



5540-B N LAMAR

CREATIVE OFFICE | FLEX SPACE

HIGHLIGHTS

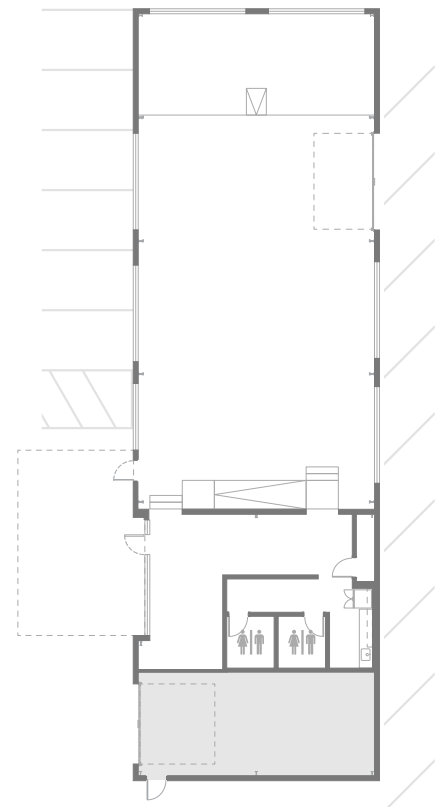
- **Available July 2024**
- Abundant natural light
- Polished concrete floor
- New portico
- Newly renovated, allowing for tenant interior customization
- Free-standing building, tucked away from N Lamar
- 15 reserved parking spaces
- Co-tenants on the site: Michael Hsu Office of Architecture, Memory Blue, Abel Design Group, and Vuka Coworking

RENT

3,640 rsf

\$39 rsf/yr base rent

\$16.10 rsf/yr NNN *estimated for 2024*



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