

2120

SOUTH
LAMAR

8,026 RSF
AVAILABLE



MELISSA TOTTEN
melissa.totten@cushwake.com
(512) 370 2430

MARK GREINER
mark.greiner@cushwake.com
(512) 370 2420

COMMERCIAL | FOR LEASE | DESIGNED BY MICHAEL HSU

LEASE TERMS

1st Floor: 2,024 SF

2nd Floor: 3,001 SF

3rd Floor: 3,001 SF

Total RSF: 8,026 SF

Net Rate: Call brokers for rate

OpEx: \$11.50 (2022 Estimate)

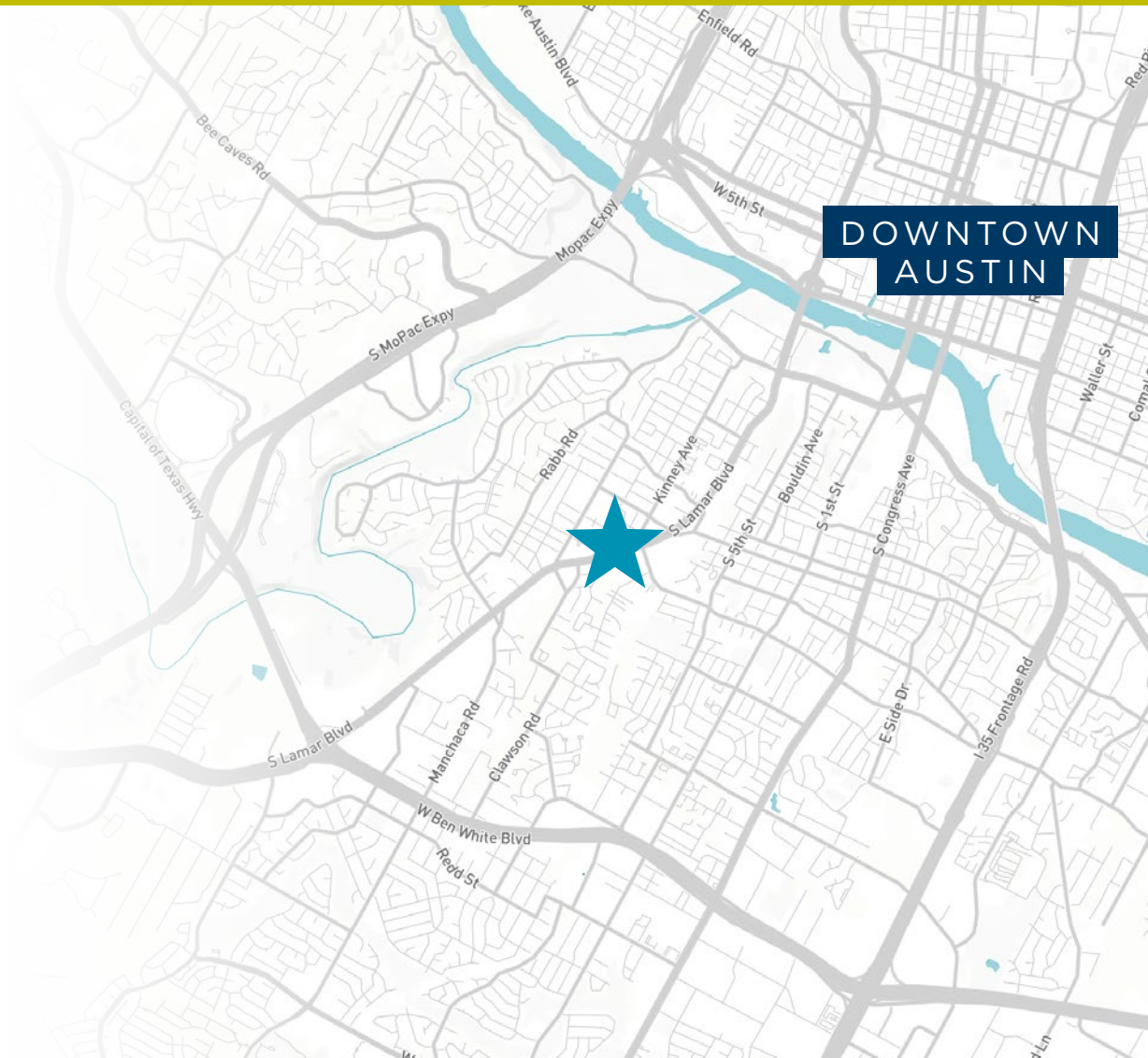
Parking: 21 On-site spaces

5 Bicycle spaces

PROPERTY HIGHLIGHTS

- ★ Delivering Q4 2022
- ★ Move-in ready delivery
- ★ Exterior signage available
- ★ Corner lot
- ★ In the heart of the emerging South Lamar redevelopment
- ★ 2:1 floor to area ratio

The South Lamar neighborhood has been growing extraordinarily over the past handful of years. With new eateries and entertainment spots opening up left and right, there is no shortage of population for your business here.



2120
SOUTH
LAMAR

SITE PLAN



2120
SOUTH
LAMAR

RENDERINGS



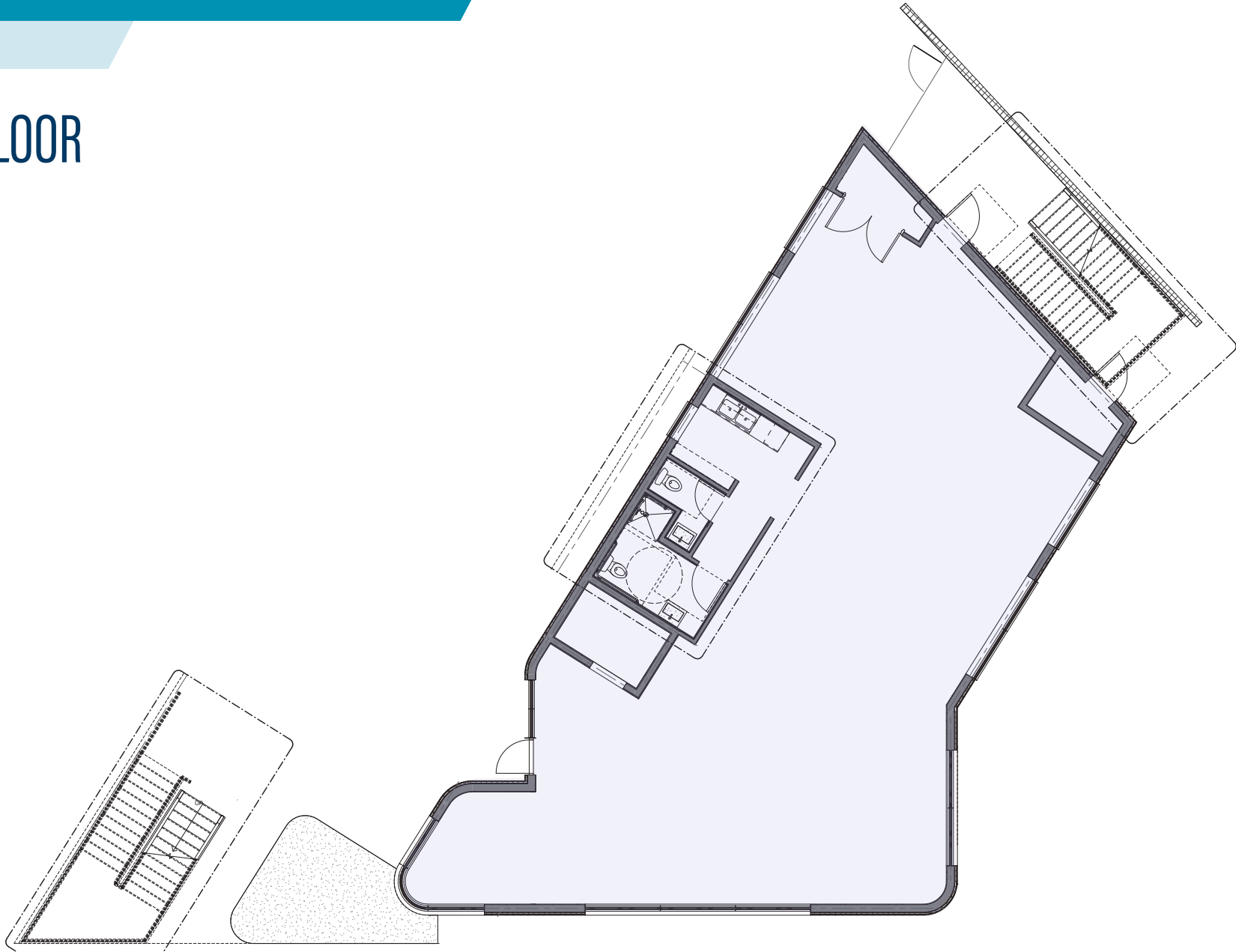
2120
SOUTH
LAMAR

FLOOR PLANS



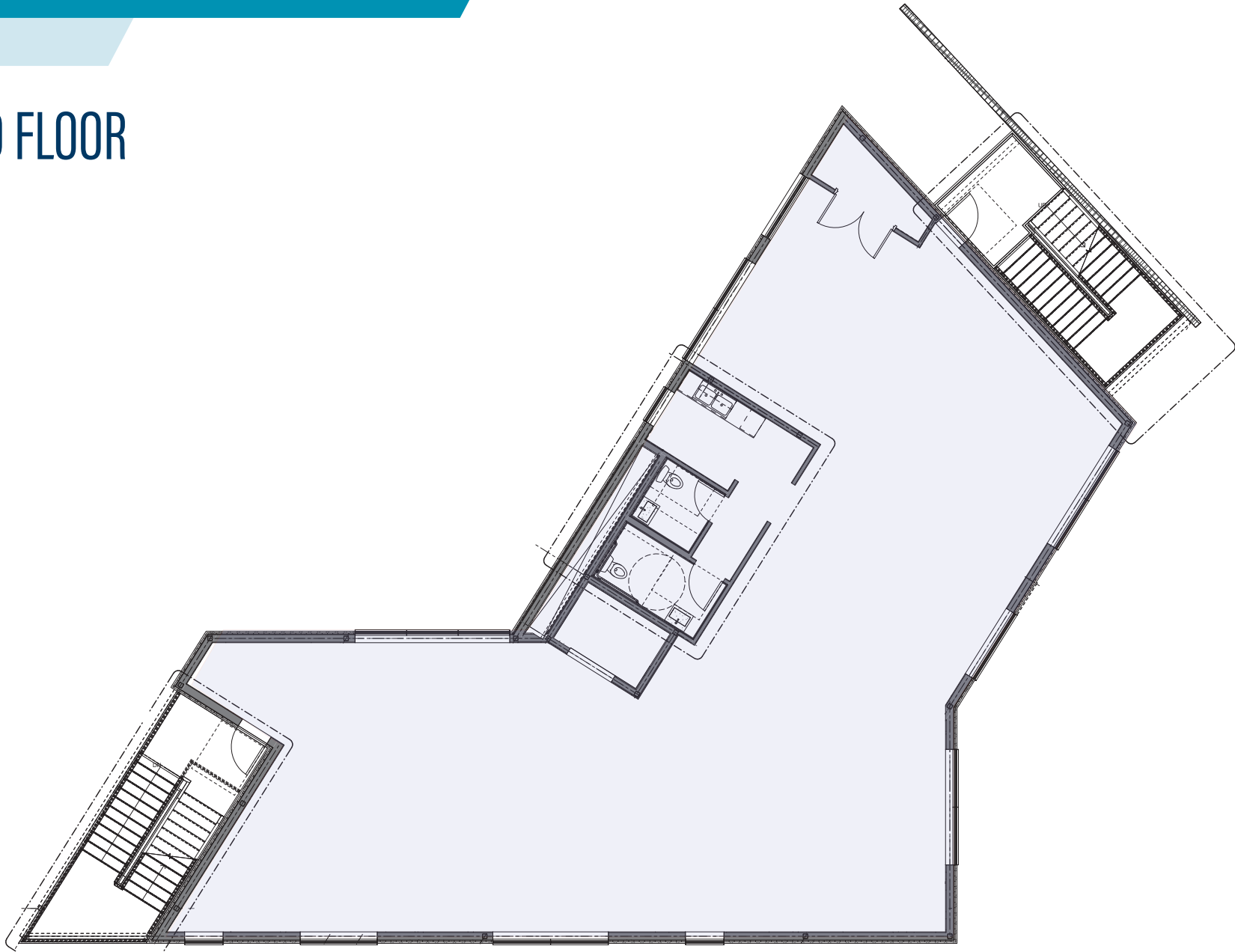
FIRST FLOOR

2,024 SF



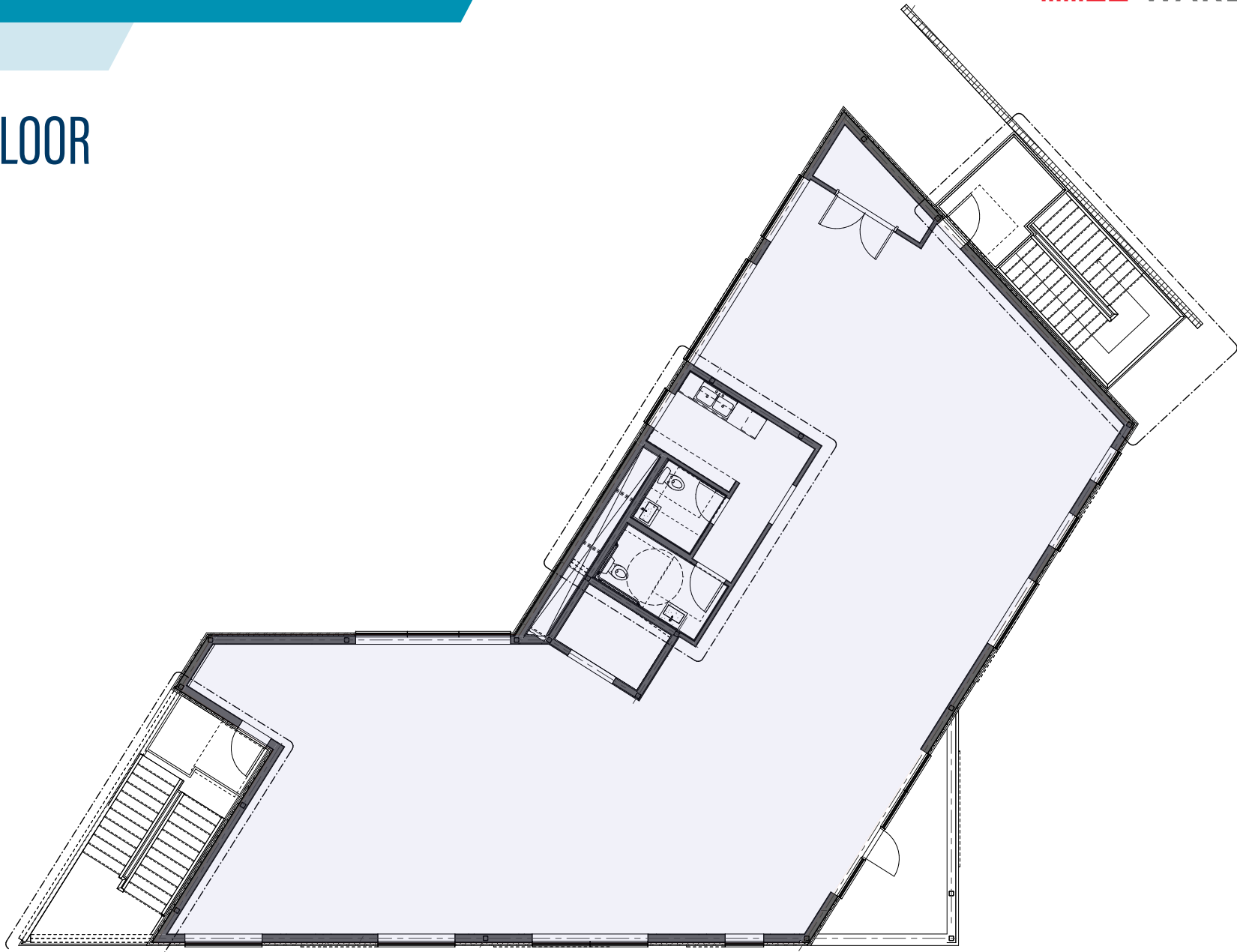
SECOND FLOOR

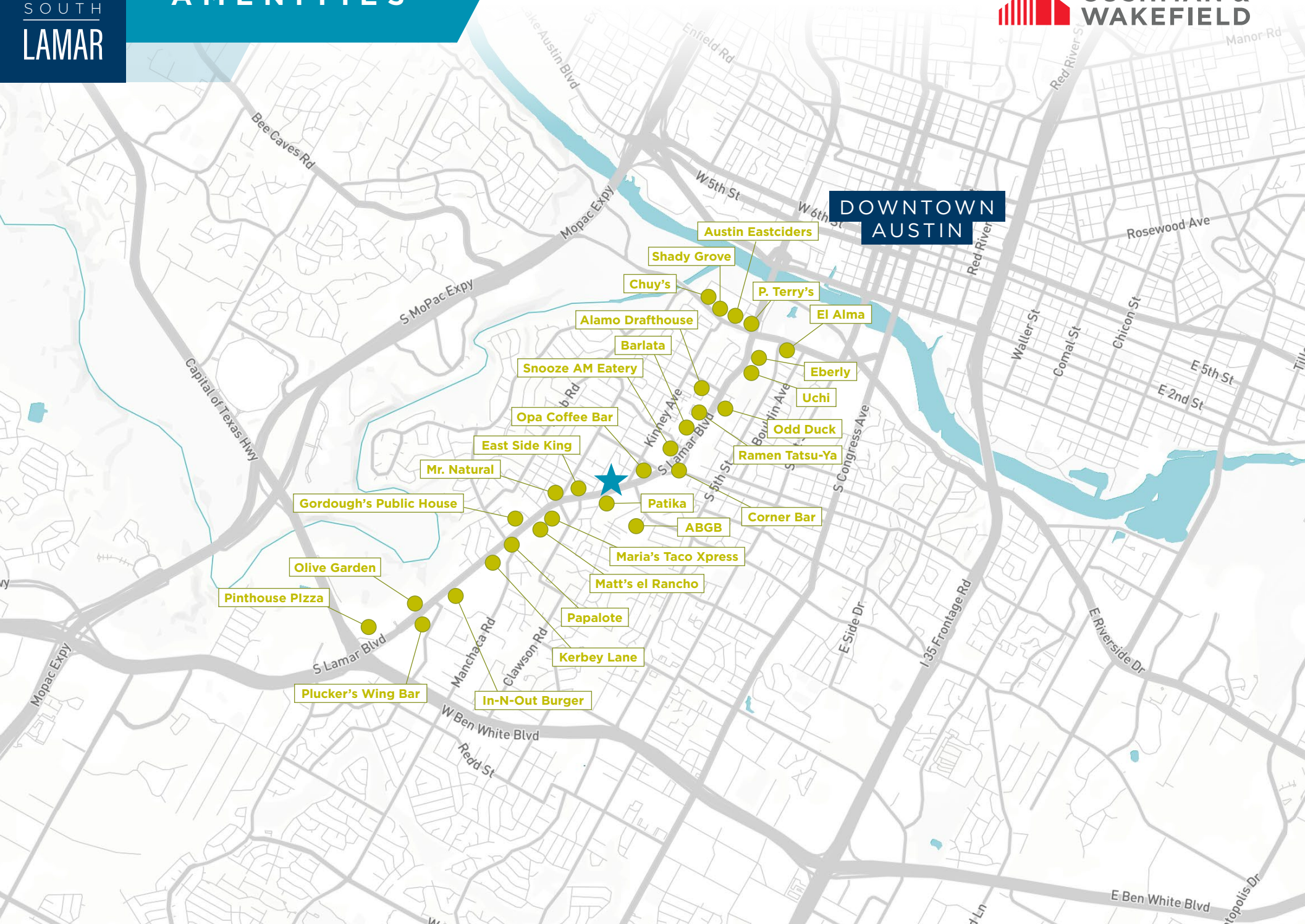
3,001 SF



THIRD FLOOR

3,001 SF





DOWNTOWN
AUSTIN

Austin Eastciders

Shady Grove

Chuy's

P. Terry's

Alamo Drafthouse

El Alma

Barlata

Snooze AM Eatery

Eberly

Opa Coffee Bar

Uchi

East Side King

Odd Duck

Mr. Natural

Ramen Tatsu-Ya

Gordough's Public House

Patika

Corner Bar

Maria's Taco Xpress

Olive Garden

Matt's el Rancho

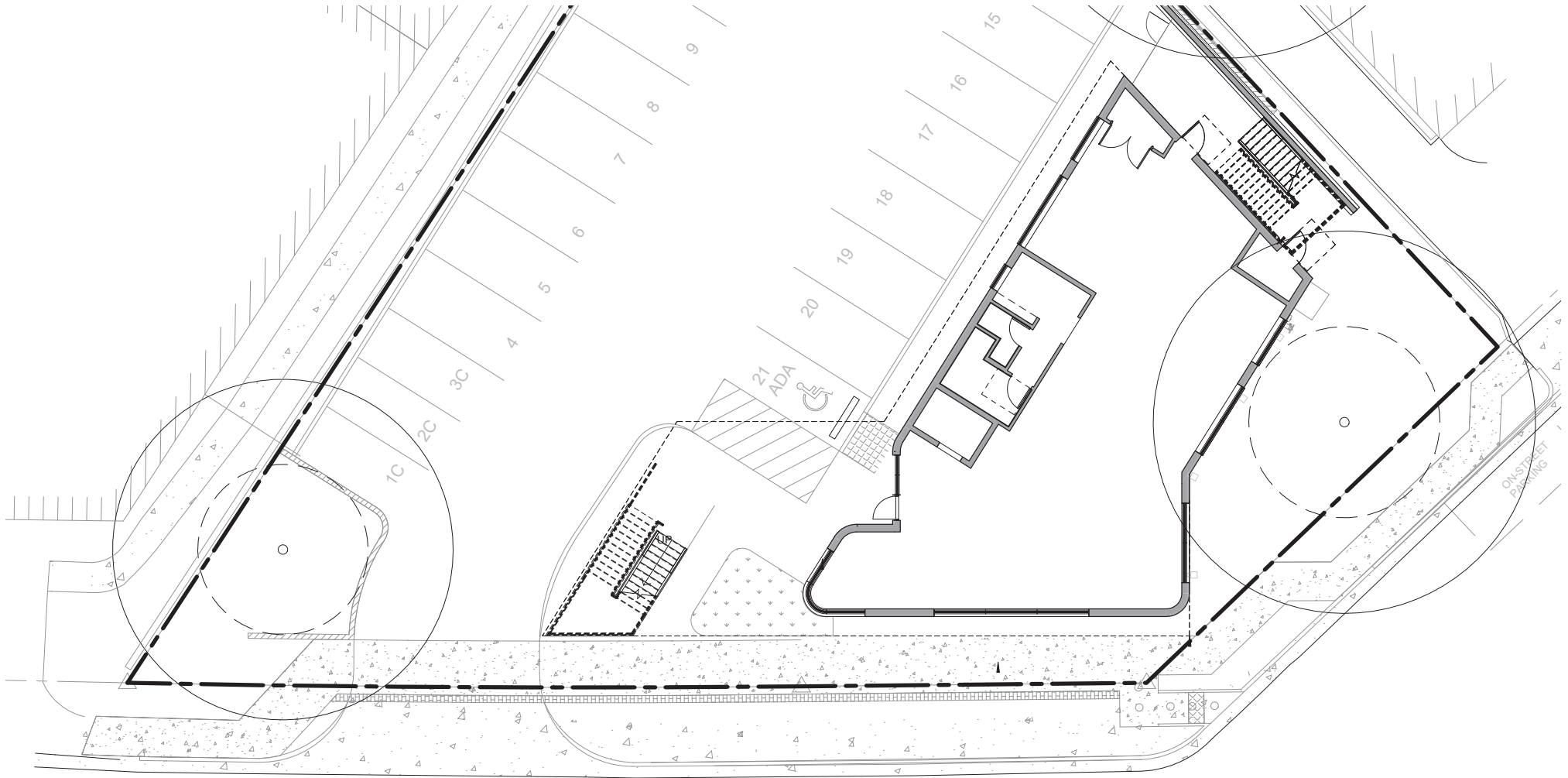
Pinhouse Pizza

Papalote

Kerbey Lane

Plucker's Wing Bar

In-N-Out Burger





Michael Hsu
Office Of Architecture

ABOUT THE ARCHITECT

Michael Hsu Office of Architecture was formed in 2005 in Austin, Texas with the goal of producing locally-engaged, design-driven architecture and interiors. MHOA endeavors to create livable, neighborhood-oriented urban spaces. Our work includes diverse projects ranging from mixed-use developments to one off commercial interiors and residences. MHOA advocates for a simple, edited palette, using available materials and techniques to create unexpected results. We believe in the innate beauty of unadorned natural materials, carefully composed and crafted.





MELISSA TOTTEN
melissa.totten@cushwake.com
(512) 370 2430



MARK GREINER
mark.greiner@cushwake.com
(512) 370 2420

