

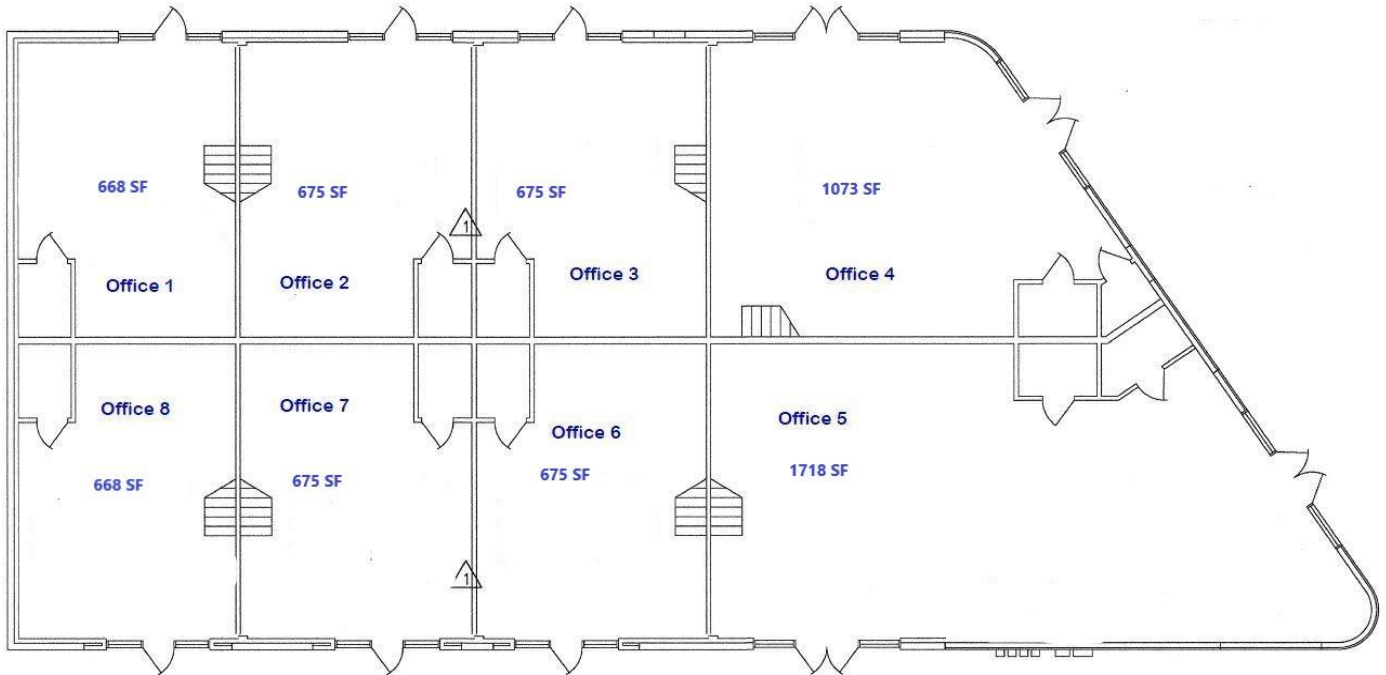
Now Leasing 5615 Burnet Road, Austin TX 78756

Creative Office Suites



Creative Office Suites with Modern Industrial Look and Feel

Layout – Main Level



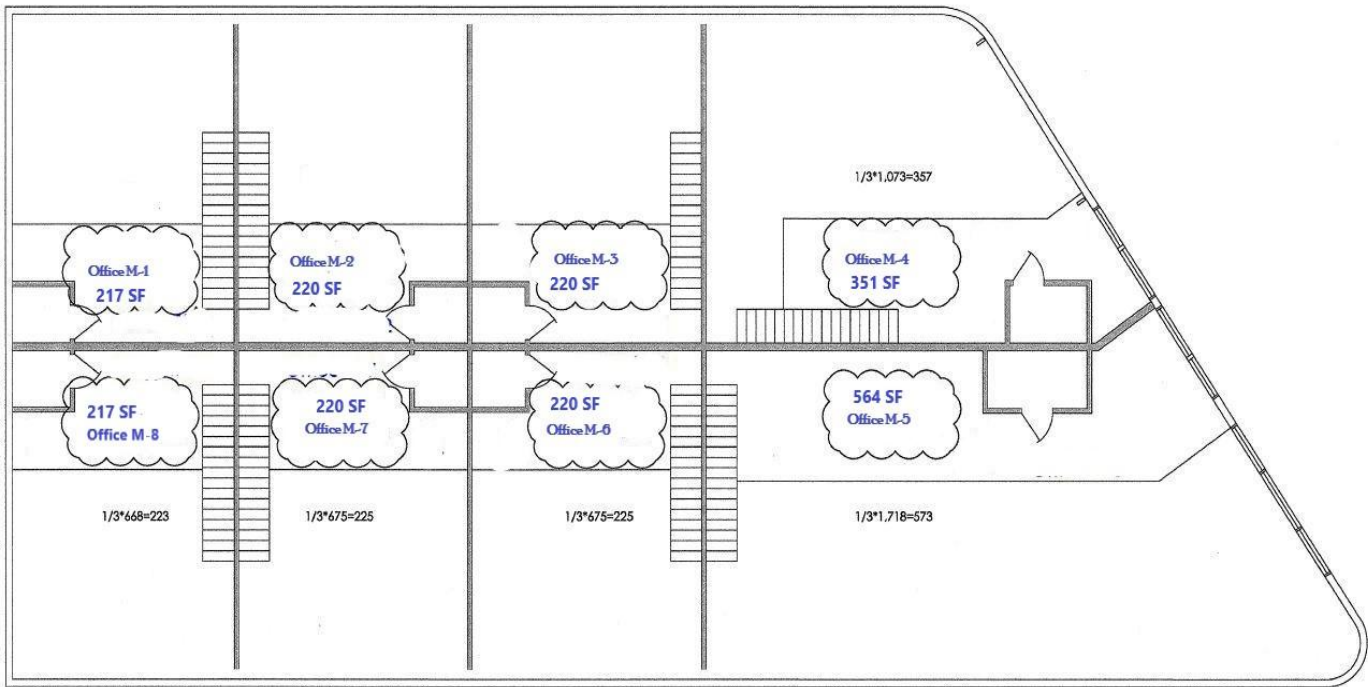
8 office spaces on the main level

6827 SF available on the main level

Each suite combines main level and mezzanine office space



Layout Mezzanine



8 mezzanine office spaces

2229 sf total available mezzanine space

Each suite combines mezzanine and main level office space



Combined Space Requirements Main Level and Mezzanine

Unit	main		mezzanine		total Sf
1	668		217		885
2	675		220		895
3	675		220		895
4	1073		351		1424
5	1718		564		2282
6	675		220		895
7	675		220		895
8	668		217		885
Total Sf	6827		2229		9056

Mezzanine offices are accessed from the main level office located directly below. Each suite combines main level and mezzanine space.

Renovations in progress – availability estimated
February 2020

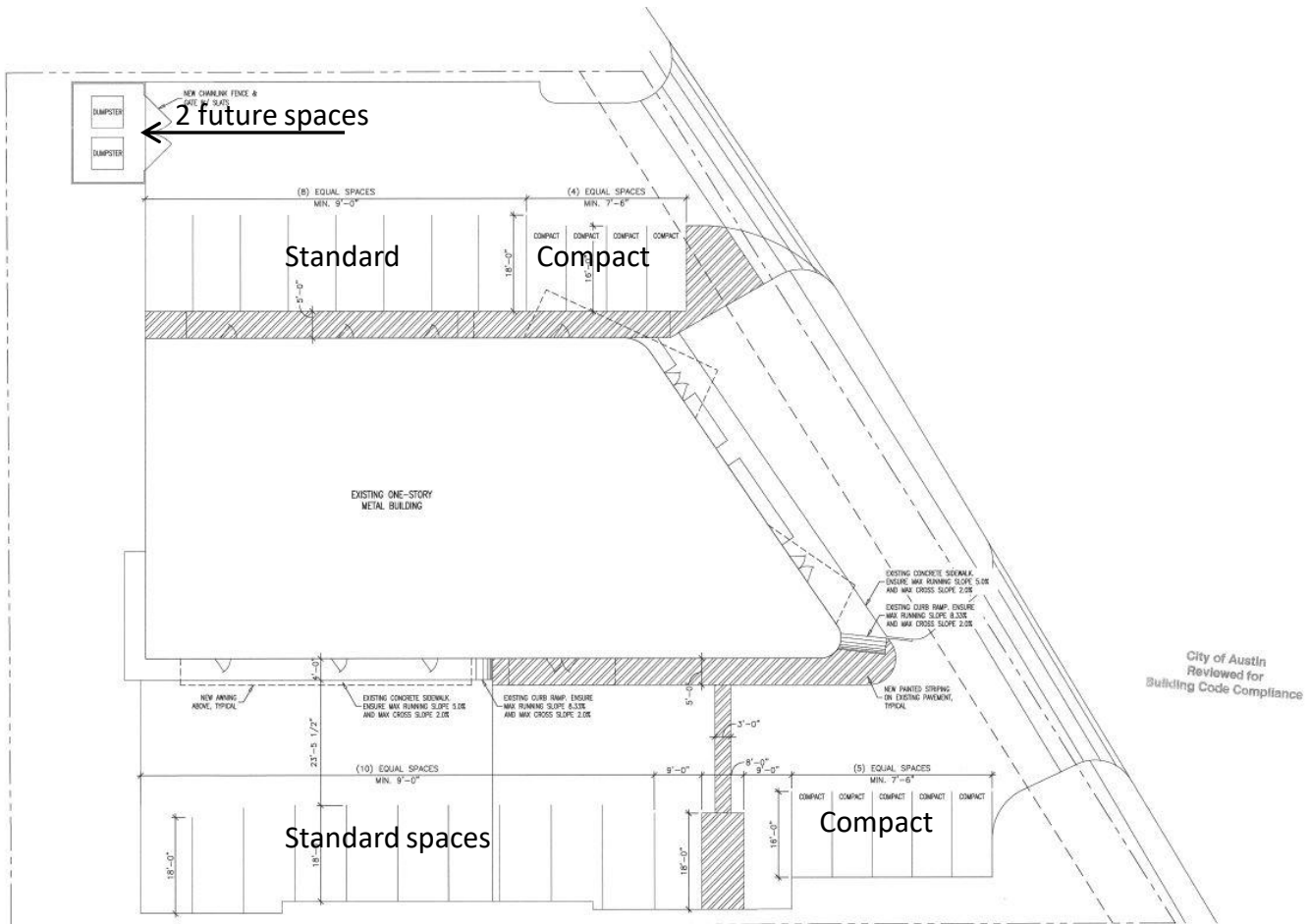
Property Data

- High End, Creative Office Space
- Serves the vibrant Burnet Rd corridor
- Approximately 9056 net rentable area
- 8 Suites vary in size from 885 sf to 2282 sf
- Offices space include main level and mezzanine combined
- Parking - 3.5 : 1000 31 spaces total
- Traffic Count – W. Koenig Ln and Allendale - 32,925 aadt
Hancock Dr and Burnet Rd – 11,457 aadt

•Demographics Estimated	<u>1 mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
Population Estimated	14,330	148,039	326,095
Households Avg. Household	7,582	66,160	137,388
income	\$96,943	\$83,920	\$88,858

- Rental rates –
asking \$30 to \$35 psf
- Lease type – nnn
- Availability – February 2020

Parking Summary

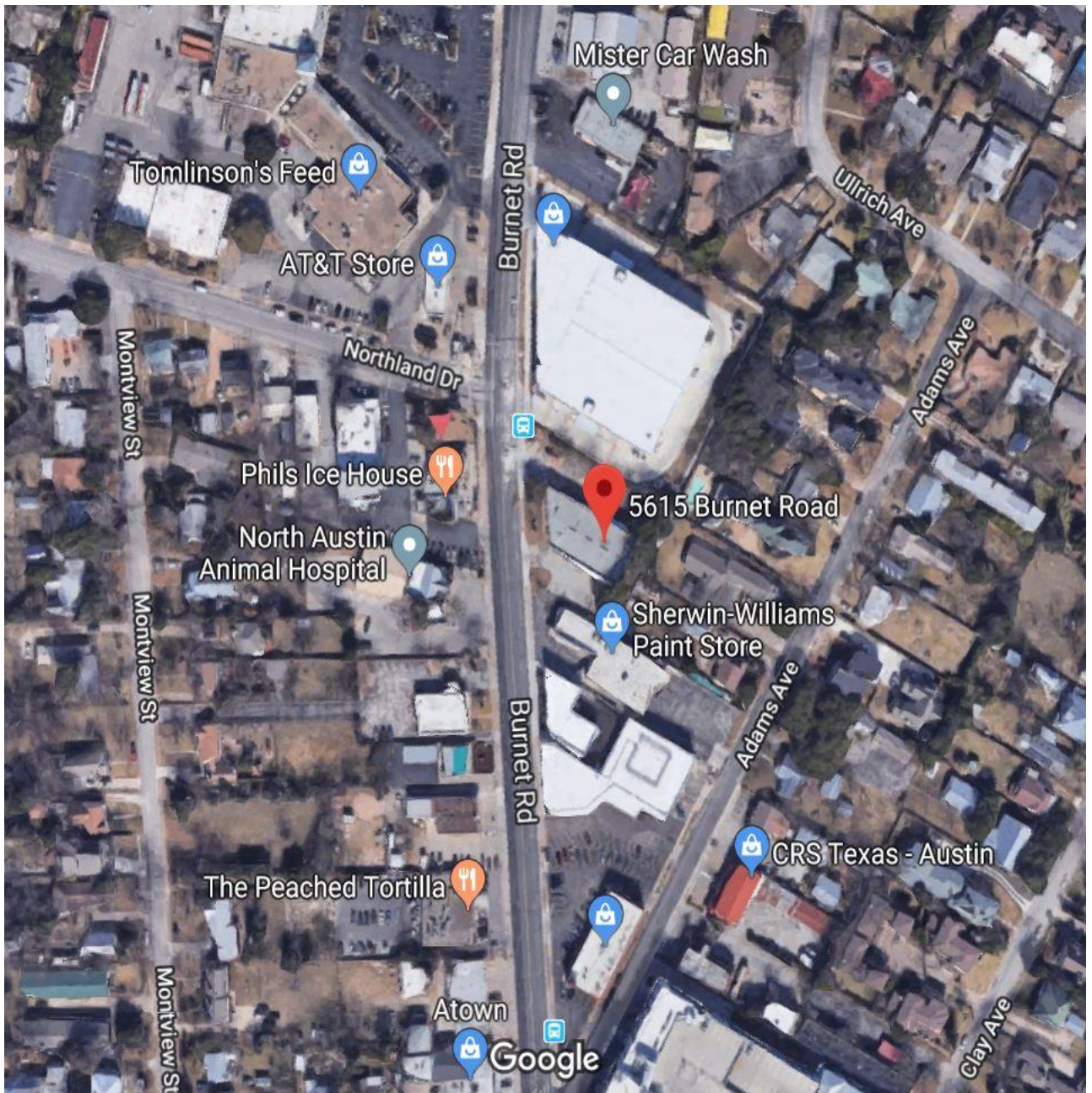


18 Standard Spaces
 9 Compact Spaces
 2 Accessible spaces
 2 Future spaces
 31 Total Parking Provided

Site Boundaries



Zoned - General Commercial Services



For more information contact:
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