

BURNET ROAD CREATIVE OFFICE / LIVE-WORK

Sale or Lease Opportunity | 1,975 SF Available | 6444 Burnet Rd Suite 100, Austin, TX 78757



CONTACT

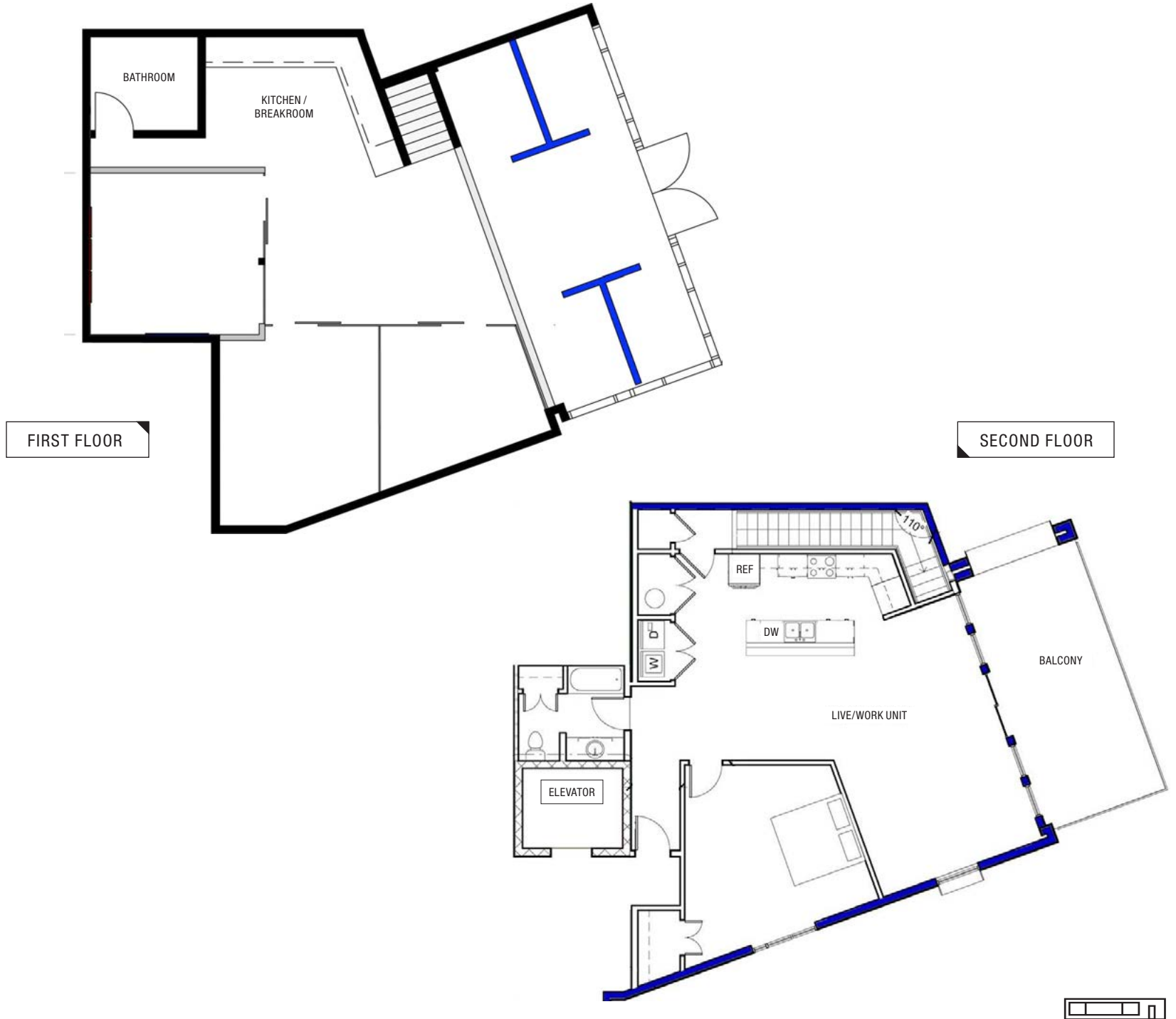
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PROPERTY HIGHLIGHTS

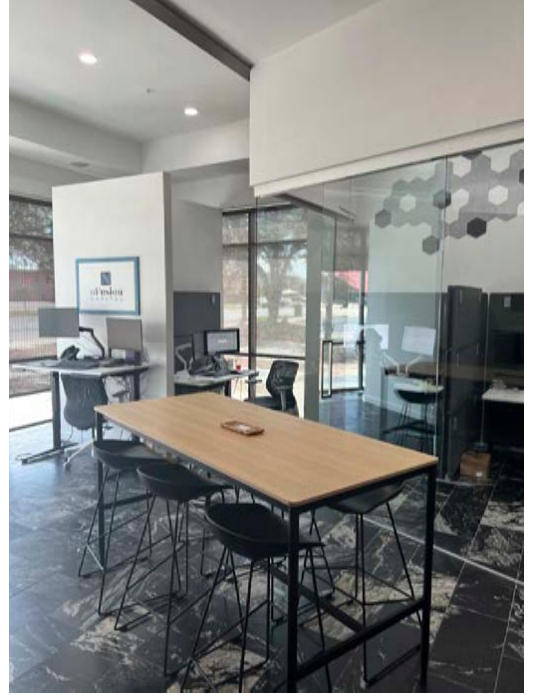
- Excellent opportunity for an Investor or Owner-User
- 1,975 SF across 2 stories currently used as live-work
- 1st Floor – 1,199 SF Creative Office
 - Dedicated ground level entrance w/ storefront
 - 11 workstations with glass enclosures
 - Kitchen / breakroom & private bathroom
 - Interior stairway to 2nd floor that can be locked off
- 2nd Floor – 776 SF Residential Unit
 - 2nd Floor - 1 bed / 1 bath standalone
 - Large balcony facing Burnet (not in SF)
 - Separate entrance to residential hallway
 - Interior stairway to 1st floor that can be locked off
 - Can be used as / converted to office



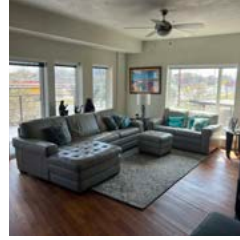
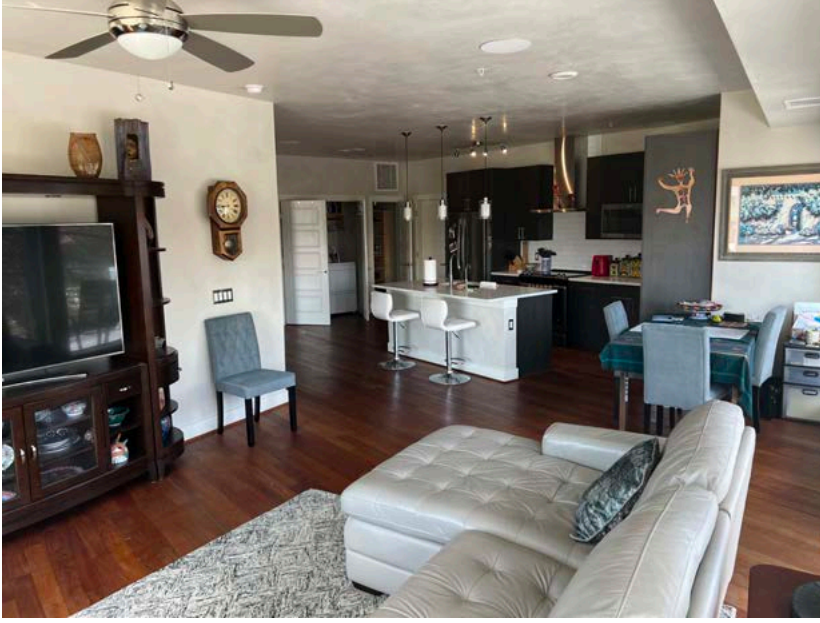
FLOOR PLANS

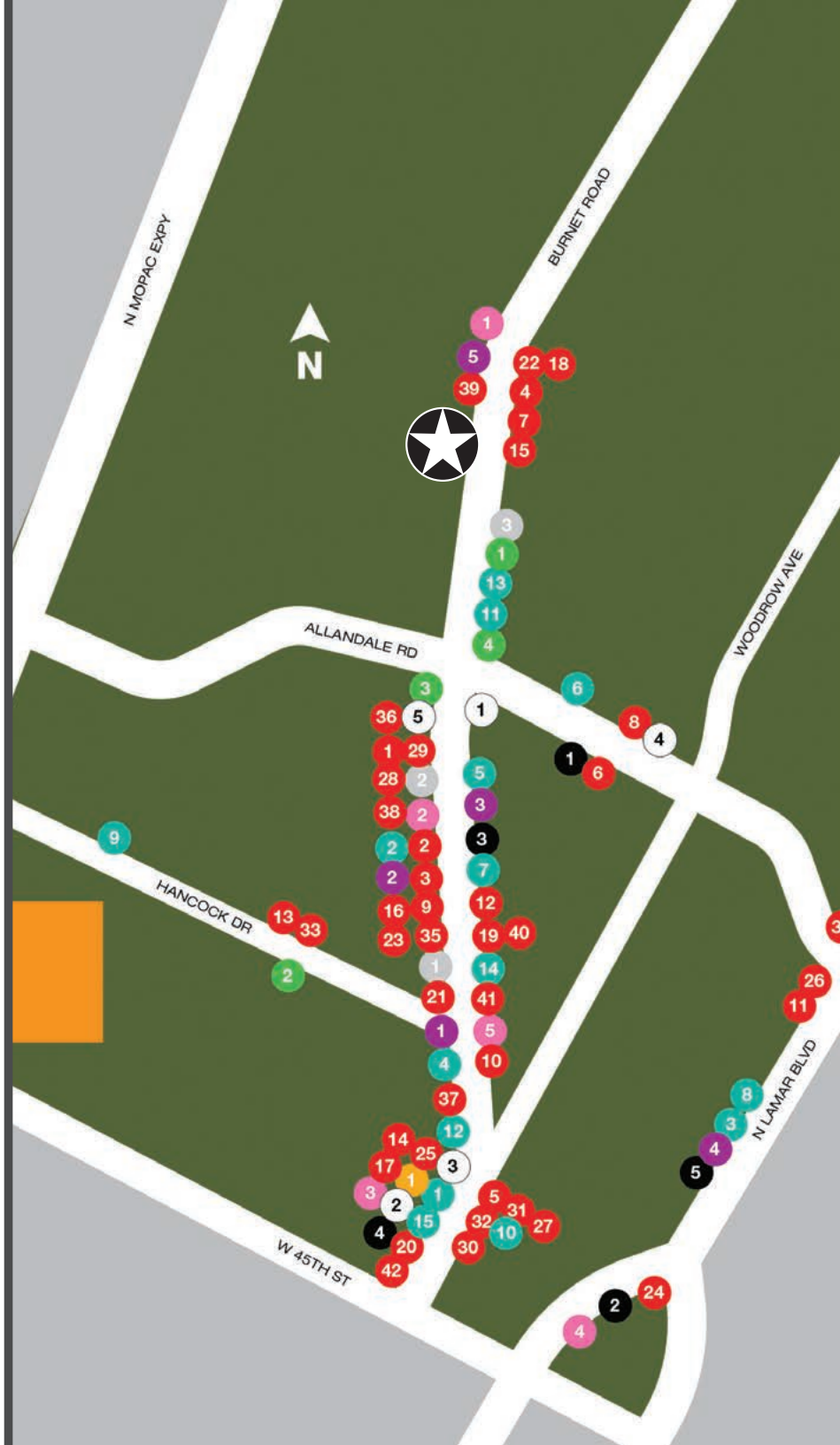


PHOTOGRAPHY | OFFICE



PHOTOGRAPHY | RESIDENTIAL





6444 Burnet Rd Suite 100, Austin, TX 78757

LOWER BURNET DISTRICT

DINING

1. Amy's Ice Cream
2. Austin Cake Ball
3. Austin Diner
4. Barley Swine
5. Big O's Pit Barbecue
6. Bird Bird Biscuit
7. Bufalina Due
8. Cheko's
9. Chi'lantro
10. Citizen Eatery
11. Dan's Hamburgers - Austin
12. El Tacorrido
13. Fondo San Miguel
14. Gusto Italian Kitchen + Wine Bar
15. Happy Chickens
16. Hat Creek Burger Company
17. Honest Mary's
18. JewBoy Sub Shop
19. Kellie's Baking Co
20. La Coconia de Consuelo
21. La Mancha Tex Mex Tavern
22. Lick Honest Ice Creams
23. Lucy's Fried Chicken
24. Mandola's Italian Market
25. Maru Japanese Restaurant
26. Nervous Charlie's Burgers
27. Old Thousand II - "Dope Chinese"
28. The Peachewd Tortilla
29. Phil's Ice House
30. Phoenixia Bakery & Deli Austin
31. Picnik
32. Pinthouse Pizza
33. Poke-Poke
34. Ranch Hand
35. Sarah's Mediterranean Grill & Market
36. Sap's Fine Thai Cuisine
37. T-Loc's Sonora Hot Dogs
38. Taco Flats
39. Taqueria Guadalajara Arandas
40. Thundercloud Subs
41. Tiny Pies
42. Upper Crust Bakery

NIGHTLIFE

1. Billy's On Burnet
2. Little Longhorn Saloon
3. Little Woodrow's
4. SquareRut Kava Bar
5. Yard Bar

ARTS + CULTURE

1. Feats of Clay Pottery

RETAIL

1. A Custom House
2. Atown
3. Austin Books & Comics
4. Circa Lghting | Austin Showroom
5. Karavel Shoes
6. King Florist of Austin
7. Out of the Past
8. Outlaw Moon Games & Toys
9. Shoal Creek Nursery
10. Ten Thousand Villages
11. Tom's Dive & Swim
12. Top Drawer Thrift
13. Turquoise Trading Post
14. Uptown Modern
15. Wear Art Thou

GROCERY + SPIRITS

1. Asahi Imports
2. epicerie Cafe & Grocery Austin
3. H-E-B
4. Thom's Market - Burnet Road

BEAUTY + SPA

1. Birds Barbershop
2. Luxe Nails & Spa
3. Ritual Salon
4. Perspire Sauna Studio - Triangle
5. Slate Hair Salon

FITNESS

1. Austin Simply Fit
2. Dancers Shape
3. CrossFit Central

COFFEE + TEA

1. Brentwood Social House
2. Merit Coffee Co.
3. Monkey Nest Coffee
4. Pacha Cafe
5. SquareRut Kava Bar

VETS + PETS

1. Austin Pets Alive! Thrift
2. Bark 'n Purr Pet Center
3. Camp 4 Paws
4. Groomingdale's Austin
5. Tomlinson's Feed & Pets

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We look forward to working with you.