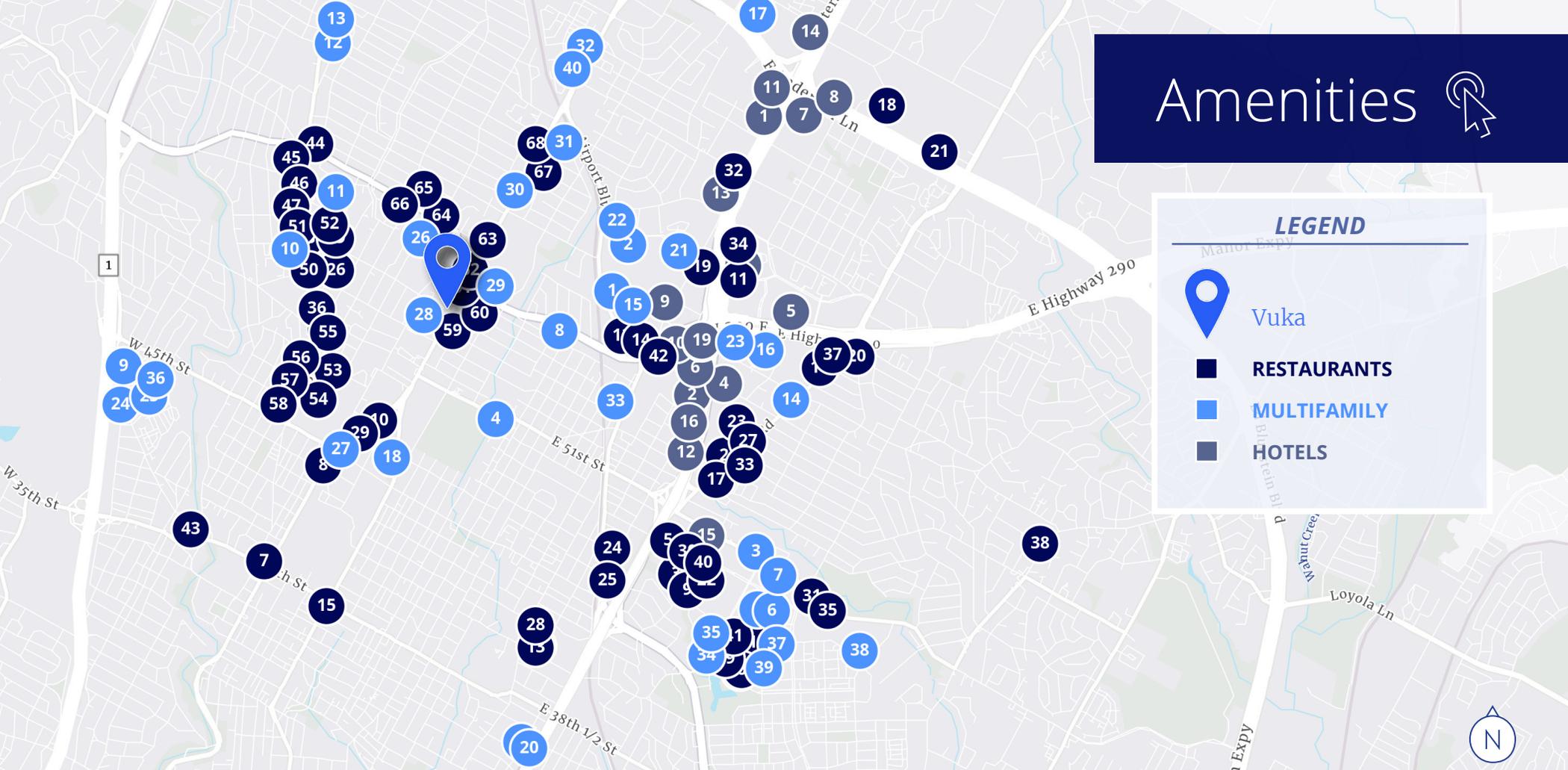
Second Floor*



*Walls are easily demountable



Amenities



RESTAURANTS

- 1 Chuy's
- 2 Cicis
- 3 Nothing Bundt Cakes
- 4 Menchie's
- 5 Jet's Pizza
- 6 Nando's
- 7 Snooze Eatery
- 8 Chipotle Mexican Grill
- 9 Total Wine & More
- 10 Tropical Smoothie Cafe
- 11 Pappadeaux Seafood Kitchen
- 12 Panda Express
- 13 Freebirds World Burrito
- 14 Wendy's
- 15 Starbucks US
- 16 Whataburger
- 17 Church's Chicken
- 18 Shipley Do-Nuts
- 19 Another Broken Egg Cafe
- 20 Pizza Hut
- 21 Luby's

- 22 Jamba Juice
- 23 Wingstop
- 24 Domino's Pizza
- 25 In-N-Out Burger
- 26 Papa John's
- 27 Taco Bell
- 28 Jason's Deli
- 29 Jersey Mike's
- 30 La Madeleine French Bakery
- 31 MOD Pizza
- 32 Denny's
- 33 A&W Restaurants
- 34 Chili's Grill & Bar
- 35 Torchy's Tacos
- 36 Torchy's Tacos
- 37 Sonic
- 38 Dairy Queen
- 39 sweetgreen
- 40 Capriotti's Sandwich Shop
- 41 Nautical Bowls
- 42 IHOP
- 43 Subway

- 44 Dans Hamburgers
- 45 Titaya's Thai Cuisine
- 46 P Terry's Burger Stand
- 47 El Caribe
- 48 Nervous Charlie's Bagels
- 49 Taqueria Torres
- 50 Chekos Mexican
- 51 Bird Bird Buscuit
- 52 Thom's Market
- 53 Phils Ice House
- 54 East Side Pies
- 55 The Peached Tortilla
- 56 Little Woodrow's Burnet
- 57 Voodoo Doughnut
- 58 Thundercloud Subs
- 59 Hat Ceek Burger Company
- 60 Monkey Nest Coffee
- 61 Tiny Pies
- 62 Picnik Burnet Road
- 63 Pinhouse Pizza
- 64 Honest Mary's
- 65 Gusto

- 66 Upper Crust Bakery
 - 67 Stiles Switch BBQ
 - 68 Michi Ramen
- MULTIFAMILY**
- 1 FIVetwo Highland
 - 2 Revolve
 - 3 Solomon
 - 4 Waller Creekside on 51st
 - 5 AMLI North Park
 - 6 AMLI Aldrich
 - 7 Aldrich 51
 - 8 West Koenig Flats
 - 9 MAA West Austin
 - 10 Haus 5350
 - 11 Burnet Flats
 - 12 Marq on Burnet
 - 13 Lenox Burnet
 - 14 Highgrove
 - 15 Ella Parkside
 - 16 Arbors at Creekside
 - 17 The Veer
 - 18 Residences at The Triangle

- 19 Sabina Apartments
- 20 Troubadour
- 21 Midtown Highline in Austin
- 22 Medina Highlands
- 23 Bridge at Windsor Park
- 24 Westminster
- 25 Korina At The Grove
- 26 The Pearl
- 27 Echo
- 28 Camden Lamar Heights
- 29 Revl on Lamar
- 30 Ellis Highline
- 31 Broadstone North Lamar
- 32 AVE Austin North Lamar
- 33 Flora
- 34 Mosaic at Mueller
- 35 SYNC at Mueller
- 36 Alder at the Grove
- 37 Branch Park AMLI
- 38 The Jordan at Mueller
- 39 AMLI at Mueller
- 40 Crestview Commons

- HOTELS**
- 1 Comfort Inn
 - 2 Courtyard by Marriott
 - 3 DoubleTree by Hilton
 - 4 Embassy Suites Hotels
 - 5 Extended Stay America Fairfield Inn & Suites by Marriott
 - 6 Hampton Inn
 - 7 Hilton Garden Inn
 - 8 Hilton Garden Inn
 - 9 Holiday Inn
 - 10 America's Best Value Inn
 - 11 La Quinta Inns & Suites
 - 12 Motel 6
 - 13 Motel 6
 - 14 Motel 6
 - 15 Residence Inn by Marriott
 - 16 Super 8
 - 17 Baymont Inn & Suites
 - 18 Wyndham Hotels and Resorts
 - 19 Best Western

Burnet & N Lamar Corridor



Walmart
ROSS
Curler Center
FRESH PLUS
ANYTIME FITNESS
CHAPARRAL ICE
ETHAN ALLEN
MATTRESS FIRM
GameStop
Starting Strength
FIRST WATCH

Lowes
ALAMO
Office DEPOT
CVS
HIGH5
Sun & Ski Sports
PRECISION CAMERA & VIDEO
hopdoddy
JACK ALLEN'S KITCHEN
Eldorado
Madam's

HEB
TOMLINSON'S
TWIN LIQUORS
CUBESMART self storage
THOM'S MARKET
ausgin pets alive!

Tacodeli
JEWBOY
TUMBLE 22
JuiceLand

HONEST MARY'S
UPPER CRUST
PIC NIK
PINTHOUSE
PHOENICIA BAKERY & DELI

NATURAL GROCERS
Orangetheory
hopdoddy
MANDOLAS
MezzeMe CAFE

HALF PRICE BOOKS
TITAYA'S
book-woman
NERVOUS CHARLIE'S BAGGELS

K SAZAN
KURA
99% RANCH MARKET





Accelerating success.

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