

# 2120

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SOUTH

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# LAMAR

8,026 RSF  
AVAILABLE



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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:** \$35.50 - \$37.50

**OpEx:** \$11.50 (2021 Estimate)

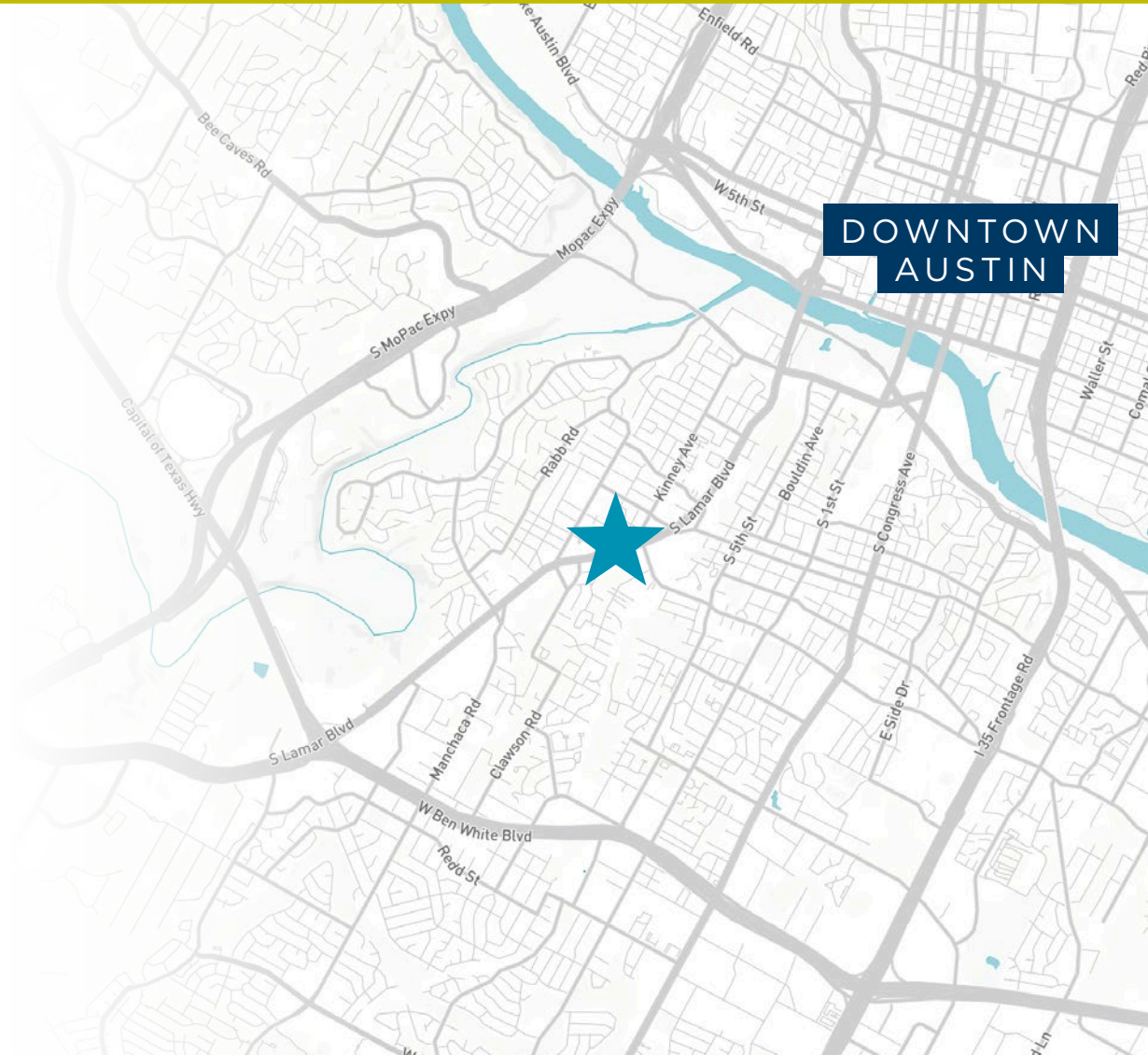
**Parking:** 21 On-site spaces

5 Bicycle spaces

## PROPERTY HIGHLIGHTS

- ★ Delivering Q1 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





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RENDERINGS



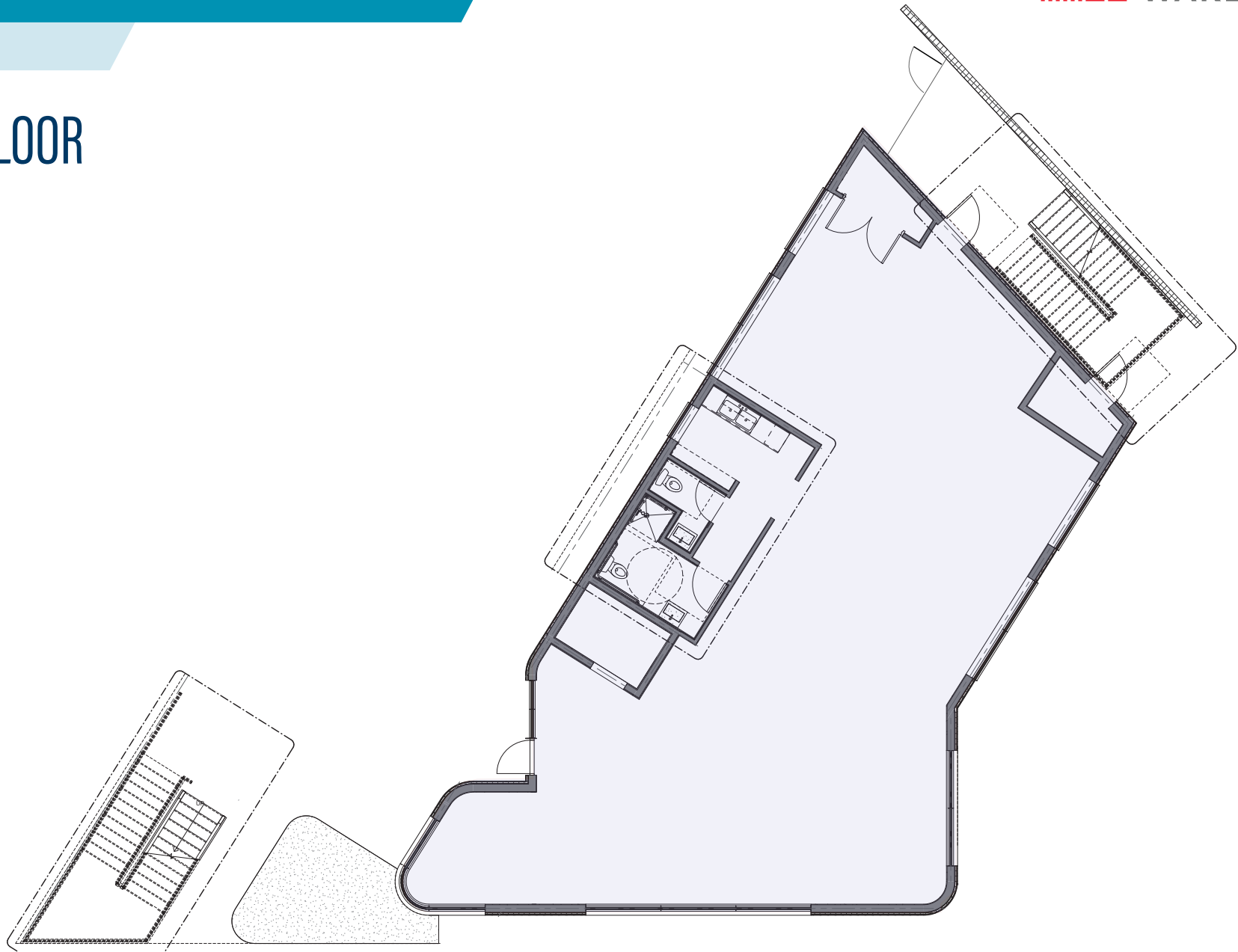
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FLOOR PLANS



FIRST FLOOR

2,024 SF



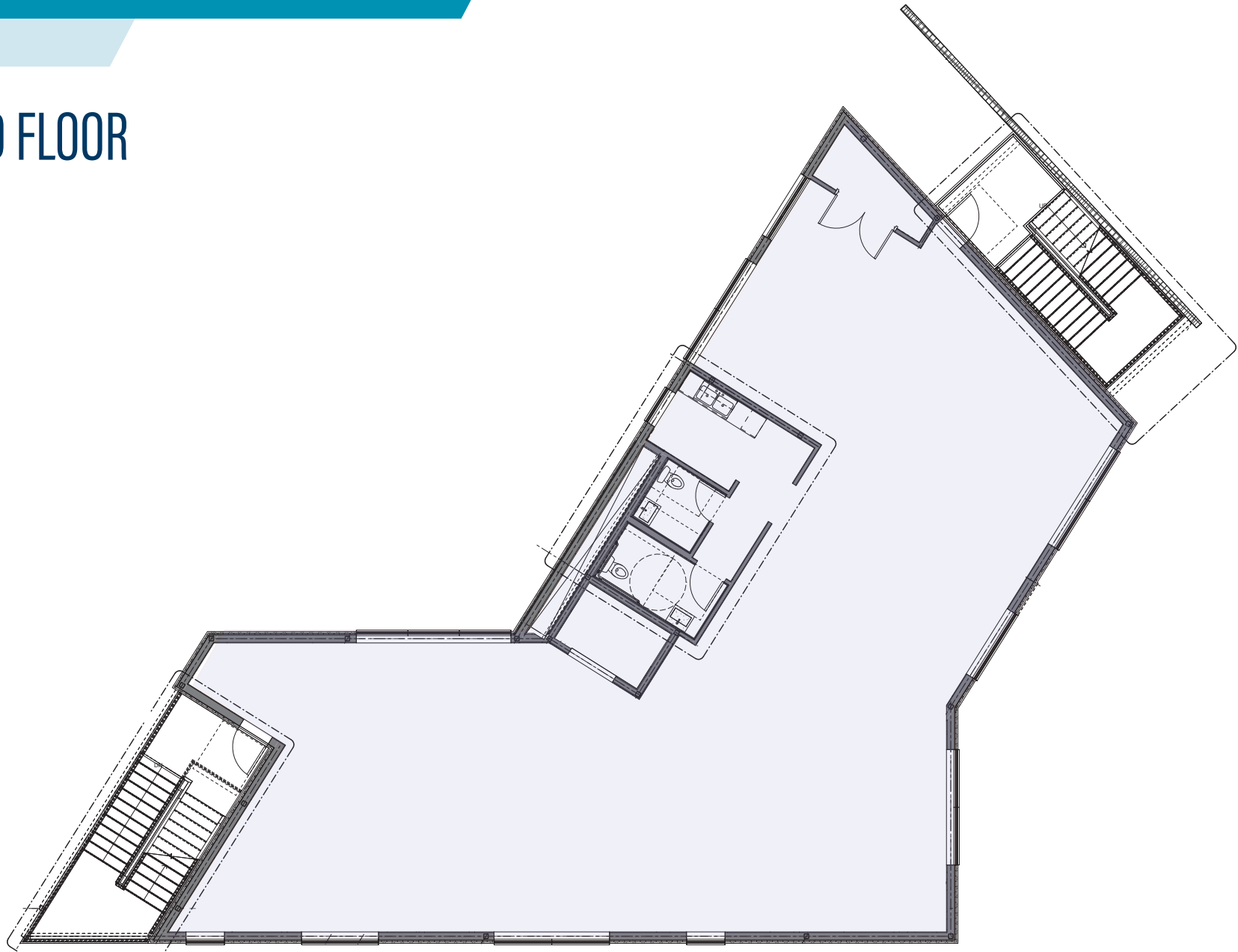
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FLOOR PLANS



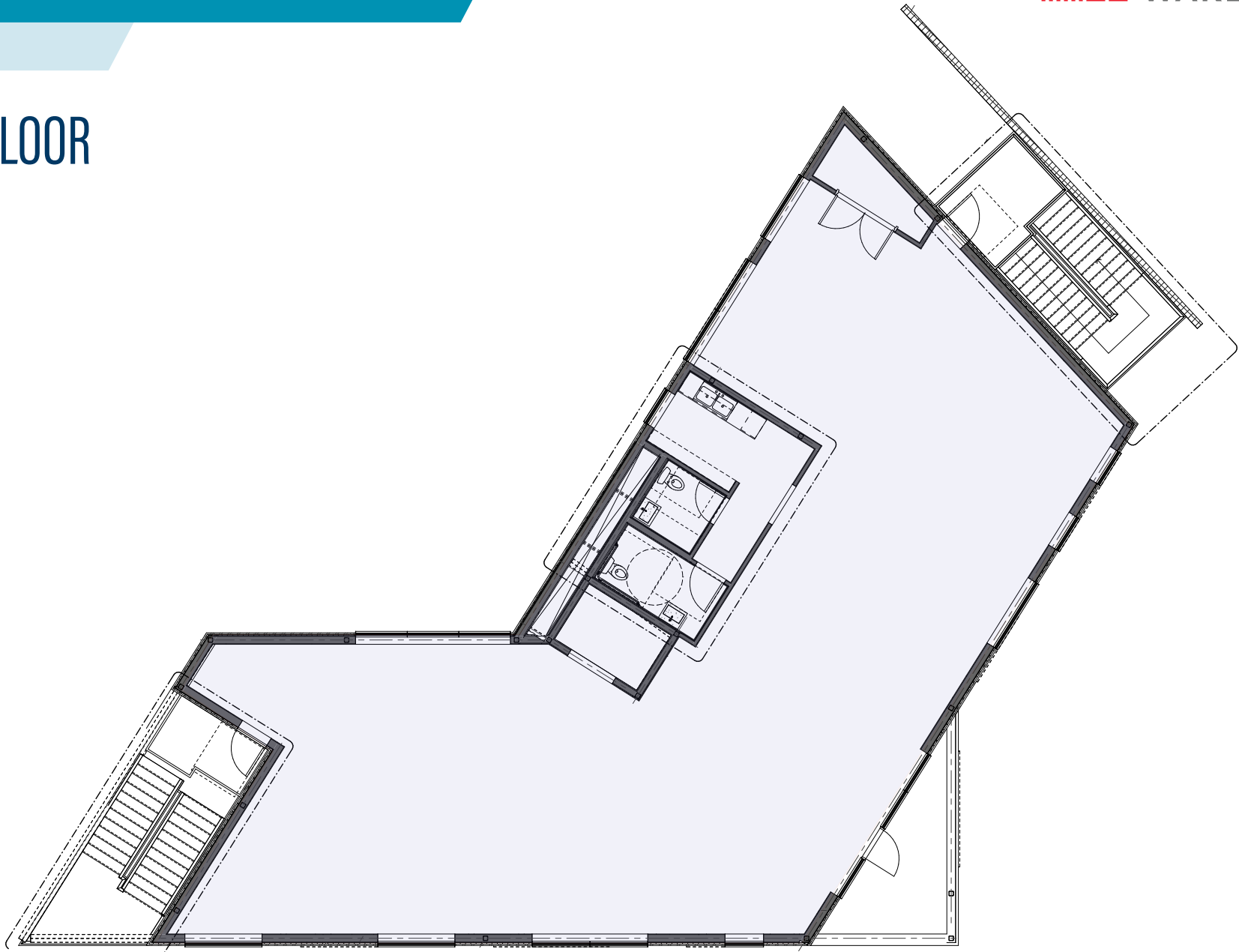
SECOND FLOOR

3,001 SF



# THIRD FLOOR

3,001 SF

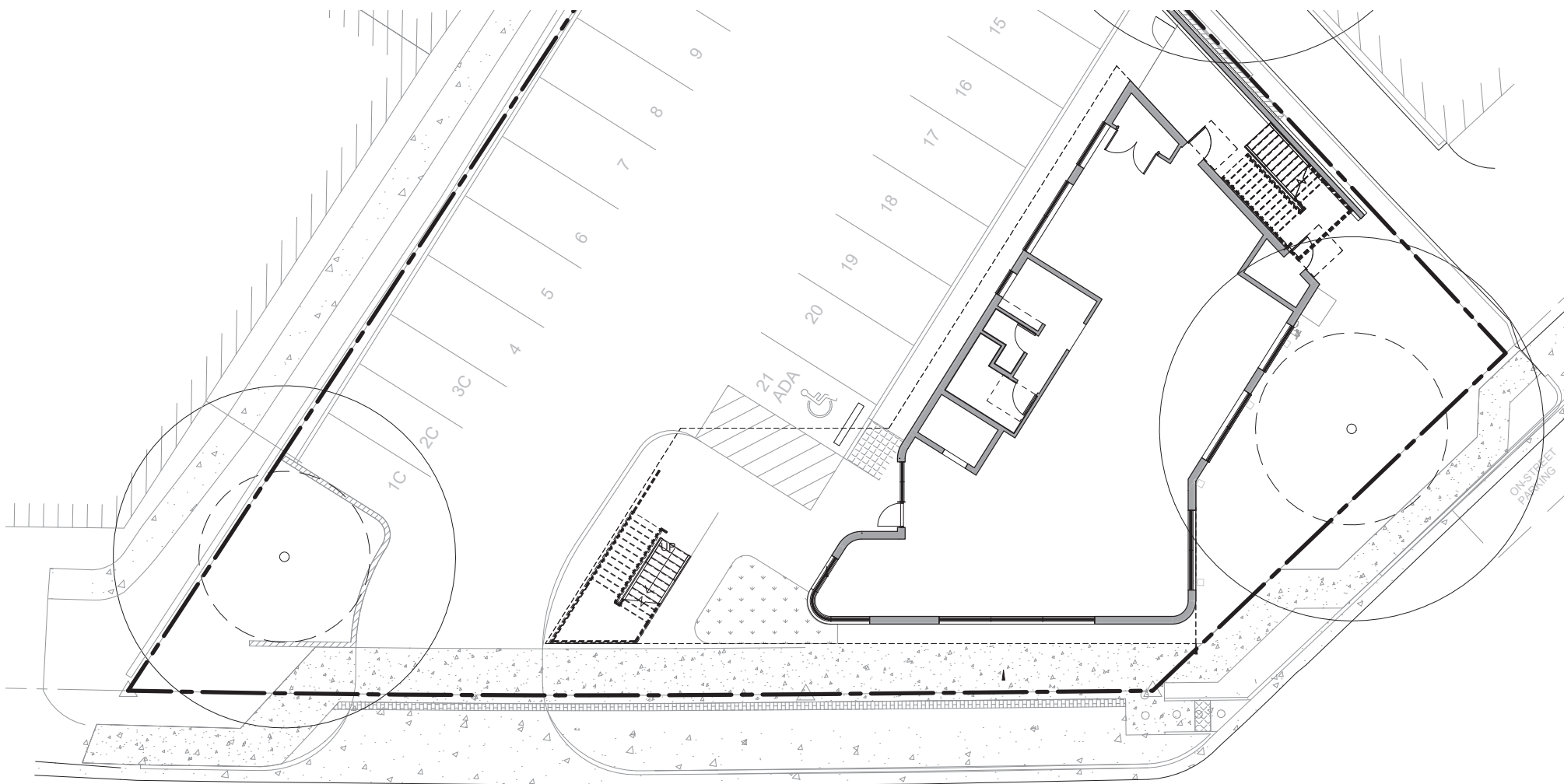




DOWNTOWN  
AUSTIN

- 
- Austin Eastciders
  - Shady Grove
  - Chuy's
  - P. Terry's
  - Alamo Drafthouse
  - Barlata
  - Snooze AM Eatery
  - Opa Coffee Bar
  - East Side King
  - Mr. Natural
  - Gordough's Public House
  - Olive Garden
  - Pinhouse Pizza
  - Plucker's Wing Bar
  - In-N-Out Burger
  - Patika
  - ABGB
  - Corner Bar
  - Maria's Taco Xpress
  - Matt's el Rancho
  - Papalote
  - Kerbey Lane
  - Uchi
  - Odd Duck
  - Ramen Tatsu-Ya
  - El Alma
  - Eberly







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.







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