

7600
BURNET



Office **FOR LEASE**

FULL BUILDING RENOVATION

Michael Hsu
Office Of Architecture



7600 BURNET

7600 Burnet is a Class A office and retail destination for the urban user seeking top tier amenities and attractions, city-wide views, and convenience.

Newly **RENOVATED**

A Five-story Class-A office building reposition in Central Austin with Michael Hsu-inspired design and finishes



Michael Hsu designed and furnished conference center & common areas



New spec suites with high-end finishes delivering Q1 2026 (35,000 RSF)



Fitness center, showers/lockers, sauna & cold plunge available



On-site restaurant and retail



Outdoor amenities including putting green, seating areas, a dog park, and nearby access to Shoal Creek Trail



Structured parking at 4 per 1,000 RSF



Monument and building signage available

PROJECT BY:



LEASING BY:



JASON STEINBERG, SIOR
JSTEINBERG@ECRTX.COM
512.505.0004

REBECCA ZIGTERMAN
RZIGTERMAN@ECRTX.COM
512.505.0003



Current **AVAILABILITY**

Level One

Suite 140	250 RSF	
Suite 104	525 RSF	
Suite 170	752 RSF	
Suite 106	950 RSF	
Suite 102	990 RSF	
Suite 108	1,047 RSF	
Suite 180	1,074 RSF	
Suite 190	1,288 RSF	
Suite 150	1,665 RSF	SPEC SUITE
Suite 115	2,325 RSF	SPEC SUITE
Suite 120	2,486 RSF	SPEC SUITE
Suite 160	2,490 RSF	SPEC SUITE

Level Two

Suite 230	5,340 RSF	SPEC SUITE
Suite 270	5,420 RSF	SPEC SUITE

*Level Three**

Suite 300	6,512 RSF	
*FULL-FLOOR AVAILABLE (14,657 RSF)		

Level Four FULL-FLOOR

Suite 400	14,657 RSF	SPEC SUITE
DIVISIBLE TO 2,500 RSF		

*Level Five**

Suite 510	340 RSF	
Suite 520	1,161 RSF	
Suite 505	1,507 RSF	
Suite 530	2,187 RSF	
Suite 515	2,241 RSF	
Suite 560	3,295 RSF	
Suite 500	3,905 RSF	

*FULL-FLOOR AVAILABLE (14,657 RSF)

PROJECT BY:

RIVERSIDE

LEASING BY:

ECR

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Large-Block **AVAILABILITY**

70,573 RSF AVAILABLE

FLOORS 3, 4, AND 5 CAN BE COMBINED FOR 43,971 RSF

Stacking **PLAN**



Floor Five
14,657 RSF

Floor Four
14,657 RSF

Floor Three
14,657 RSF

Floor Two
10,760 RSF

Floor One
15,842 RSF

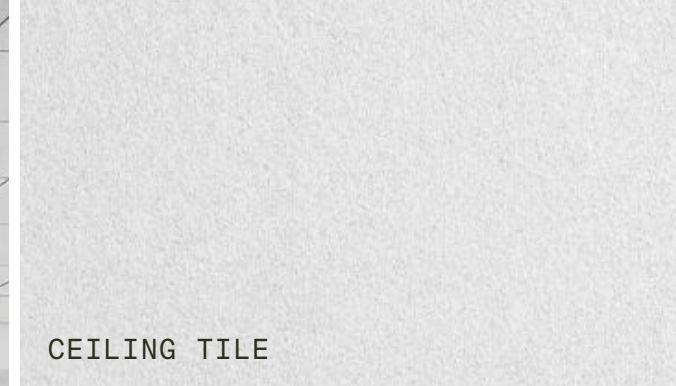


Over **2M+ DOLLARS**

INVESTED IN NEW SPEC SUITES
DELIVERING IN Q1 2026



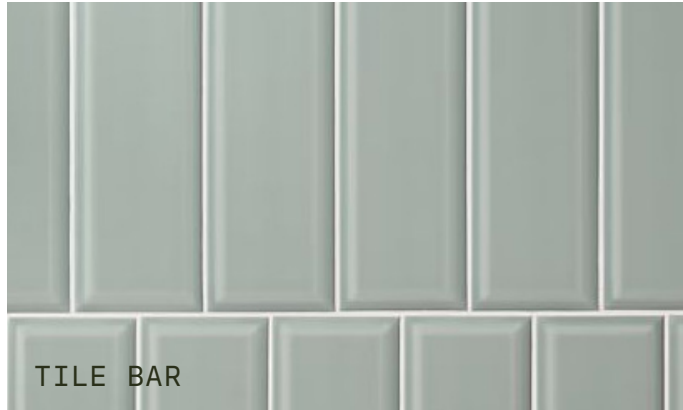
LIGHT FIXTURE



CEILING TILE



CARPET TILE



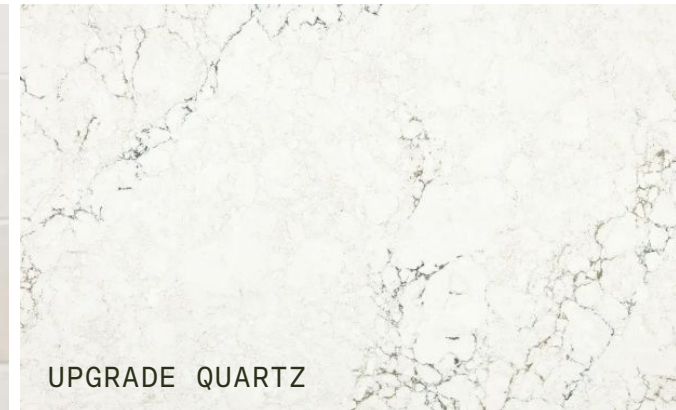
TILE BAR



SOLID SURFACE



UPGRADE TILE BAR



UPGRADE QUARTZ



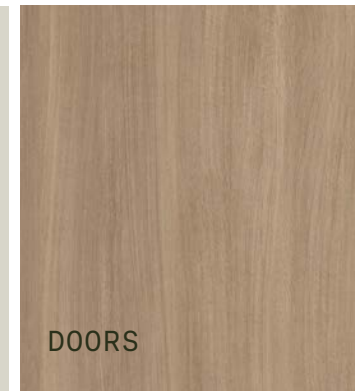
LVT/SHAW



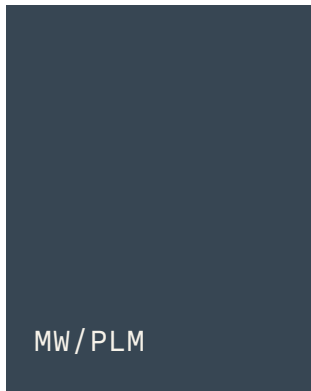
PAINT



VINYL BASE



DOORS



MW/PLM

Amenity FINISHES

WITH DEVELOPER CURATED
FINISH STANDARDS THROUGHOUT



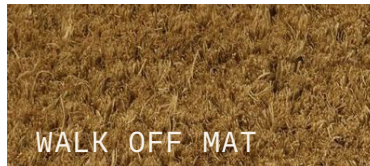
ENTRY WALLS



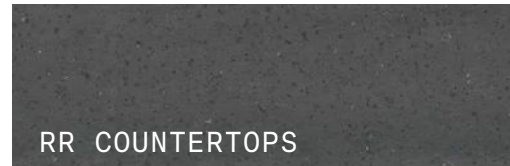
RR VANITY TILE



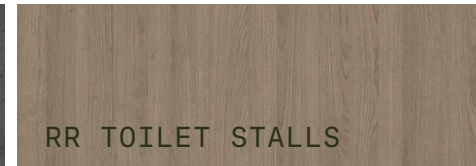
RR WALL TILE



WALK OFF MAT



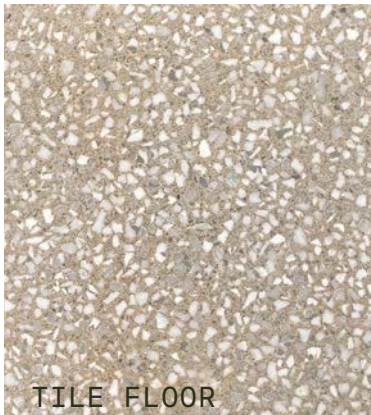
RR COUNTERTOPS



RR TOILET STALLS



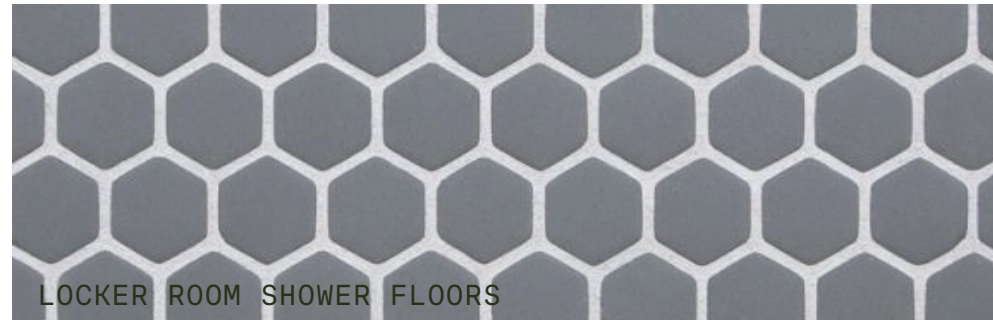
CARPET TILE



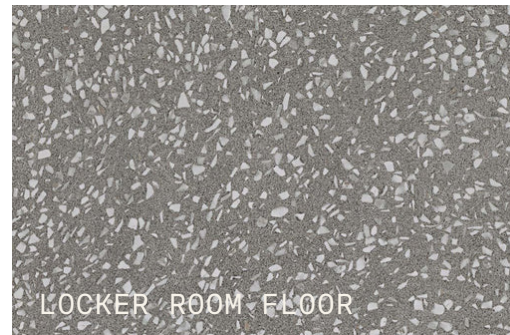
TILE FLOOR



WOOD FLOOR



LOCKER ROOM SHOWER FLOORS



LOCKER ROOM FLOOR



CONF CENTER COUNTER



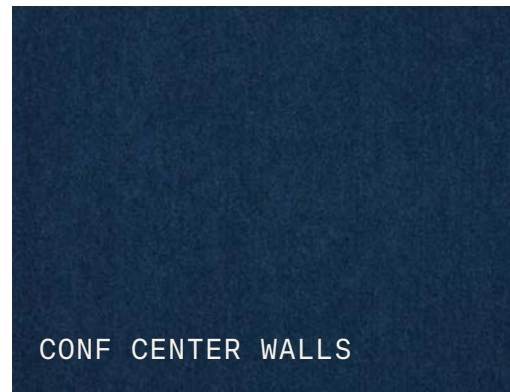
WOOD/MILLWORK



LIME WASH/STAIRS



ELEVATOR TILE



CONF CENTER WALLS



CONF CENTER COUNTER



PAINT



ACCENT PAINT



ACCENT PAINT

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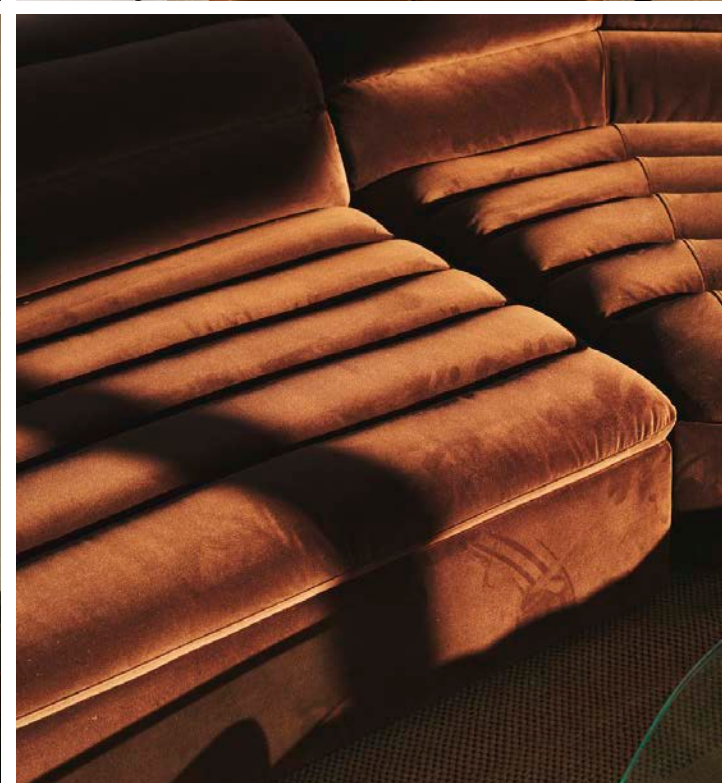
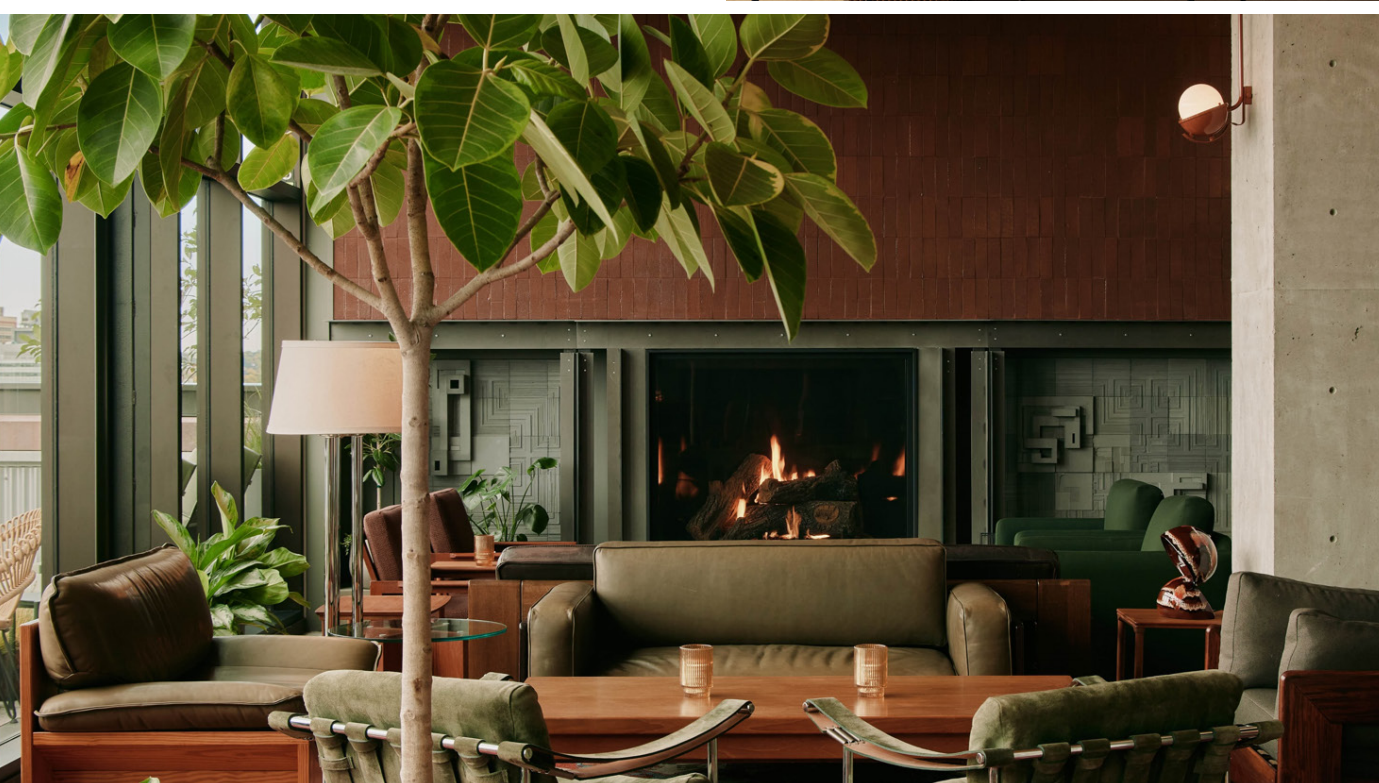
RETAIL SPACE/BURNET RD



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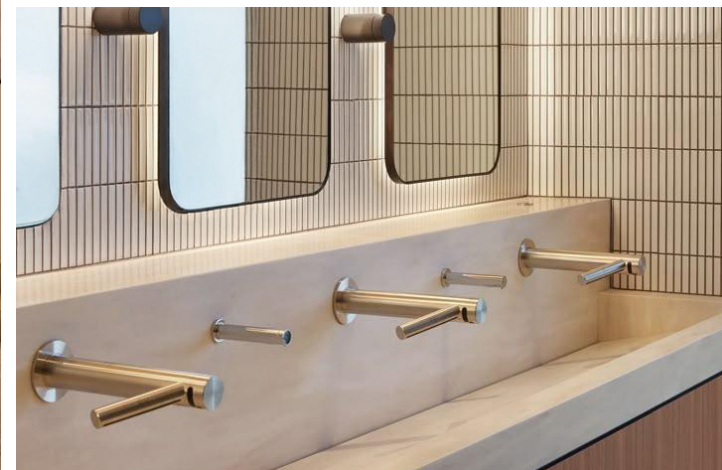
FULL BUILDING RENOVATION

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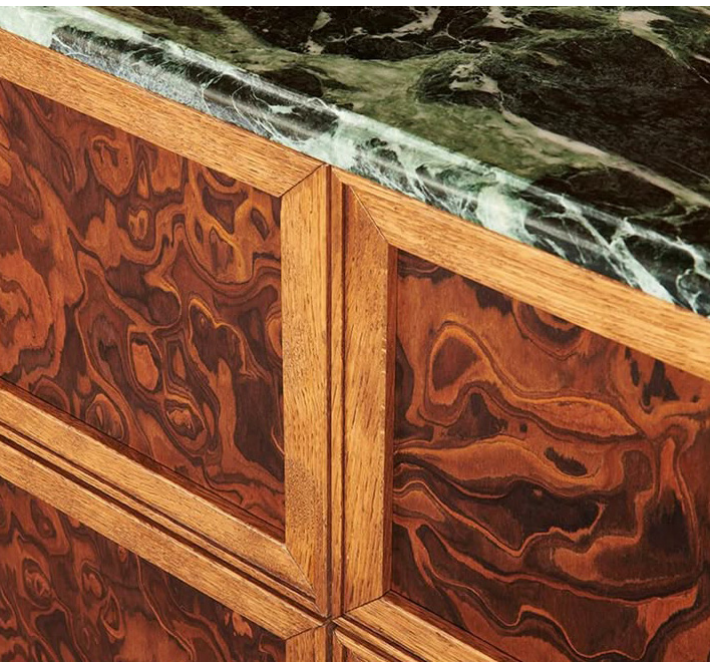
New **BUILDING LOBBY**
CONCEPTUAL RENDERINGS

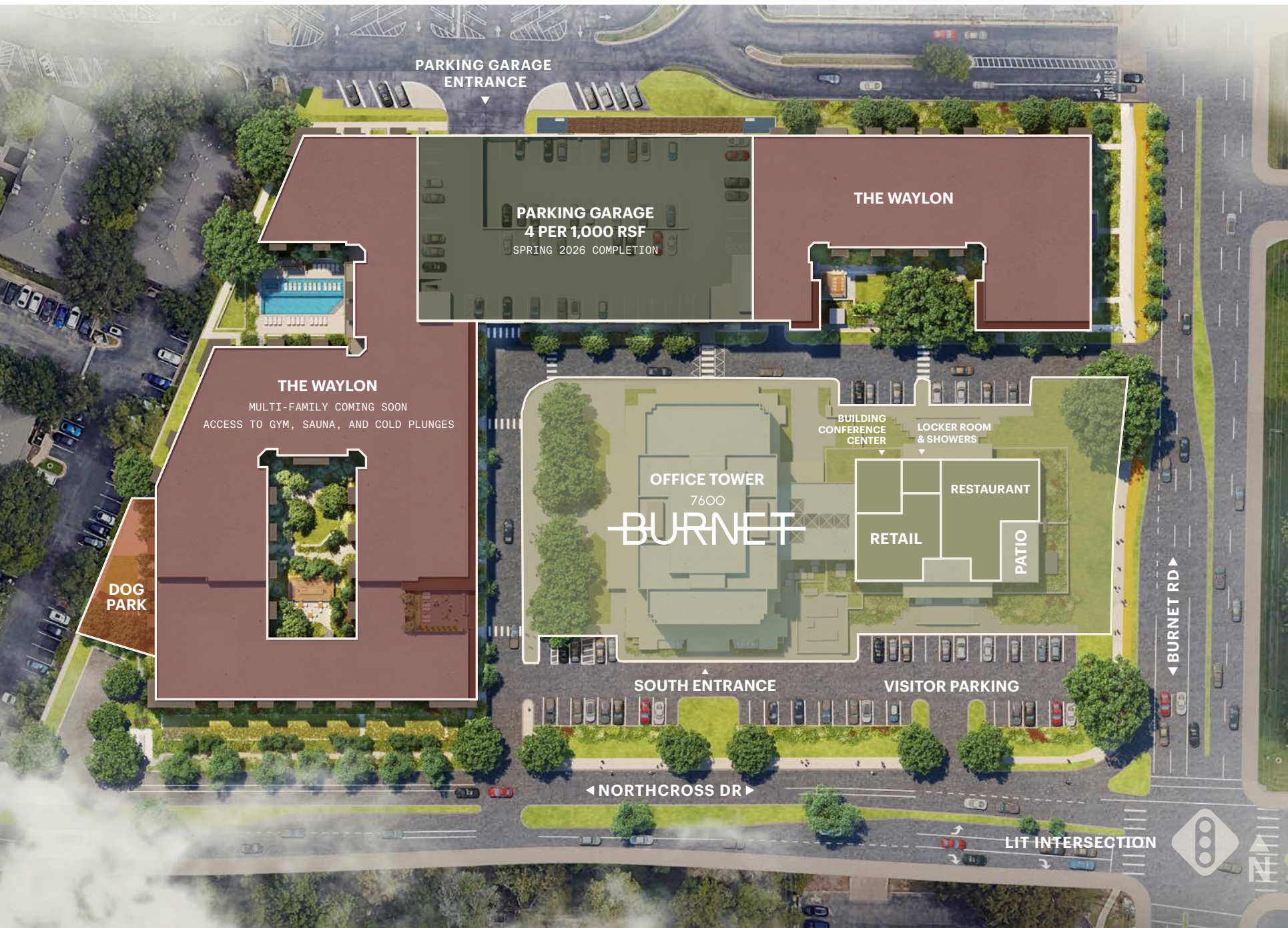


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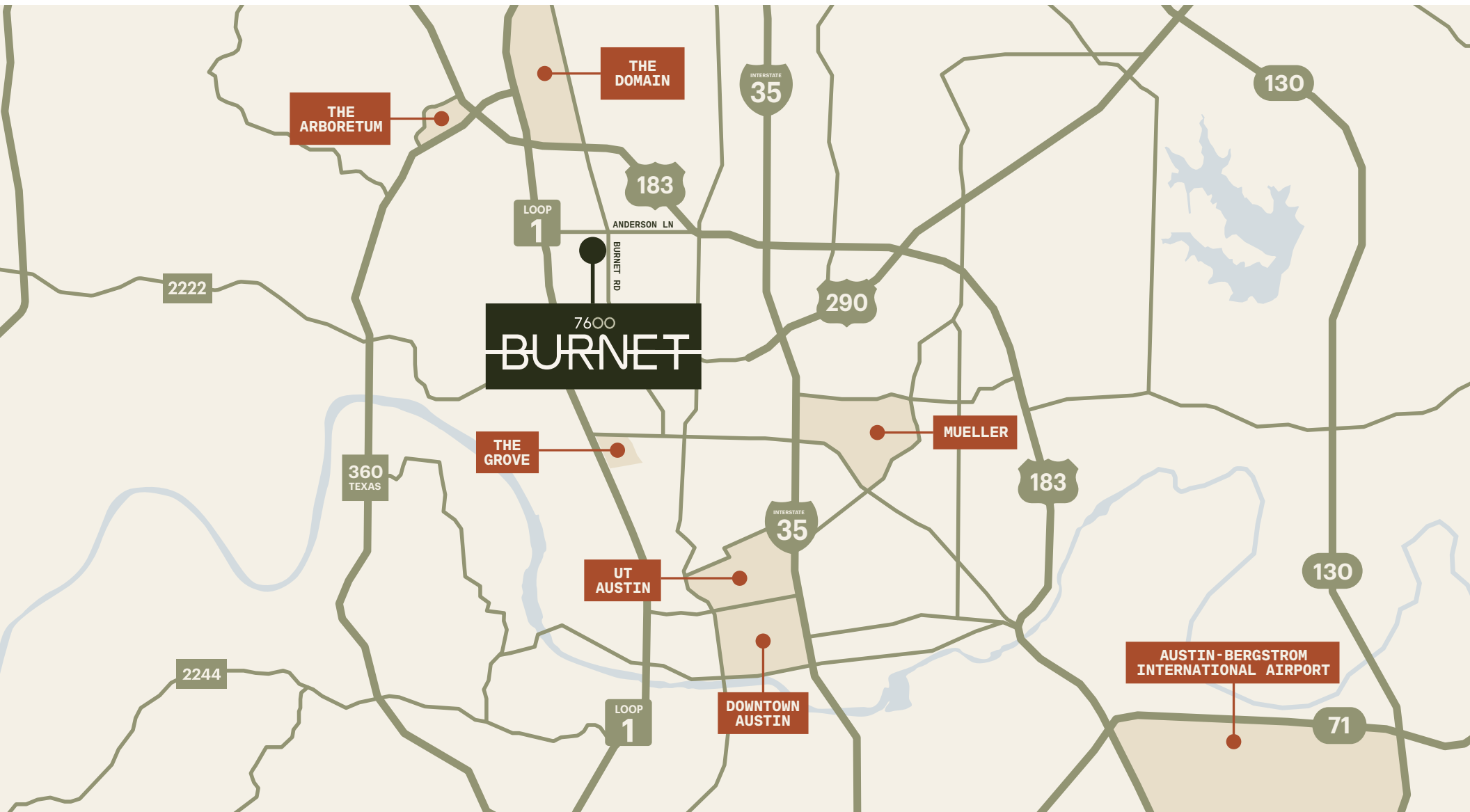
FULL BUILDING RENOVATION

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Location OVERVIEW



DOWNTOWN
15 MIN



ANDERSON LN
1 MIN



IH-35
8 MIN



US-183
6 MIN



MOPAC
6 MIN



LOOP 360
10 MIN



THE DOMAIN
10 MIN



THE ARBORETUM
8 MIN



THE GROVE
12 MIN



MUELLER
12 MIN



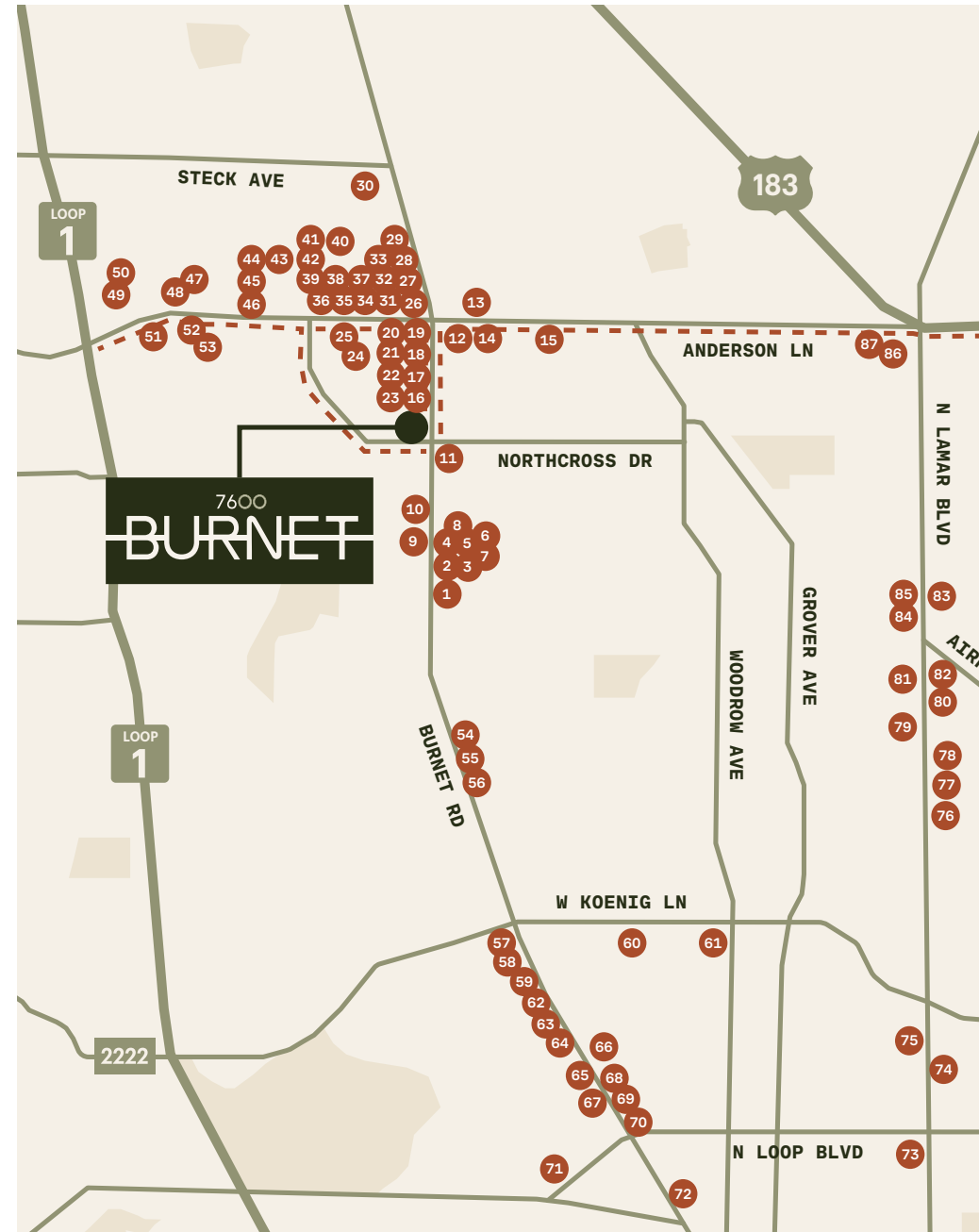
ROUND ROCK
20 MIN



ABIA
20 MIN

Nearby AMENITIES

- | | | |
|-------------------------|--------------------------|---------------------------|
| 1 Mama Betty's | 30 DeSano Pizzeria | 59 Phil's Icehouse |
| 2 Tumble22 | 31 Hopdoddy | 60 Brentwood Social House |
| 3 Gold's Gym | 32 Pho Tin | 61 Bird Bird Biscuit |
| 4 Taco Deli | 33 Tikka Shack | 62 East Side Pies |
| 5 dipdipdip Tatsu-Ya | 34 High5 | 63 Taco Flats |
| 6 Jet's Pizza | 35 Tatsumi Sushi | 64 The Peached Tortilla |
| 7 Snarf's | 36 Jersey Mike's | 65 Voodoo Doughnut |
| 8 Juiceland | 37 Chipotle | 66 OneTaco |
| 9 Ichiban | 38 Pardon My Cheesesteak | 67 Hat Creek |
| 10 El Mercado | 39 Cover 3 | 68 Thundercloud |
| 11 Top Notch | 40 Korea House | 69 Monkey Nest Coffee |
| 12 Summer Moon | 41 Madam Mam's | 70 El Tacorrido |
| 13 Lonestar Kolaches | 42 Epoch Coffee | 71 Fonda San Miguel |
| 14 Shipley Do-Nuts | 43 OneTaco | 72 Torchy's Tacos |
| 15 Enchiladas Y Mas | 44 Zen Japanese | 73 Taco Cabana |
| 16 China Family | 45 Tony C's | 74 Nervous Charlie's |
| 17 IchiUmi Sushi | 46 Starbucks | 75 Dan's Hamburgers |
| 18 Saltt | 47 Jack Allen's | 76 Jefe's |
| 19 Hi Wings | 48 Einstein Bagels | 77 Michi Ramen |
| 20 Schlotzsky's | 49 Eldorado Cafe | 78 Paprika ATX |
| 21 Louisiana Crab Shack | 50 Flora Coffee | 79 Stiles Switch BBQ |
| 22 Russel's Bakery | 51 District Kitchen | 80 Dotty's Cafe |
| 23 Phonatic | 52 Sorrento's Coffee | 81 Manna Korean |
| 24 Dos Batos | 53 Cabo Bob's | 82 Love Lamp Matcha |
| 25 Tarka Indian | 54 Barley Swine | 83 Barrett's Coffee |
| 26 Bartlett's | 55 Bufalina Due | 84 Bamboo House |
| 27 Jason's Deli | 56 Happy Chick's | 85 Vigilante Gastropub |
| 28 Conans Pizza | 57 HEB | 86 El Nuevo |
| 29 Thundercloud Subs | 58 KHON Thai | 87 SOHA |



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