



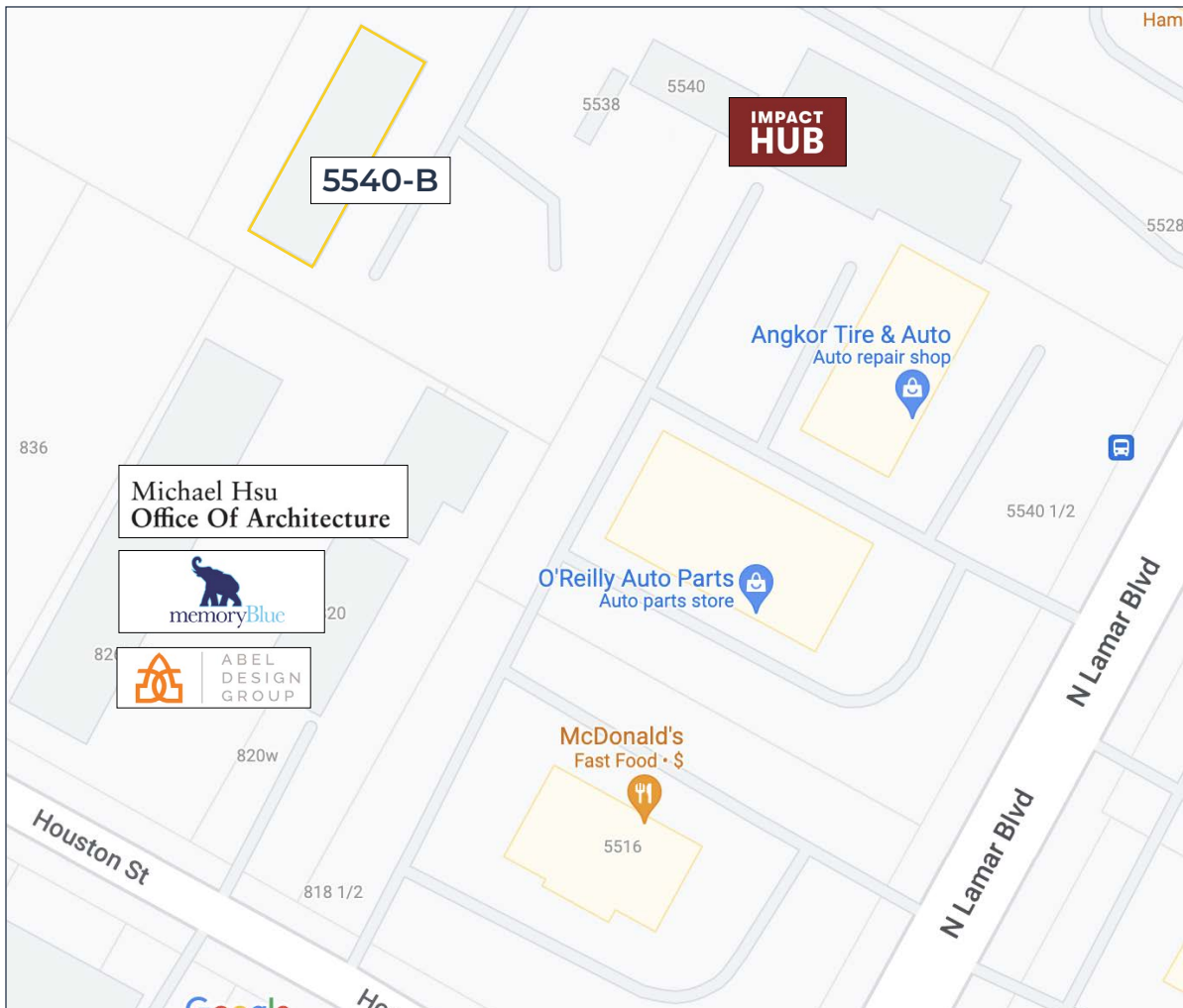
**FOR LEASE  
NOW AVAILABLE**

**Warehouse/Industrial Flex  
Space in Central Austin  
5540-B North Lamar**

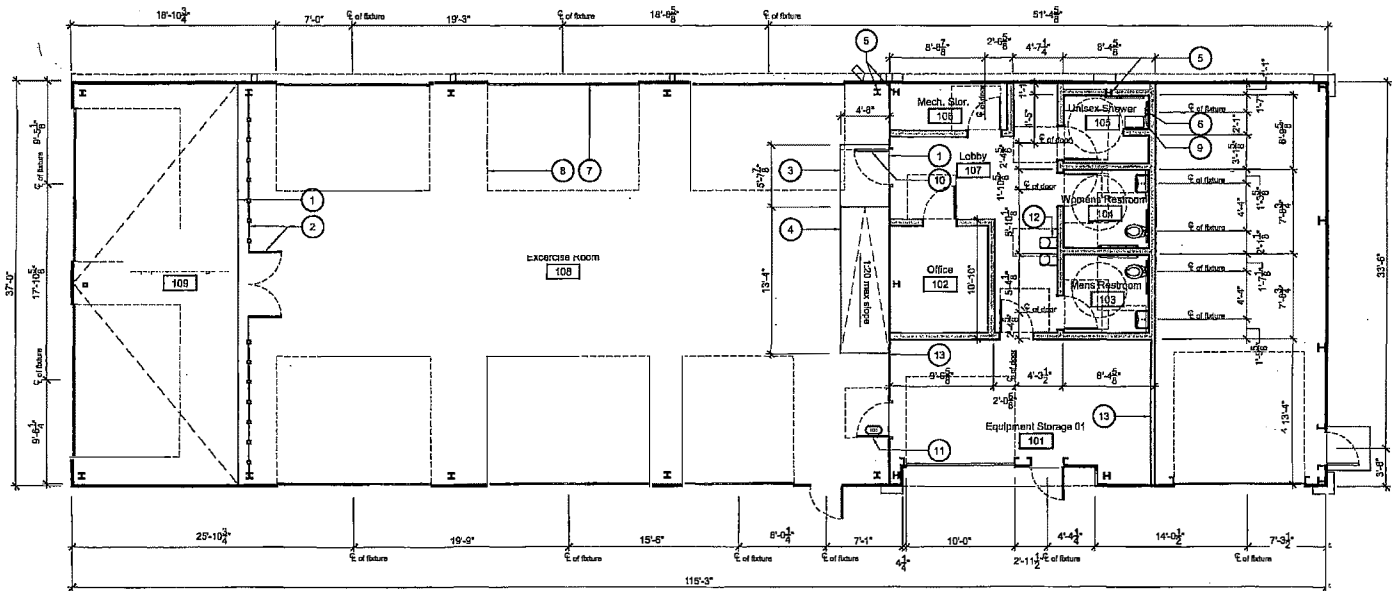
**3,640 RSF · \$24/RSF/Year +NNN (2023 est. = \$12.95/RSF)  
Flexible Term**



**AVAILABLE TO LEASE**



**AVAILABLE TO LEASE**



- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. Line of existing floor change.</li> <li>2. Steel wire mesh fence &amp; gate.</li> <li>3. Concrete landing.</li> <li>4. Sloped concrete walkway, 1:20 max.</li> <li>5. Existing steel column, typ.</li> <li>6. Shower head.</li> </ol> | <ol style="list-style-type: none"> <li>7. Existing overhead door, typ.</li> <li>8. Overhead door track above.</li> <li>9. Folding seat.</li> <li>10. Existing door end door frame.</li> <li>11. New door and frame.</li> <li>12. ADA drinking fountains.</li> <li>13. Existing wall.</li> </ol> |
|---|---|

## AMENITIES

- Fully conditioned
- Newly Insulated
- Two restrooms, a shower and one private office
- Lots of natural light and industrial ceiling fans
- North Lamar signage available
- Designated Parking on site

## NEIGHBORS

- Michael Hsu Office of Architecture
- MemoryBlue
- Abel Design
- Social Impact Hub