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**5540-A N LAMAR**  
12,071 RSF AVAILABLE FOR LEASE

## A Distinctive Vision for Modern Workspaces

Nestled in the dynamic North Lamar corridor, 5540 is a rare opportunity to secure a highly creative, 12,071-square-foot standalone building in one of Austin's most sought-after neighborhoods. Designed by the acclaimed Michael Hsu Office of Architecture, the space blends industrial modernism with warm, organic textures, offering a refined yet approachable environment. Towering ceilings, expansive windows, and a flexible layout make it ideal for office or retail users looking to establish a presence in a thriving, connected community.

5540-A

Available for immediate occupancy, the building is fully tenant-controlled, with demizable floorplans that allow for seamless customization between its two levels. The layout supports a variety of workplace configurations, providing tenants with the ability to create an environment that aligns with their brand and operations. With private entry, dedicated outdoor space, and highly visible frontage on North Lamar Boulevard, this location is perfectly positioned to make an impact.



## Designed for Productivity and Connection

With expansive two-story ceilings and floor-to-ceiling windows, the interior is bright, open, and thoughtfully designed to inspire productivity. Warm, natural materials soften the industrial aesthetic, creating a welcoming yet sophisticated atmosphere. A full kitchen and flexible common areas encourage collaboration, while the private entrance and tenant-controlled layout offer a sense of exclusivity and adaptability. Every detail is curated to balance functionality and design, making it an ideal space for businesses looking to create a dynamic and engaging environment.

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**Size** 12,071 RSF

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**Demised** Level 1 6,793 RSF  
Level 2 5,304 RSF

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**Base Rate** Level 1 \$37.00/RSF/YR  
Level 2 \$38.00/RSF/YR

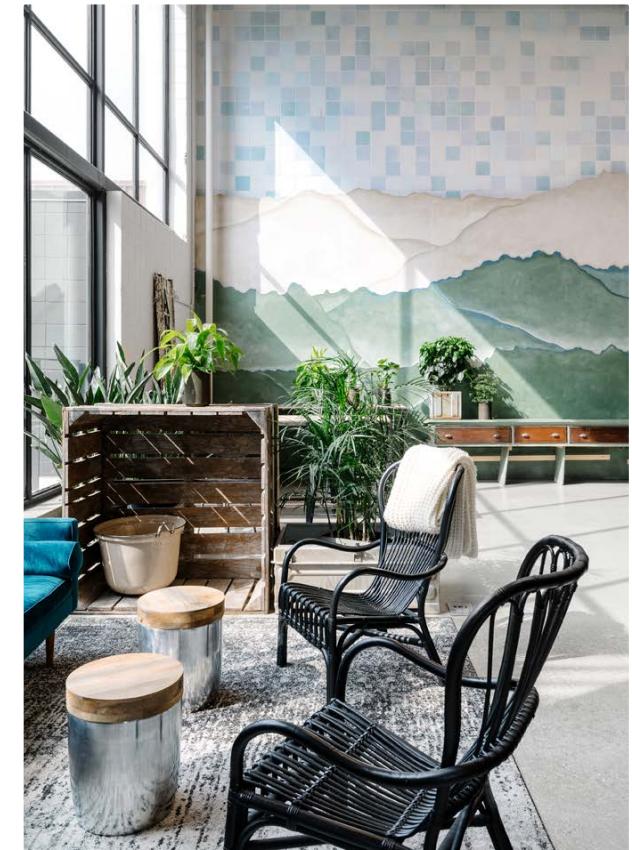
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**NNN** \$17.75/RSF

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**Parking** 3.3:1000 reserved spaces  
35 additional first come first serve basis at no cost

5540-A



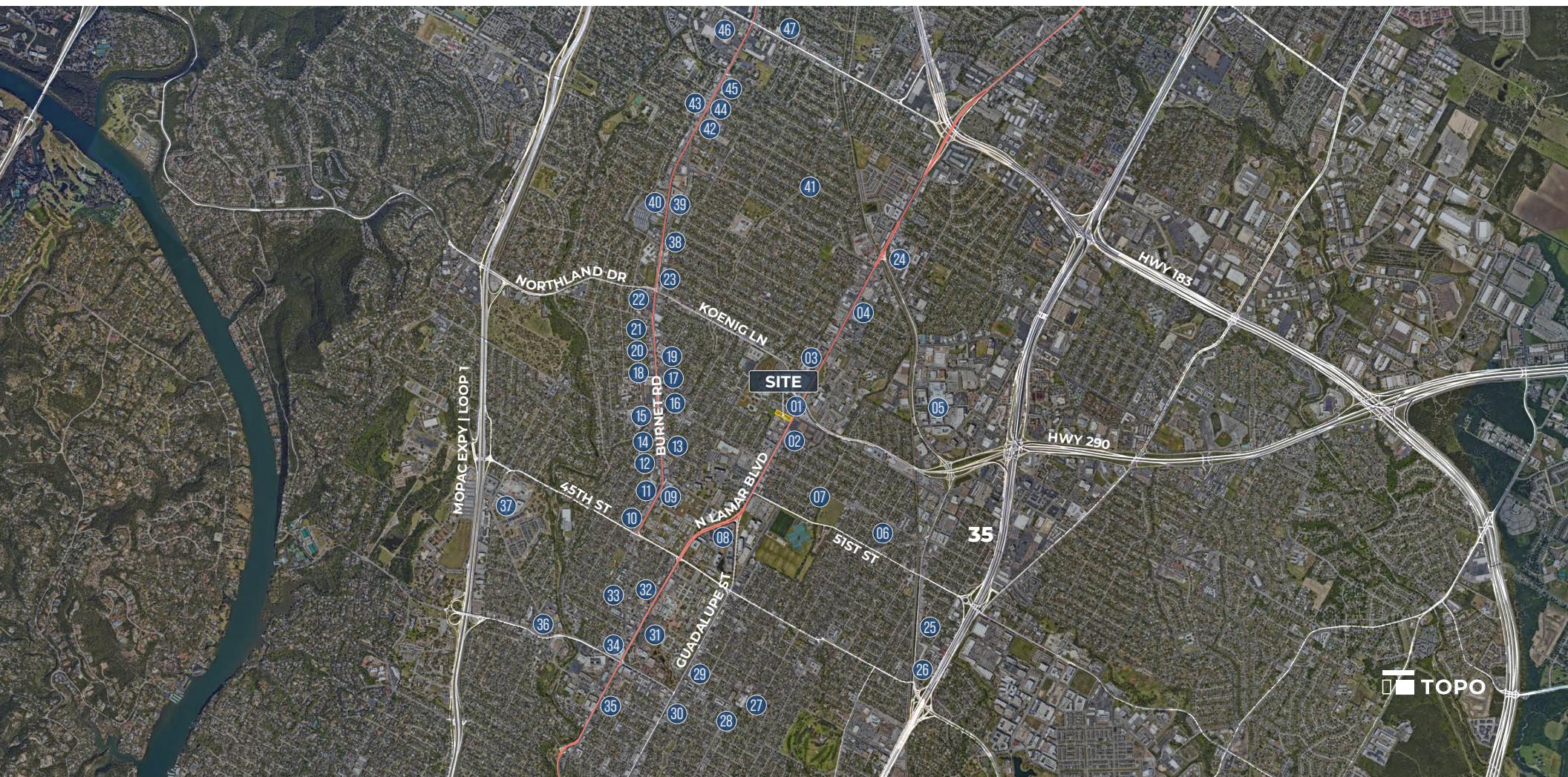
## Burnet and N Lamar Corridor

5540-A

01. Dan's Hamburgers
02. Nervous Charlie's Bagels
03. P. Terry's
04. Michi Ramen
05. Austin Community College
06. Home Slice Pizza
07. Epoch Coffee
08. Mandola's Italian Kitchen  
Merit Coffee Co.  
Hopdoddy Burger Bar
09. Phoenicia Bakery & Deli  
Bird Dog Pit BBQ  
Pinthouse Pizza  
Picnik

10. Upper Crust Bakery
11. Gusto / Honest Mary's
12. Neighbor Coffee & Friends
13. Tiny Pies / Torchy's Tacos
14. Fusion Halal Kitchen
15. Choo Sando
16. El Tacorrido
17. Monkey Nest Coffee
18. Hat Creek Burger
19. ThunderCloud Subs
20. Voodoo Doughnut  
The Peached Tortilla  
East Side Pies
21. Phil's Ice House
22. KHON Thai Kitchen
23. Thom's Market  
Asahi Imports
24. Barrett's Coffee  
Kura Revolving Sushi Bar
25. Lazarus Brewing Co.
26. In-N-Out Burger
27. Terrible Love
28. Oribello's Bar and Kitchen
29. Uchiko Austin
30. Draught House Brewery
31. Central Market
32. Uchiko
33. Draught House Pub

34. Snooze
35. P. Terry's
36. Kerbey Lane Cafe
37. Carve American Grille
38. Happy Chicks
39. Yard Bar
40. Dog Day Coffee
41. Little Deli & Pizzeria
42. Tacodeli
43. Ichiban
44. Juiceland
45. Top Notch Hamburgers
46. Anytime Fitness
47. LA Fitness



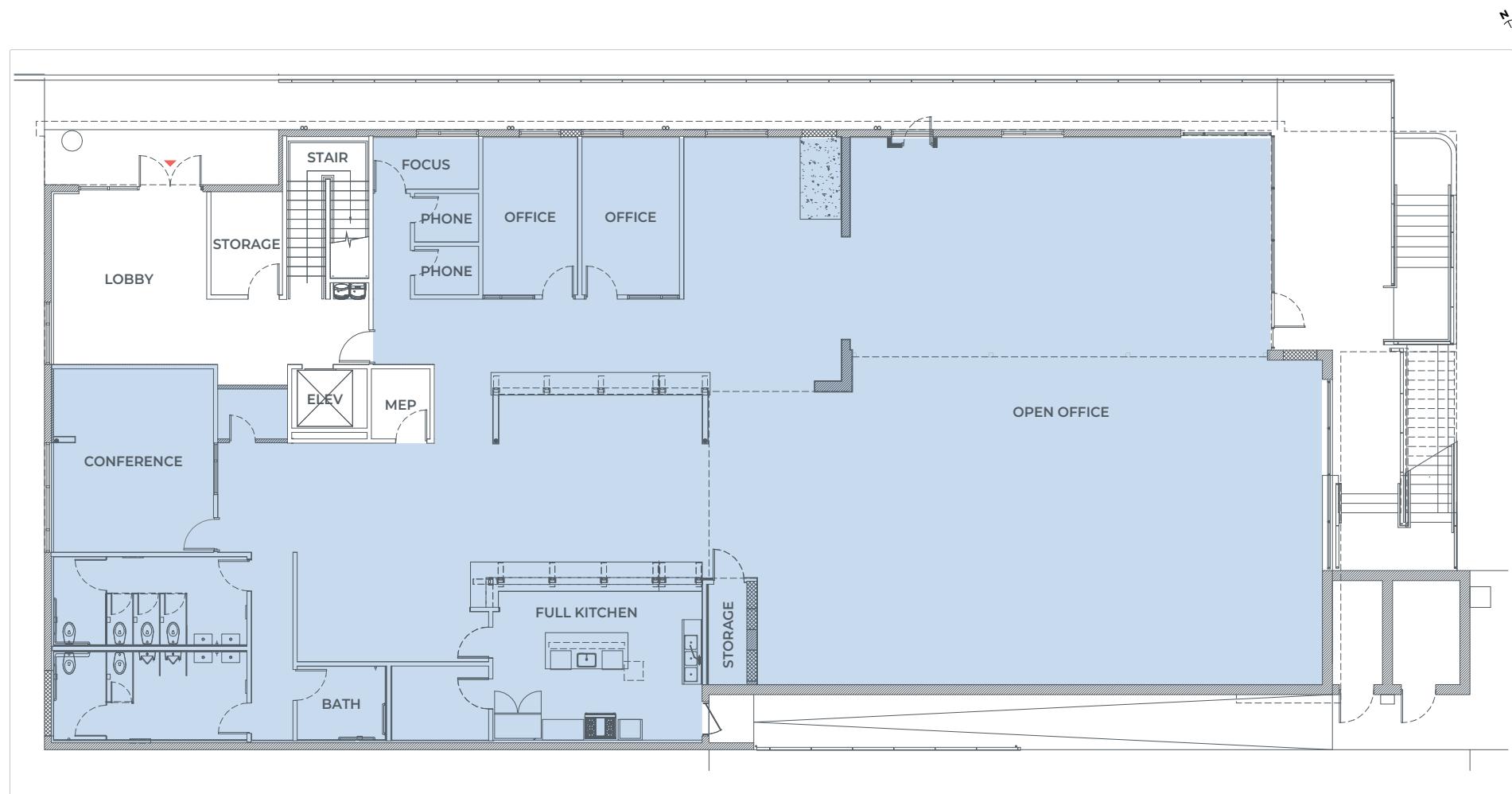
## Level One

5540-A

**6,793 RSF**

Full kitchen  
2 private offices  
2 phone rooms  
1 focus room

1 conference room  
Open concept  
Abundant natural light  
Outdoor space

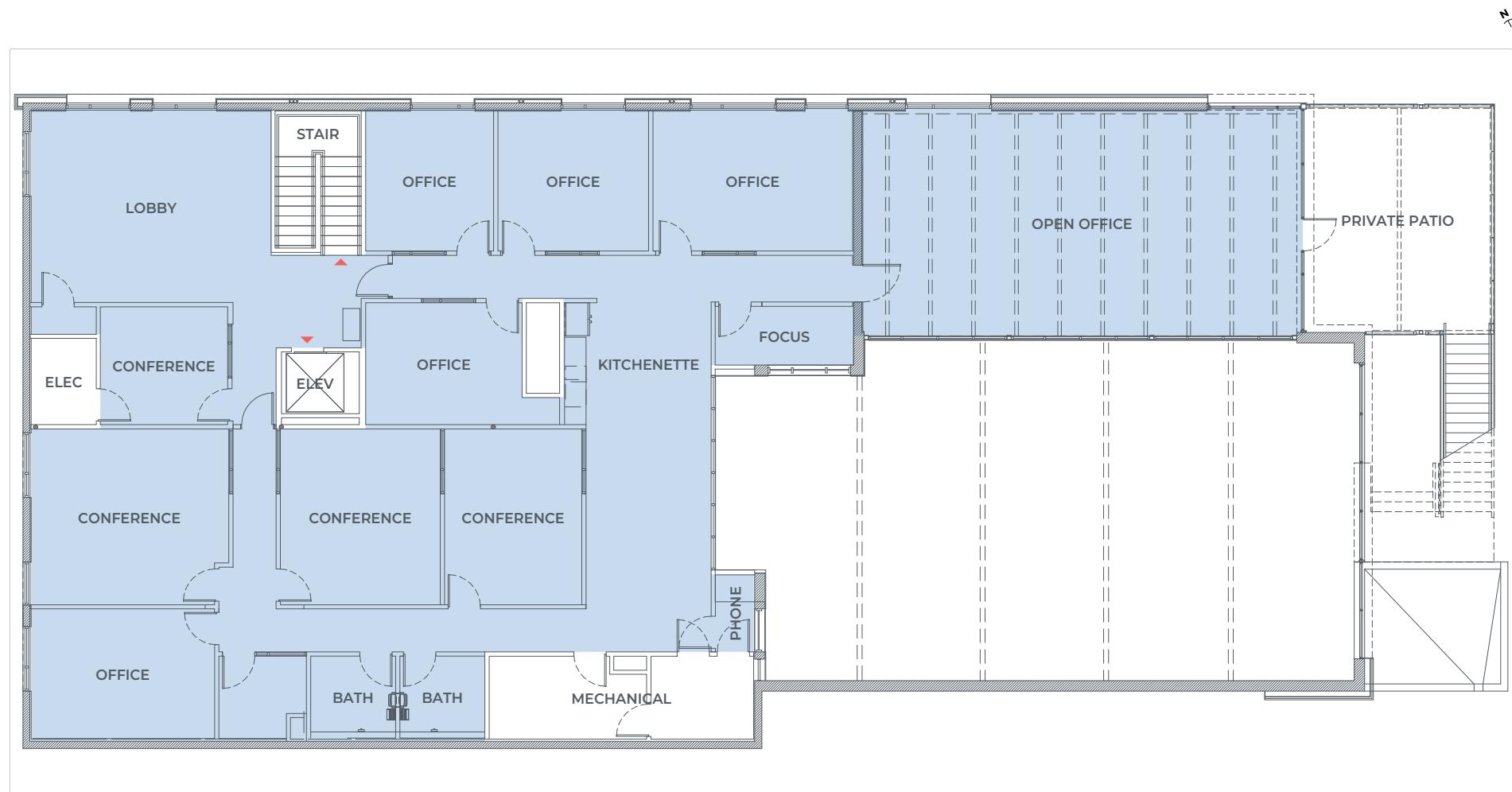


Dimensions/SF shown are approximate

**5,304 RSF**

Lobby  
5 private offices  
1 phone rooms  
1 focus room  
4 conference room

Open office  
Kitchenette  
Private patio  
Outdoor space



Dimensions/ SF shown are approximate

4' 0 4' 8' 16'

## About Topo

TOPO brings a unique perspective to real estate drawing from its experiences founding and operating hospitality businesses.

The company creates uncommon spaces where thoughtful design produces meaningful impacts for its tenants, partners, and community - while having fun along the way.

The fully integrated team finds innovative real estate solutions for businesses seeking dynamic and attainable workspaces. The company builds relationships with best-in-class partners who share its passion for activating destinations and helping them thrive.

## Contact

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