

Burleson & 71

4606 Burleson Rd, Austin, TX 78744



Presented by
Transilience Property Group LLC



Price: \$35.00 /SF/YR

Experience a soon to be meticulously remodeled suite tailored specifically for the success of your business.

Burleson & 71 is optimally located at 4606 Burleson Road in Austin, Texas, presenting a completely reenvisioned industrial space leased under new management to be ideally built out as your perfect suite. The renovated suites range from 1,200-square-foot spaces up to 30,000 square feet of contiguous space. This property benefits from its strategic positioning in the bustling Burleson corridor with direct frontage on Ben White Boulevard/State Highway 71, easy ingress/egress, and ample on-site surface parking. The white box units feature glass storefronts with aluminum frames and are offered at competitive rates, providing businesses with customization flexibility. These spaces would serve as a prime location for a gym, spas, paddle sports, contrast therapy, retail store, boutique shop, smoothie shop, or any similar industry.

Burleson & 71's brand-new look will be a fantastic addition to the Burleson area, one of the hottest business hubs in South Austin. Favorably located with premier positioning near key highways, just 5 miles from downtown and Austin-Bergstrom International Airport (ABIA), this center offers exceptional connectivity. The building and its

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Strategically positioned in the Burleson node at a high-performing intersection within a bustling South Austin business corridor.

Noteworthy building signage opportunities and visibility along heavily traveled SH-71/Ben White Blvd in front of 62,730 VPD maximizing brand exposure.

Newly remodeled 1,200 SF to 30,000 SF of combinable shell condition suites available for pre-lease under new management ideally offered build-to-suit.

Synergetic tenant mix primarily curated with athletic-focused businesses with available units offering premier customization for many industry uses.

Modern glass storefronts with durable aluminum frames and convenient access with easy ingress/egress and ample on-site parking.

Within a brief 3-mile radius are numerous renowned conveniences drawing significant demand to the



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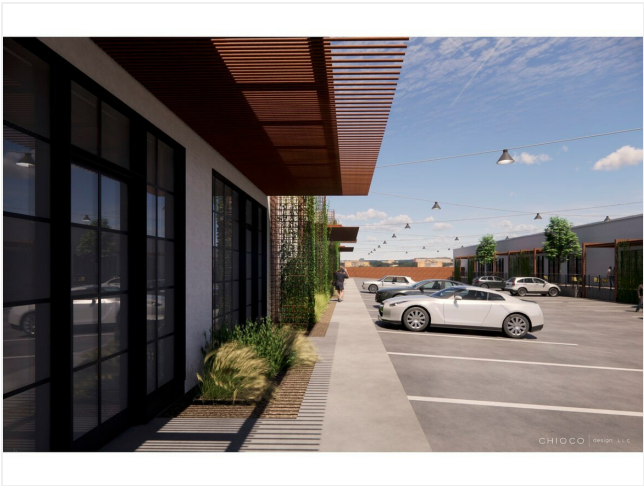
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Burleson & 71 Façade 2025

Major Tenant Information

Tenant	SF Occupied	Lease Expired
AMW	-	
Bella Donna Subs	-	
Catfish Parlour	-	
El Famoso	-	



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Listing spaces

1st Floor

Space Available	2,500 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	3 - 10 Years

Highly flexible space with tall exposed ceilings, solar tubes, and other energy efficient improvements. Boasting high visibility and close proximity to downtown, Austin-Bergstrom International Airport (ABIA), and all major arteries of transportation of South Austin. Come take advantage of the current renovation efforts to build out your perfect space.

Space 2

Space Available	36,950 SF
Rental Rate	\$35.00 /SF/YR
Date Available	March 01, 2026
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	3 - 10 Years

End cap space in Burleson & 71, flexible space for any business in the healthy lifestyle and athletics sector, including gyms, spas, paddle sports, contrast therapy, retail store, boutique shop, smoothie shop, or any similar business.

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Listing spaces

1st Floor Ste C

Space Available	1,235 - 3,700 SF
Rental Rate	\$35.00 /SF/YR
Date Available	January 01, 2026
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 10 Years

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Property Photos



Situated with Connectivity



Impressive Ceiling Heights

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Property Photos



Dynamic Space Opportunities

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Location

