

9415 Burnet

9415 BURNET ROAD | AUSTIN, TX | 78758

478 SF - 5,032 SF AVAILABLE

NORTH SUBMARKET



9415 Burnet

9415 BURNET BLVD | AUSTIN, TX | 78758

478 SF - 5,032 SF AVAILABLE

ABOUT 9415 BURNET

9415 Burnet Road is an Office/Retail building located half a mile north of the intersection of US Highway 183 and Burnet Road in North Central Austin. The building fronts Burnet Road and is served by a signalized intersection. The property offers ample surface parking and close proximity to retail/restaurants.

PROPERTY FEATURES

- Multi-tenant office and retail
- Front & Rear Parking



Olivia Sperling
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Ben Williamson
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FIRST FLOOR

Base Rent - \$20.00 NNN
OpEx - Call Broker

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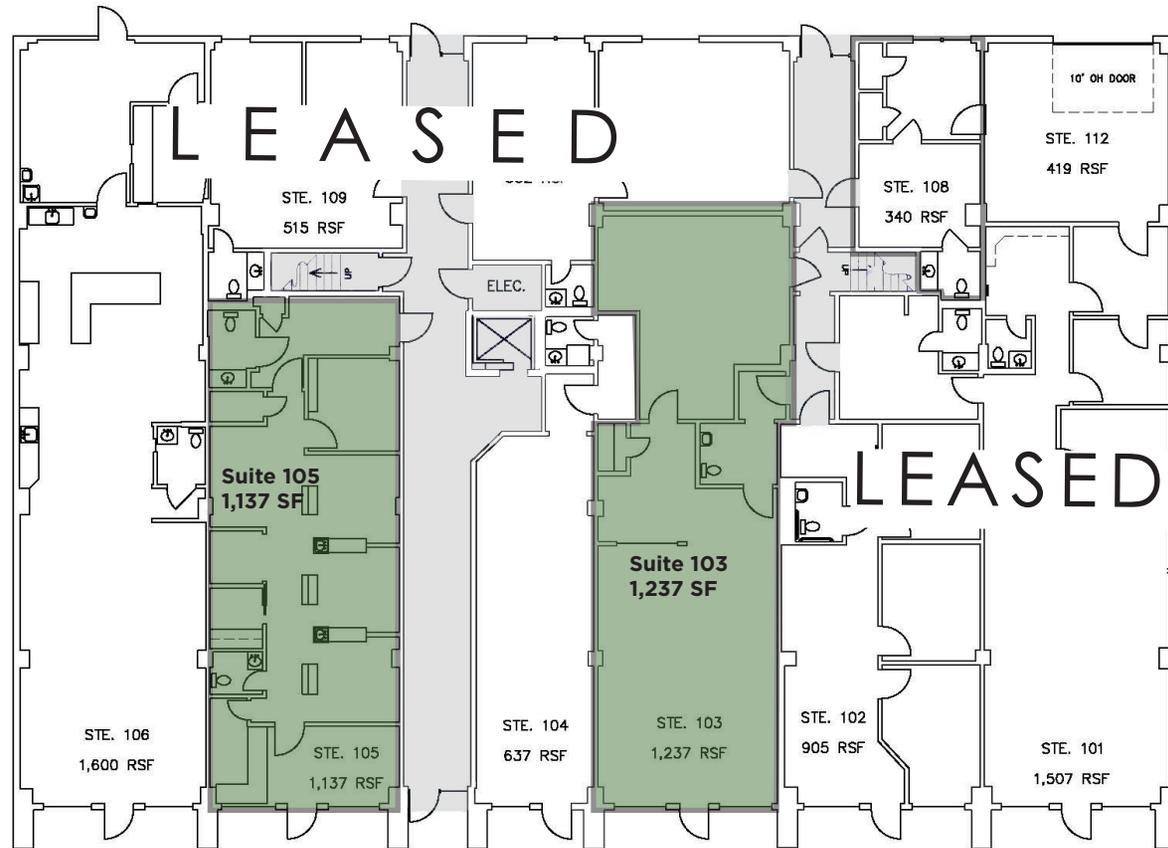
FIRST FLOOR

SUITE 103

Square Feet 1,237 RSF
Availability Immediately

SUITE 105

Square Feet 1,137 RSF
Availability Immediately



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SECOND FLOOR

Base Rent - \$16.50 NNN
OpEx - Call Broker

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SUITE 200

Square Feet	753 RSF
Availability	Immediately

SUITE 200A

Square Feet	979 RSF
Availability	4/1/2026

SUITE 201

Square Feet	1,841 RSF
Availability	Immediately

SUITE 202

Square Feet	629 RSF
Availability	Immediately

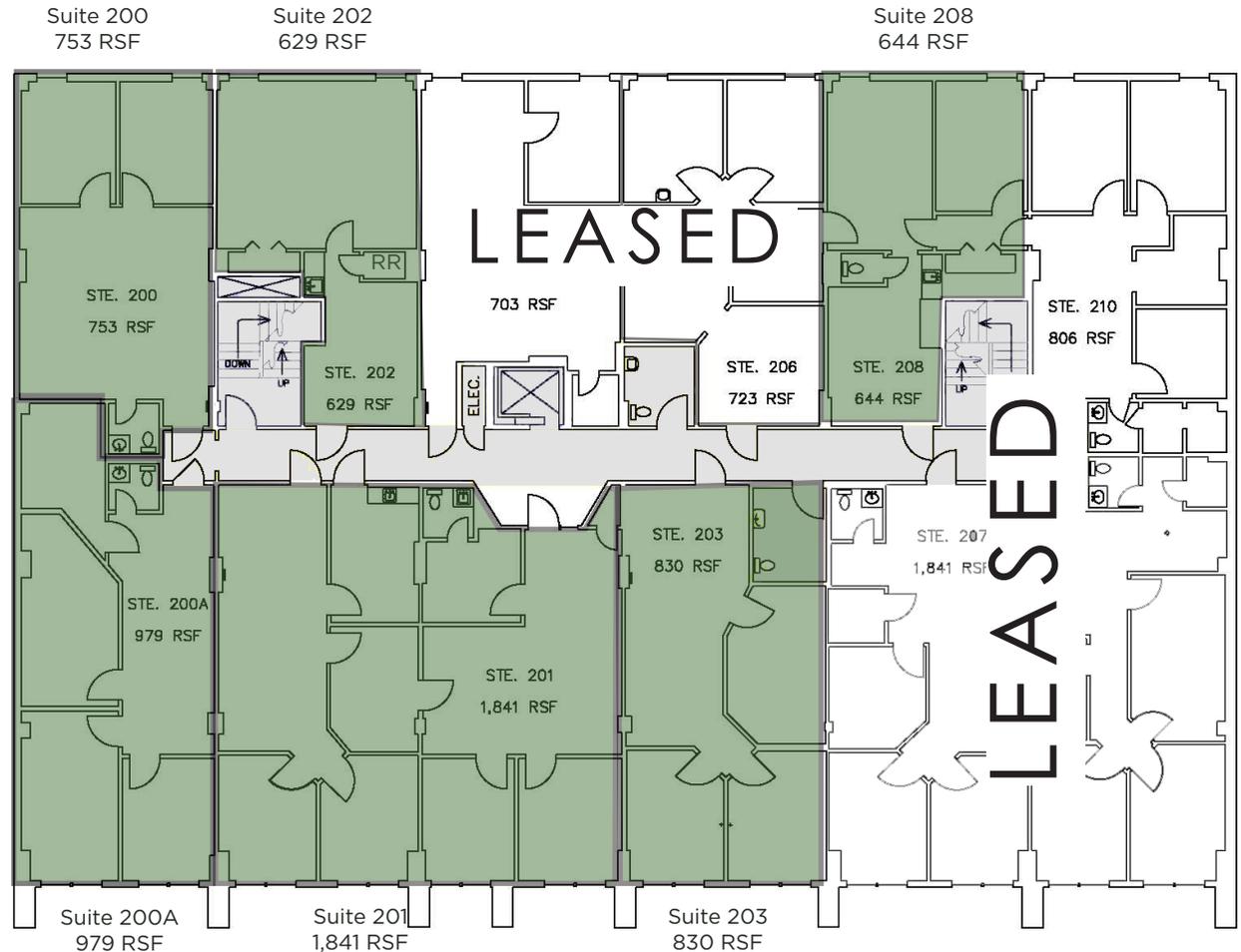
SUITE 203

Square Feet	830 RSF
Availability	30 Days

SUITE 208

Square Feet	644 RSF
Availability	Immediately

Maximum Contiguous: **5,032 SF**



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THIRD FLOOR

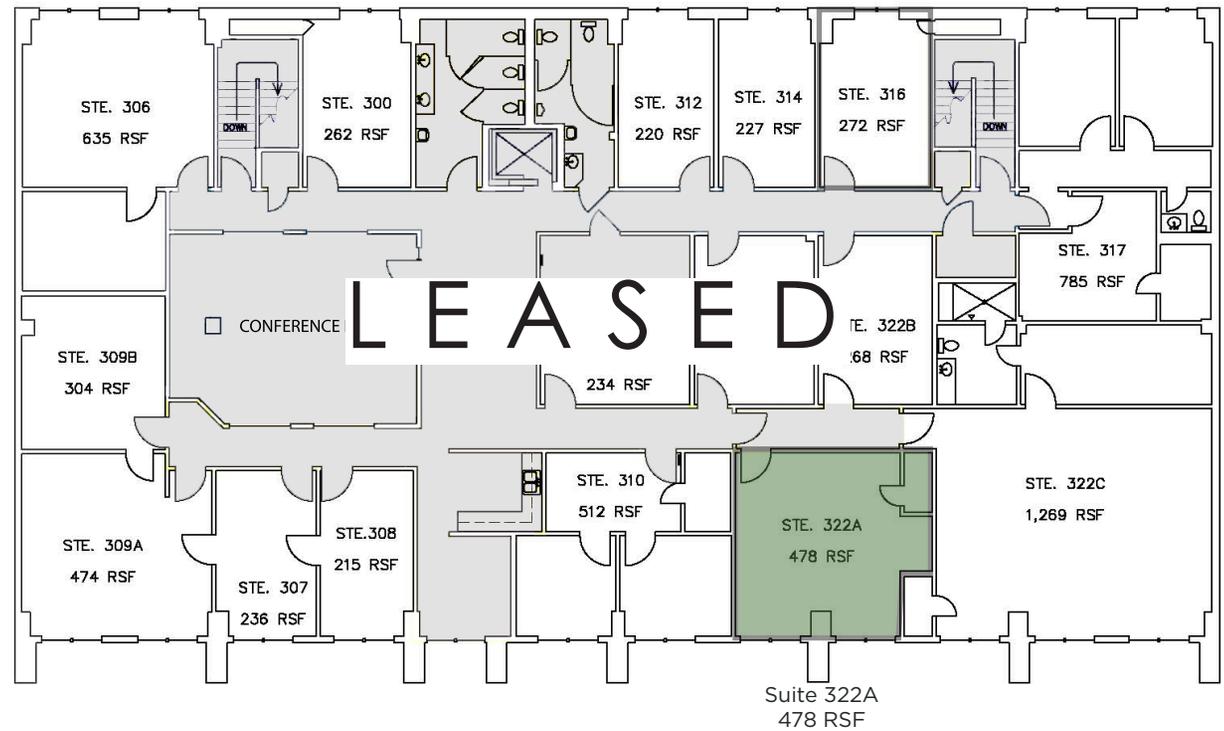
Base Rent - \$18.50 NNN
OpEx - Call Broker

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SUITE 322A

Square Feet	478 RSF
Availability	Immediately



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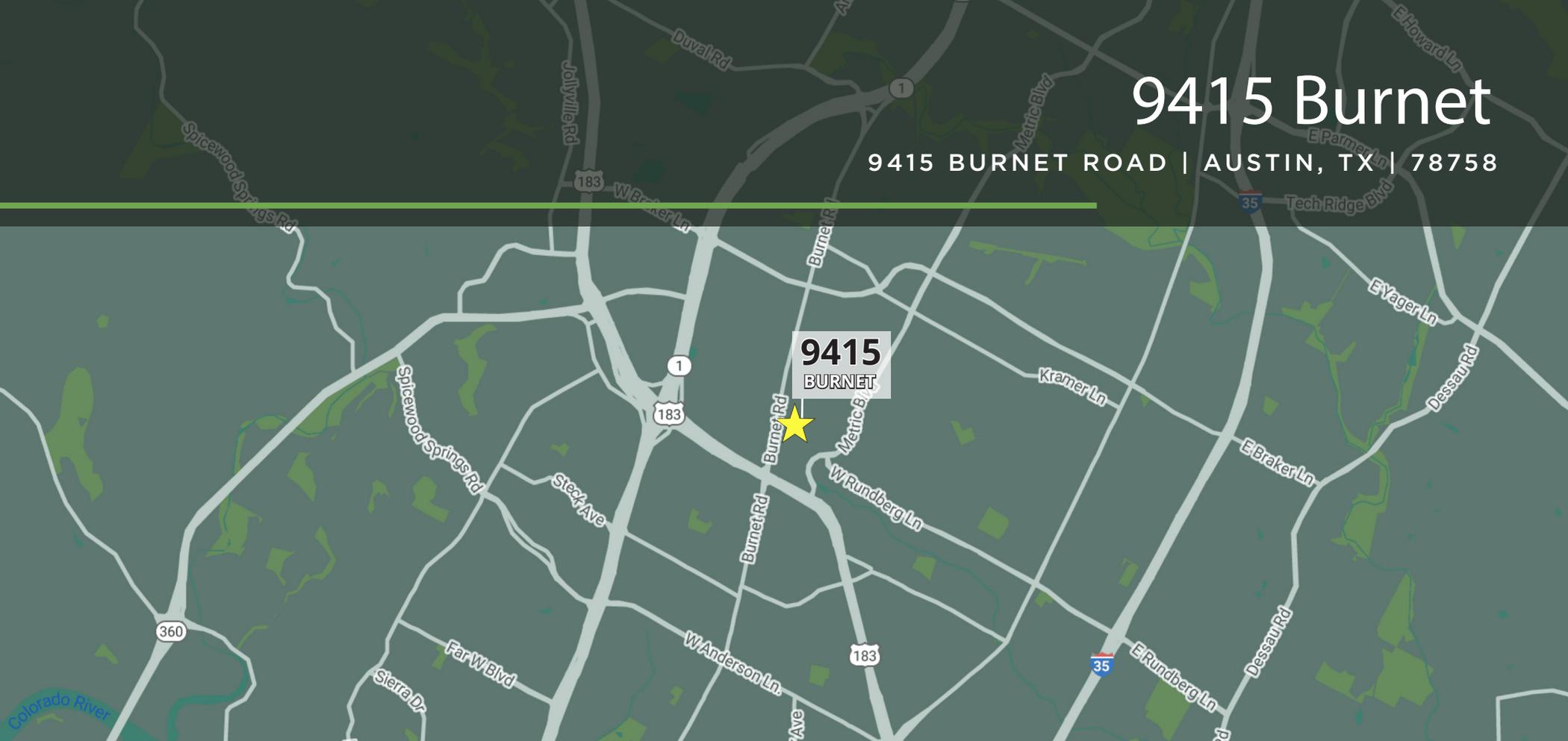
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DRIVE DISTANCES

The Domain 2 miles

Downtown Austin 10 miles

Round Rock 13 miles

Austin-Bergstrom International Airport 15 miles

Dripping Springs 30 miles

Bastrop 38 miles

San Antonio 108 miles



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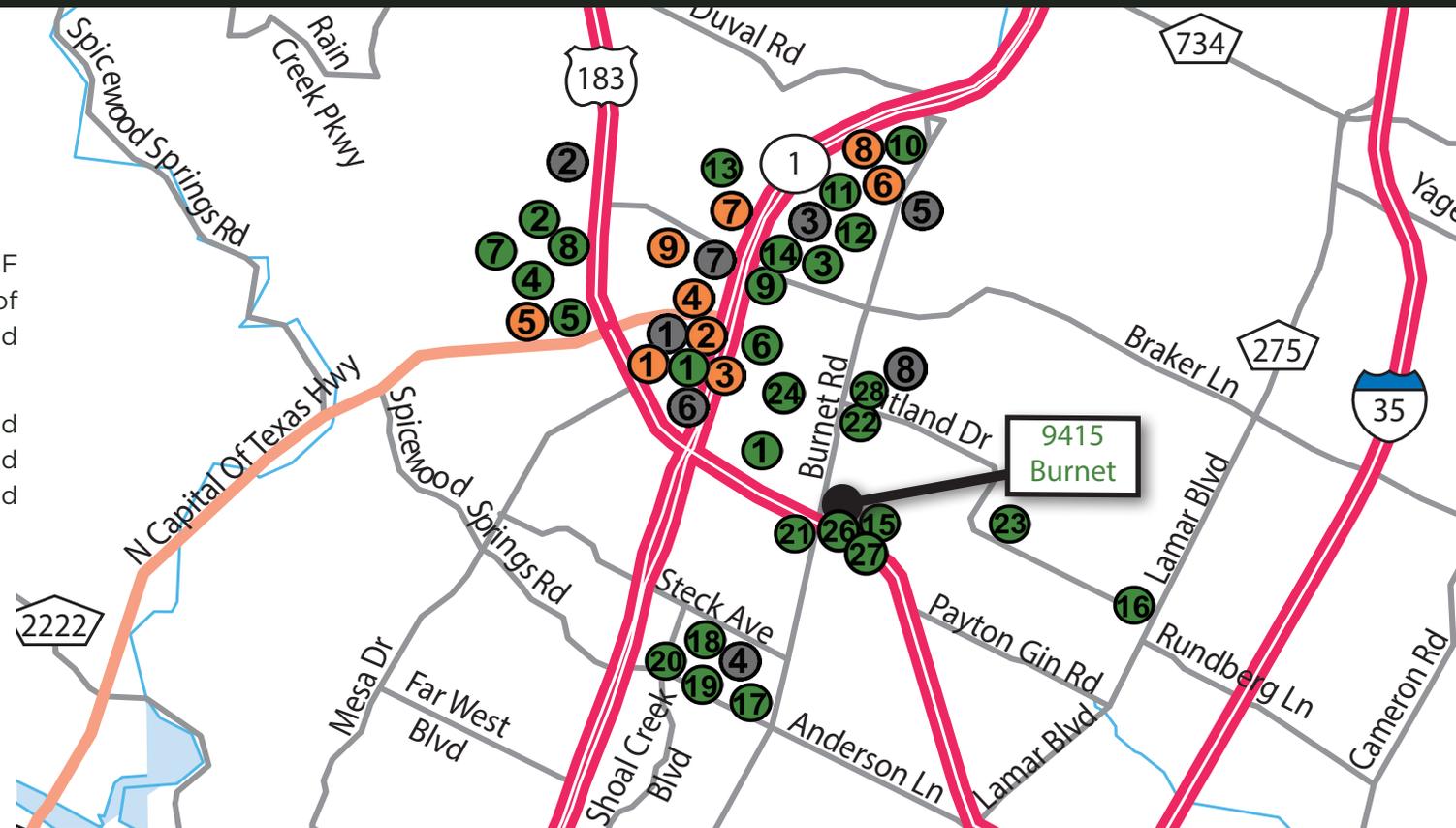
9415 BURNET ROAD | AUSTIN, TX | 78758

9415 Burnet Road
Austin, Texas 78758

North Central Austin

9415 Burnet Road is a 25,464 SF building located half a mile north of the intersection of US Highway 183 and Burnet Road in North Central Austin.

The building fronts Burnet Road and offers office/retail space on the ground level and office space on the second and third floors.



RESTAURANTS

- | | | |
|---------------------------|------------------------------|--------------------------|
| 1 Dave & Busters | 10 McCormick & Schmick's | 19 Fuddruckers |
| 2 Saltgrass Steakhouse | 11 NXNW Restaurant & Brewery | 20 Einsteins |
| 3 Maggiano's | 12 Urban an American Grill | 21 Olive Garden |
| 4 Eddie V's Prime Seafood | 13 Roaring Fork | 22 China House |
| 5 Bulevar Mexican Kitchen | 14 Kona Grill | 23 Lucky Star Cafe |
| 6 Truluck's | 15 Mikado Ryotei | 24 Austin Beer Works |
| 7 P.F. Changs | 16 Tacomore | 26 Thai House |
| 8 La Madeline | 17 HopDoddy's | 27 Casa Chalupa |
| 9 BJ's Brewhouse | 18 Korea House | 28 Turnstile Coffee,Beer |

ENTERTAINMENT

- 1 Regal Cinemas Gateway
- 2 Regal Cinemas Arbor 8
- 3 iPic Theaters - Domain
- 4 Alamo Draffhouse
- 5 TopGolf
- 6 Dave & Busters
- 7 Austin Planetarium
- 8 HI Speed Go Cart Racing

HOTELS

- 1 Courtyard Marriott
- 2 Embassy Suites
- 3 Hyatt Place
- 4 Hyatt House
- 5 Renaissance Austin
- 6 The Westin Austin
- 7 Springhill Suites
- 8 Aloft at the Domain
- 9 Staybridge Suites



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Live Oak CRE, LLC	590102	doug@liveoak.com	512.472.5000
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Doug Thomas	515612	doug@liveoak.com	512.472.5000
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Doug Thomas	515612	doug@liveoak.com	512.472.5000
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials _____ Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1