



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.

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.

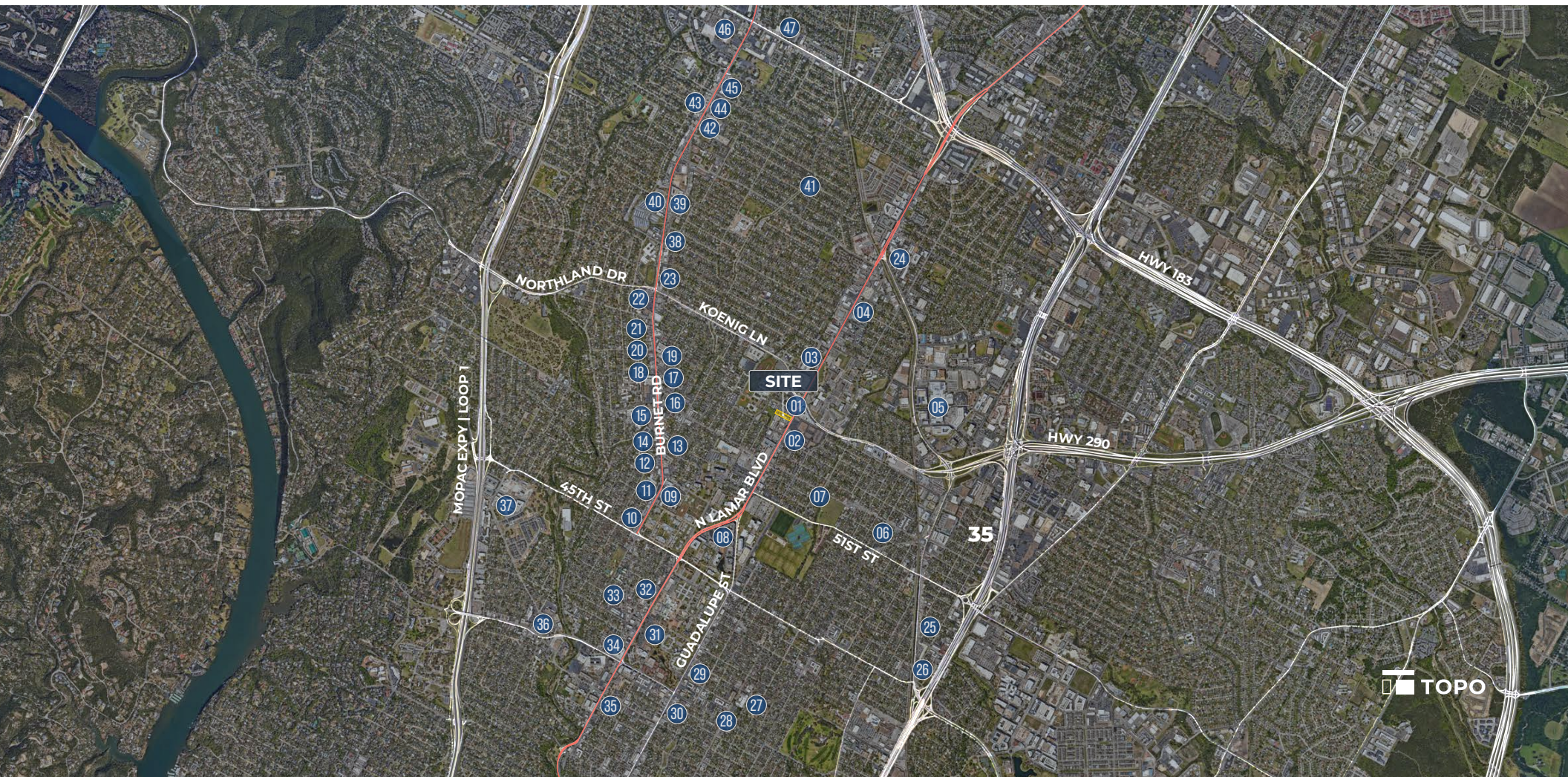
Size	12,071 RSF	
Demised	Level 1	6,793 RSF
	Level 2	5,304 RSF
Base Rate	Level 1	\$37.00/RSF/YR
	Level 2	\$38.00/RSF/YR
NNN	\$17.75/RSF	
Parking	3.3:1000 reserved spaces 35 additional first come first serve basis at no cost	



Burnet and N Lamar Corridor

5540-A

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|-------------------------------|--------------------------------|--------------------------------|----------------------------|
| 01. Dan's Hamburgers | 10. Upper Crust Bakery | 22. KHON Thai Kitchen | 34. Snooze |
| 02. Nervous Charlie's Bagels | 11. Gusto / Honest Mary's | 23. Thom's Market | 35. P. Terry's |
| 03. P. Terry's | 12. Neighbor Coffee & Friends | Asahi Imports | 36. Kerbey Lane Cafe |
| 04. Michi Ramen | 13. Tiny Pies / Torchy's Tacos | 24. Barrett's Coffee | 37. Carve American Grille |
| 05. Austin Community College | 14. Fusion Halal Kitchen | Kura Revolving Sushi Bar | 38. Happy Chicks |
| 06. Home Slice Pizza | 15. Choo Sando | 25. Lazarus Brewing Co. | 39. Yard Bar |
| 07. Epoch Coffee | 16. El Tacorrido | 26. In-N-Out Burger | 40. Dog Day Coffee |
| 08. Mandola's Italian Kitchen | 17. Monkey Nest Coffee | 27. Terrible Love | 41. Little Deli & Pizzeria |
| Merit Coffee Co. | 18. Hat Creek Burger | 28. Oribello's Bar and Kitchen | 42. Tacodeli |
| Hopdoddy Burger Bar | 19. ThunderCloud Subs | 29. Uchiko Austin | 43. Ichiban |
| 09. Phoenicia Bakery & Deli | 20. Voodoo Doughnut | 30. Draught House Brewery | 44. Juiceland |
| Bird Dog Pit BBQ | The Peached Tortilla | 31. Central Market | 45. Top Notch Hamburgers |
| Pinhouse Pizza | East Side Pies | 32. Uchiko | 46. Anytime Fitness |
| Picnik | 21. Phil's Ice House | 33. Draught House Pub | 47. LA Fitness |

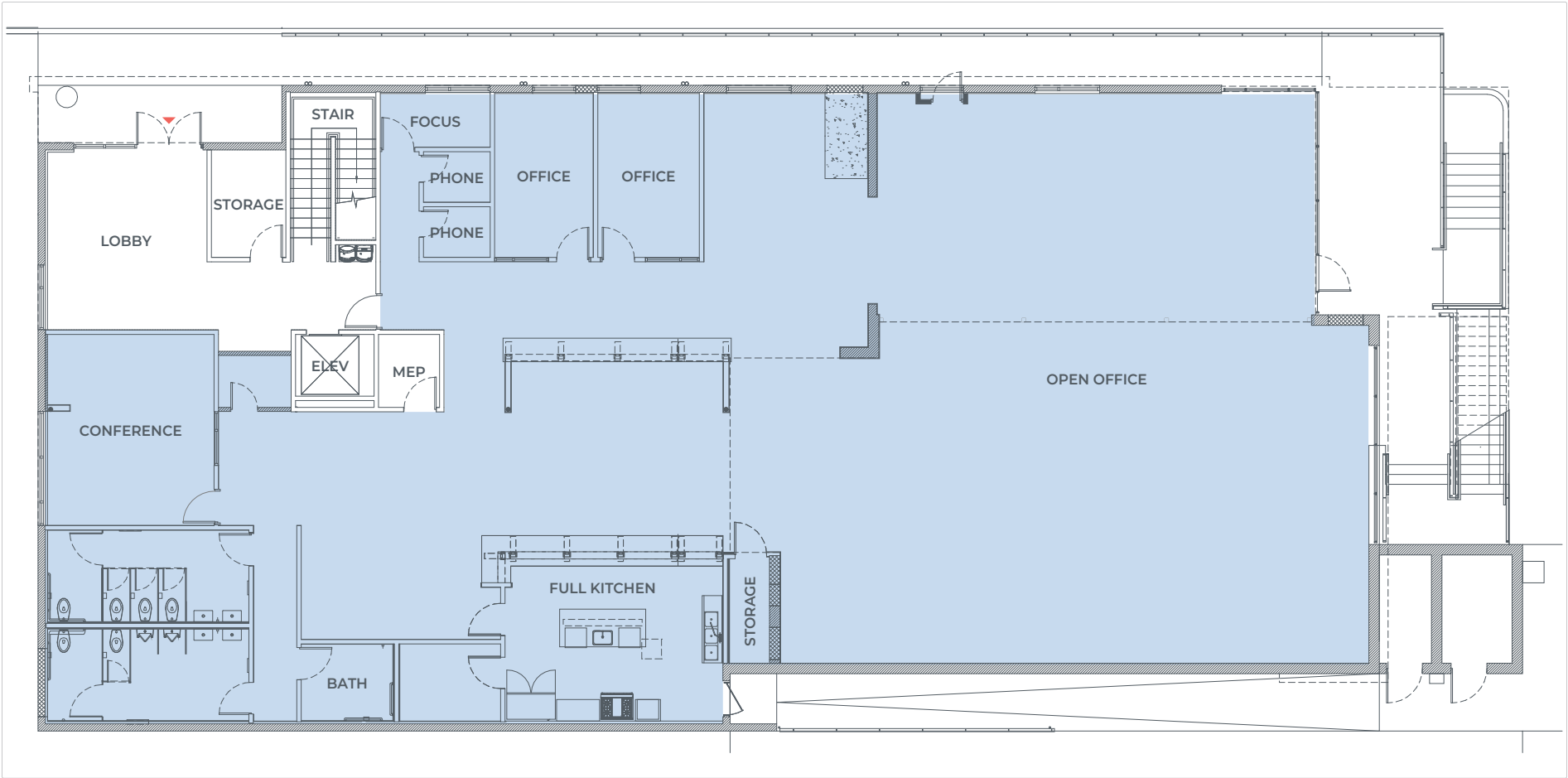


Level One

6,793 RSF

Full kitchen
2 private offices
2 phone rooms
1 focus room
1 focus room

1 conference room
Open concept
Abundant natural light
Outdoor space



Dimensions/ SF shown are approximate



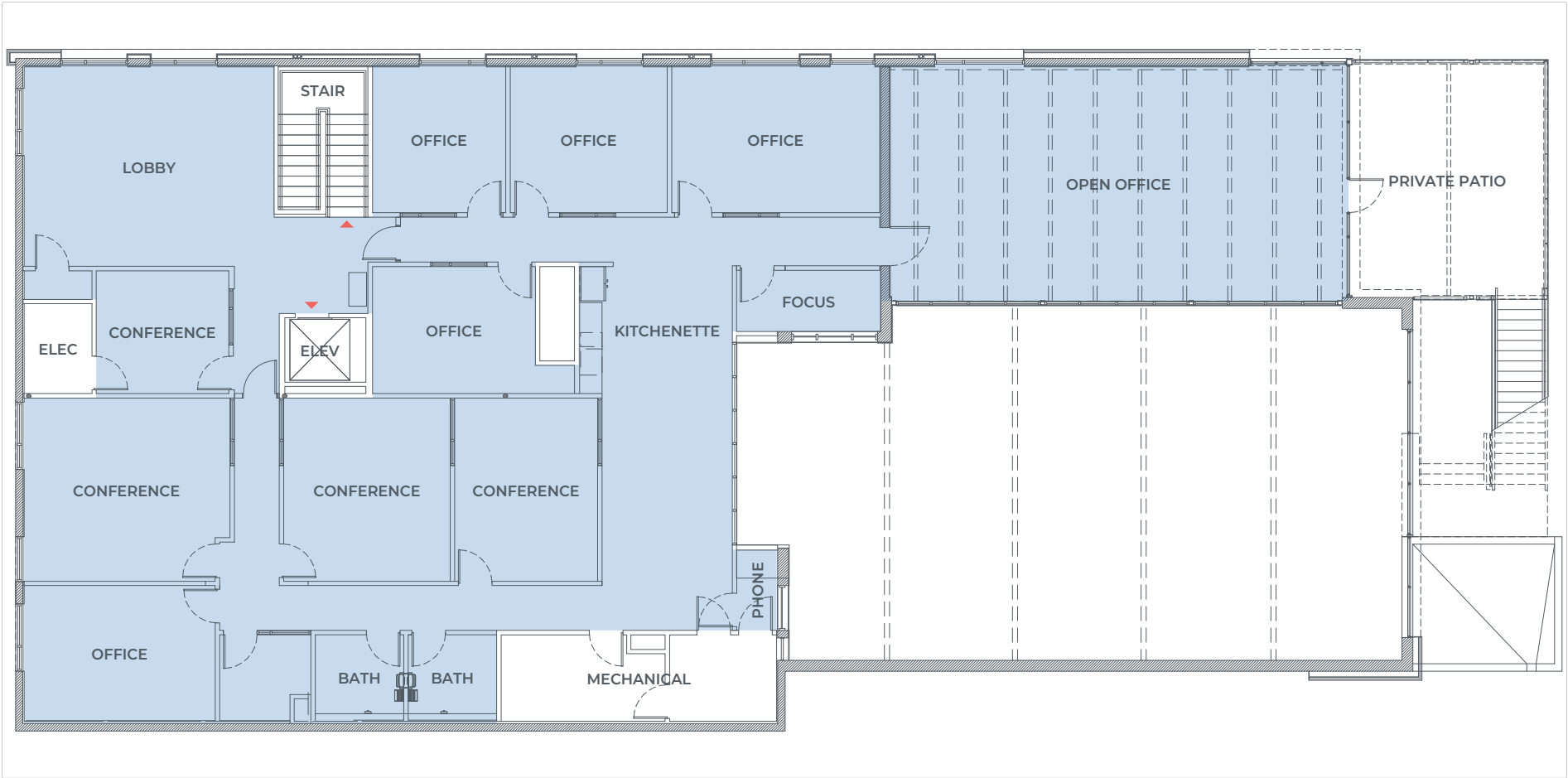
Level Two

5540-A

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



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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