

---

# 5540-A N LAMAR

UP TO 12,071 RSF RESTAURANT SPACE AVAILABLE FOR LEASE

## A Distinctive Vision for a Modern Restaurant

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 restaurant 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 restaurants 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. Every detail is curated to balance functionality and design, making it an ideal space for a restaurant 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 Call For Rate  
Level 2 Call For Rate

---

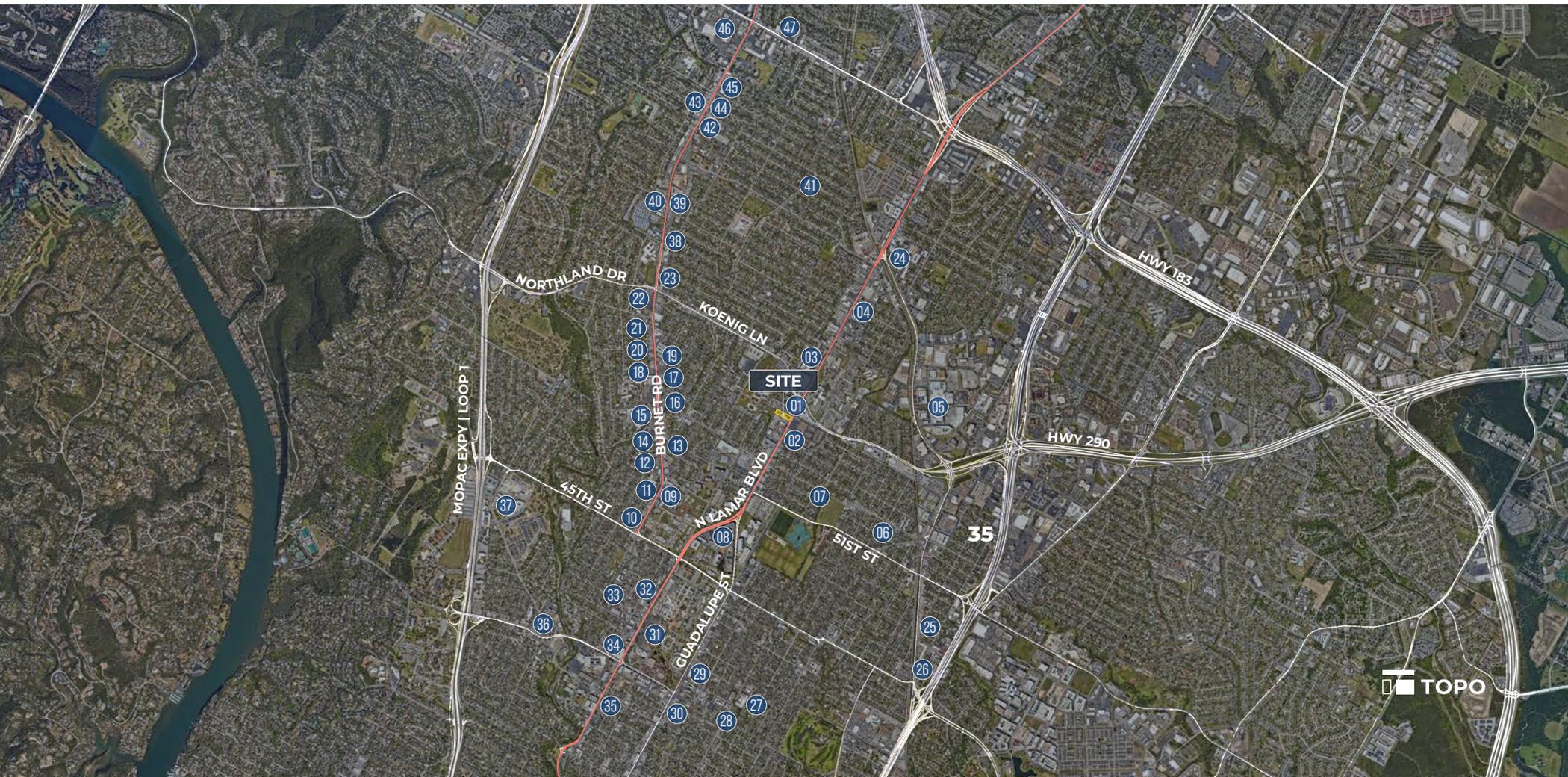
NNN \$17.75/RSF

---



## Burnet and N Lamar Corridor

- 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



## 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

Brett W. Carr  
bcarr@bridgepointatx.com  
512 560 2910

Ryan Ridgeway  
ryan@bridgepointatx.com  
512 680 3231



