

7600 Burnet



7600 BURNET / NORTH-FACING VIEW



RESTAURANT SPACE / BURNET ROAD

7600 BURNET ROAD // AUSTIN, TEXAS // 78757

LEASE

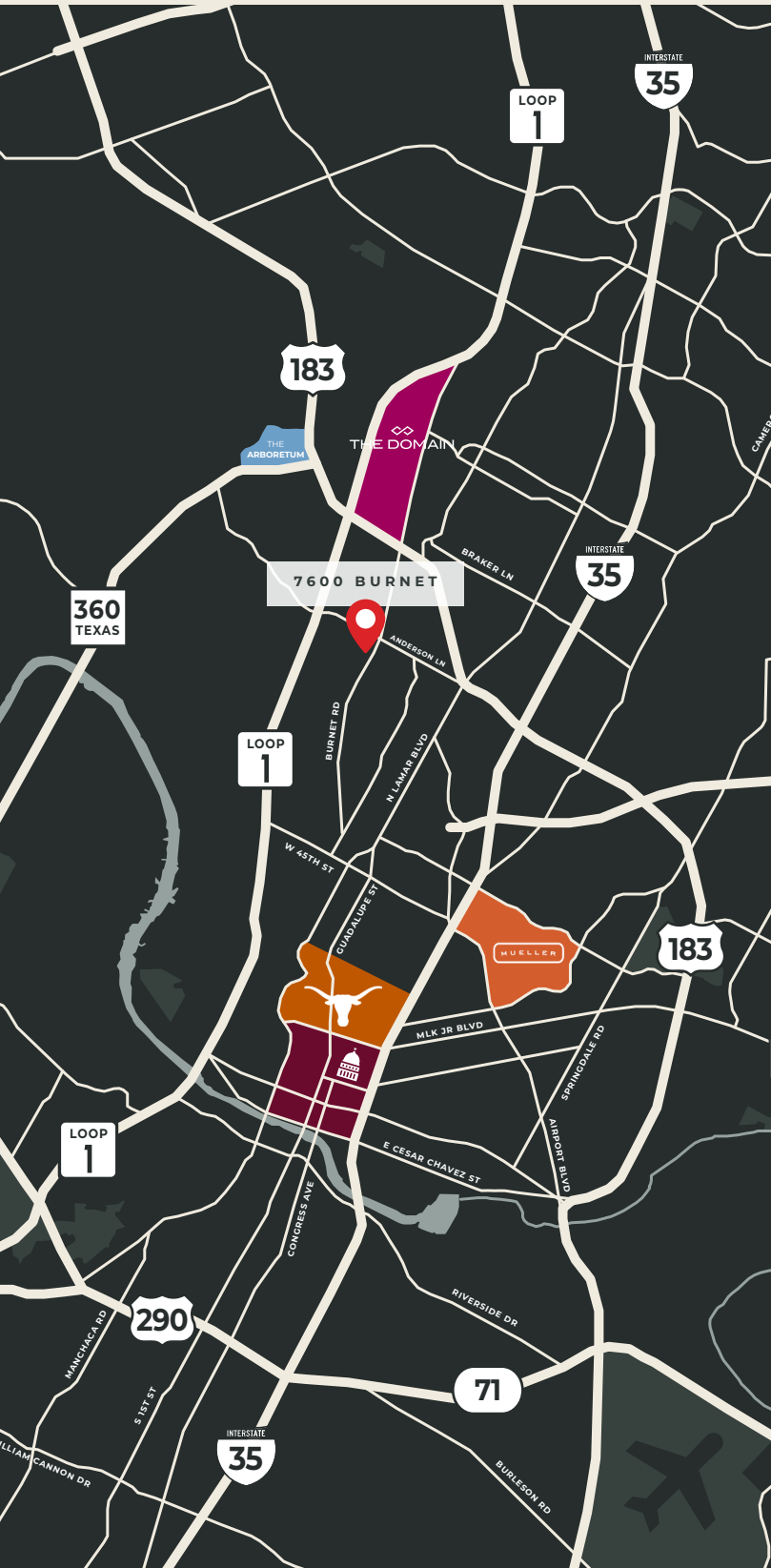
OFFICE

JASON STEINBERG SIOR
JSTEINBERG@ECRTX.COM
512.505.0004

REBECCA ZIGTERMAN
RZIGTERMAN@ECRTX.COM
512.505.0003

7600 Burnet

OFFICE // FOR LEASE



Downtown views, countless nearby amenities, neighborhoods, flexible terms and a variety of suite sizes and layouts make 7600 Burnet a great opportunity for professional office and creative groups looking for current flexibility and to be part of an exciting urban development over the longer-term.

AVAILABILITY

Suite 103	926 RSF*	
Suite 108	980 RSF*	
Suite 160	2,339 RSF*	
Suite 230	1,683 RSF*	
Suite 270	2,428 RSF*	
Suite 290	2,646 RSF*	
Suite 300	4,493 RSF**	New Finishes, Move-in-ready
Suite 310	1,308 RSF**	New Finishes, Move-in-ready
Suite 330	2,079 RSF	
Suite 400	13,711 RSF	Entire Floor
Suite 500	3,657 RSF***	
Suite 505	1,413 RSF***	New Finishes
Suite 515	2,097 RSF	Available 1/1/25

*Short-term leases, month-to-month starting 7/1/25

**Contiguous up to 5,801 RSF

***Contiguous up to 5,070 RSF

FEATURES

- 77,581 SF Five-Story Tower
- Common Area Lobby Improvements Coming Soon!
- New Apartments Coming Soon! 7618 Burnet
- 3.5+ per 1,000 RSF Parking in Future Garage (unreserved)
- Common Building Conference Room and Break Room
- Local, Reputable Management and Ownership
- Building Key Card Access
- Walking Distance to Several Restaurants and Retail (See Amenity Page)
- Loading Dock On-Site
- Easy Access to Mopac, Hwy 183, Burnet Road, and Anderson Lane
- Near Corner of Anderson Lane and Burnet Road
- North Central Austin

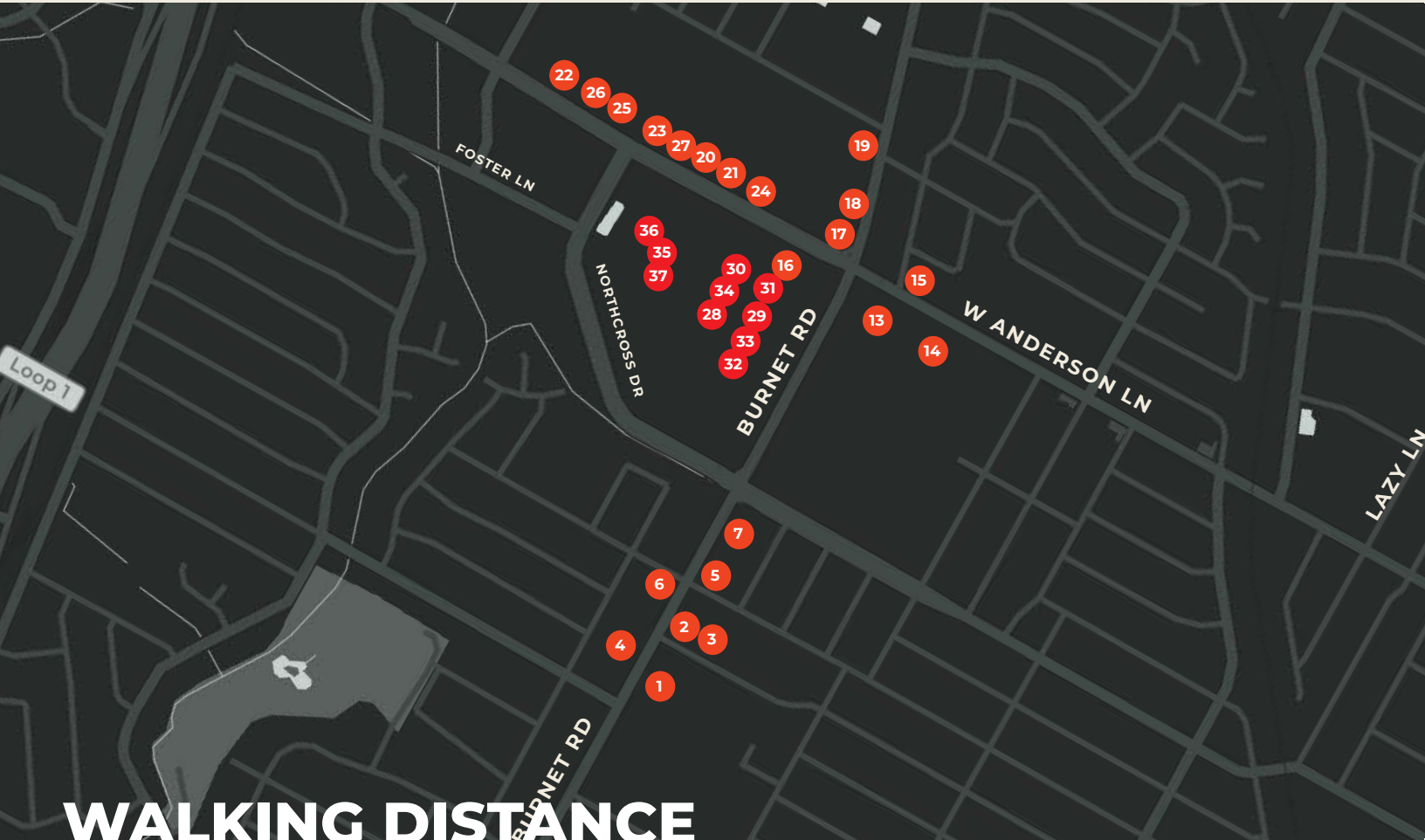
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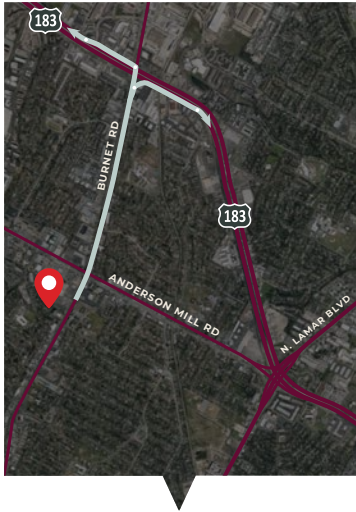


WALKING DISTANCE

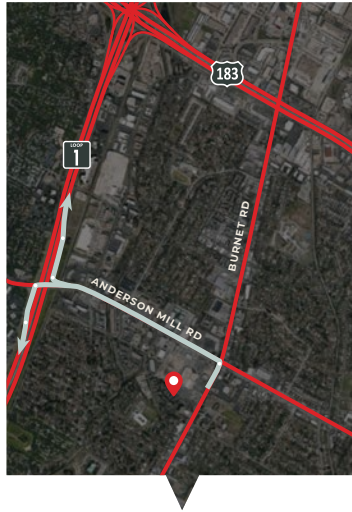
- | | | | |
|-----------------------|----------------------------|----------------------------|-----------------------------|
| 1 Tumble 22 | 14 Shipley Do-Nuts | 27 Cover3 | Jack Allen's |
| 2 Taco Deli | 15 Lone Star Kolaches | 28 District Kitchen | East Side Pies |
| 3 dipdipdip Tatsu-Ya | 16 Schlotzsky's | 29 Hanabi | The Peached Tortilla Voodoo |
| 4 Ichiban | 17 Bartlett's Conans Pizza | 30 Phonatic | Doughnut |
| 5 Juiceland | 18 North | 31 Hi Wings | Hat Creek |
| 6 El Mercado | 19 DeSano Pizzeria | 32 Louisiana Crab Shack | Monkey Nest Coffee |
| 7 Top Notch | 20 Tatsumi Sushi | 33 First Watch | Thundercloud Subs |
| 8 Jewboy Sub Shop | 21 High5 | 34 IchiUmi Sushi & Ramen | Chi'Lantro |
| 9 Barley Swine | 22 Starbucks | 35 Austin's Very Own Saltt | Torchy's |
| 10 Bufalina Due | 23 Epoch Coffee | 36 Russell's Bakery | Austin Diner |
| 11 Flyrite | 24 Hopdoddy | 37 Dos Batos | Fonda San Miguel |
| 12 Happy Chicks | 25 Madam Mams | 38 Tarka Indian Kitchen | Pinthouse Pizza |
| 13 Summer Moon Coffee | 26 OneTaco | 39 Deep Purpl | |

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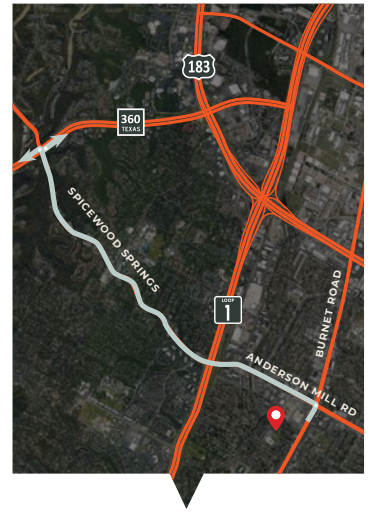
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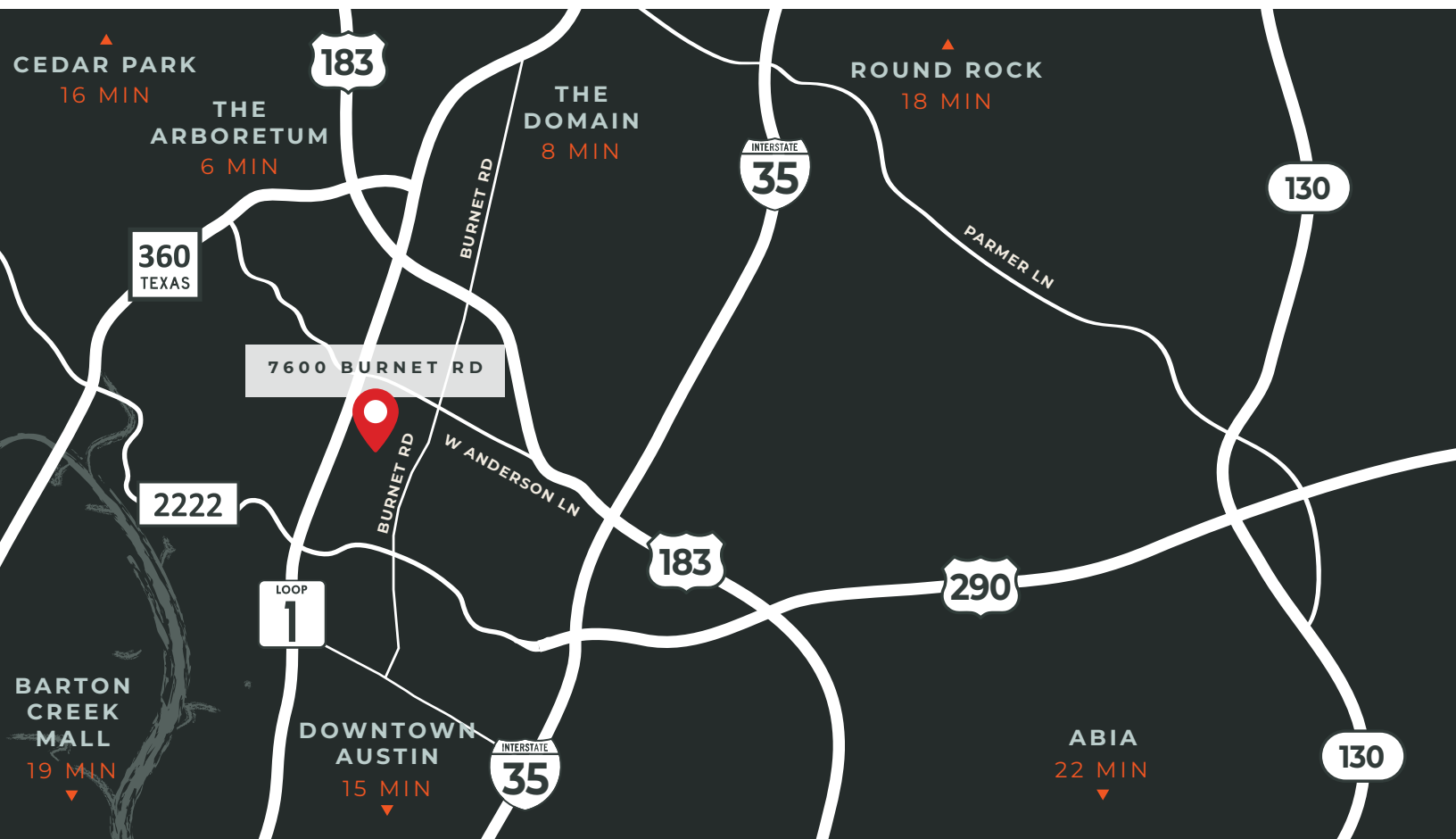
**NORTH/SOUTH
US 183**
4 MIN



**NORTH/SOUTH
MOPAC**
4 MIN



**LOOP
360**
9 MIN



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1

LEVEL
ONE

BURNET RD

**SHORT-TERM LEASES
MONTH-TO-MONTH
STARTING 7/1/25**

Suite 108
980 RSF



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 108

Suite 103
926 RSF



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 103

COMMON
BUILDING
BREAK ROOM

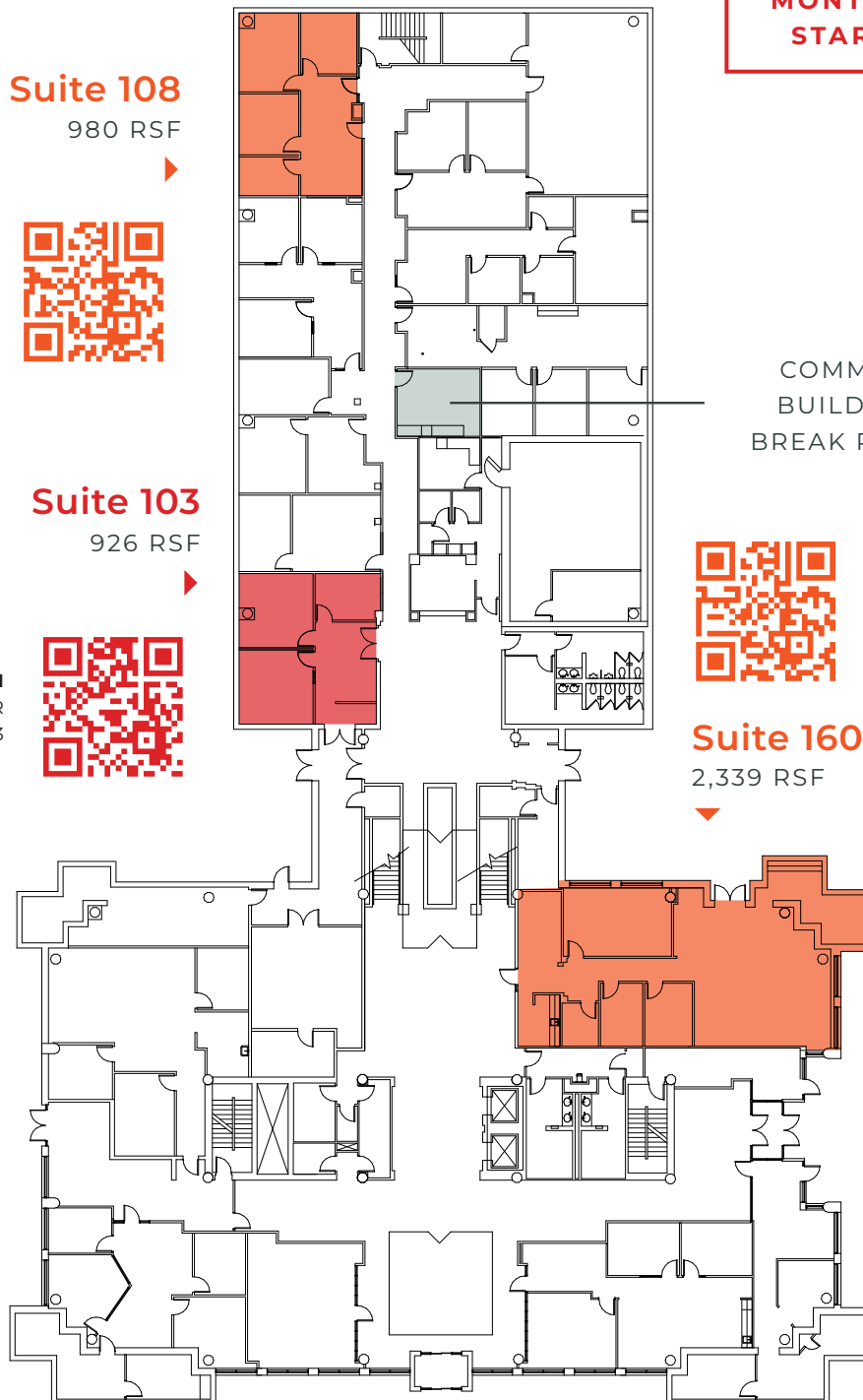


CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 160

Suite 160
2,339 RSF

NORTH ▲

NORTHCROSS DR



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2

LEVEL
TWO

**SHORT-TERM LEASES
MONTH-TO-MONTH
STARTING 7/1/25**

BURNET RD

NORTHCROSS DR



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 230

COMMON BUILDING
CONFERENCE ROOM

Suite 230
1,683 RSF

Suite 270
2,428 RSF

Suite 290
2,646 RSF

NORTH ▲

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3

LEVEL
THREE

*CONTIGUOUS UP TO 5,801 RSF

Suite 330

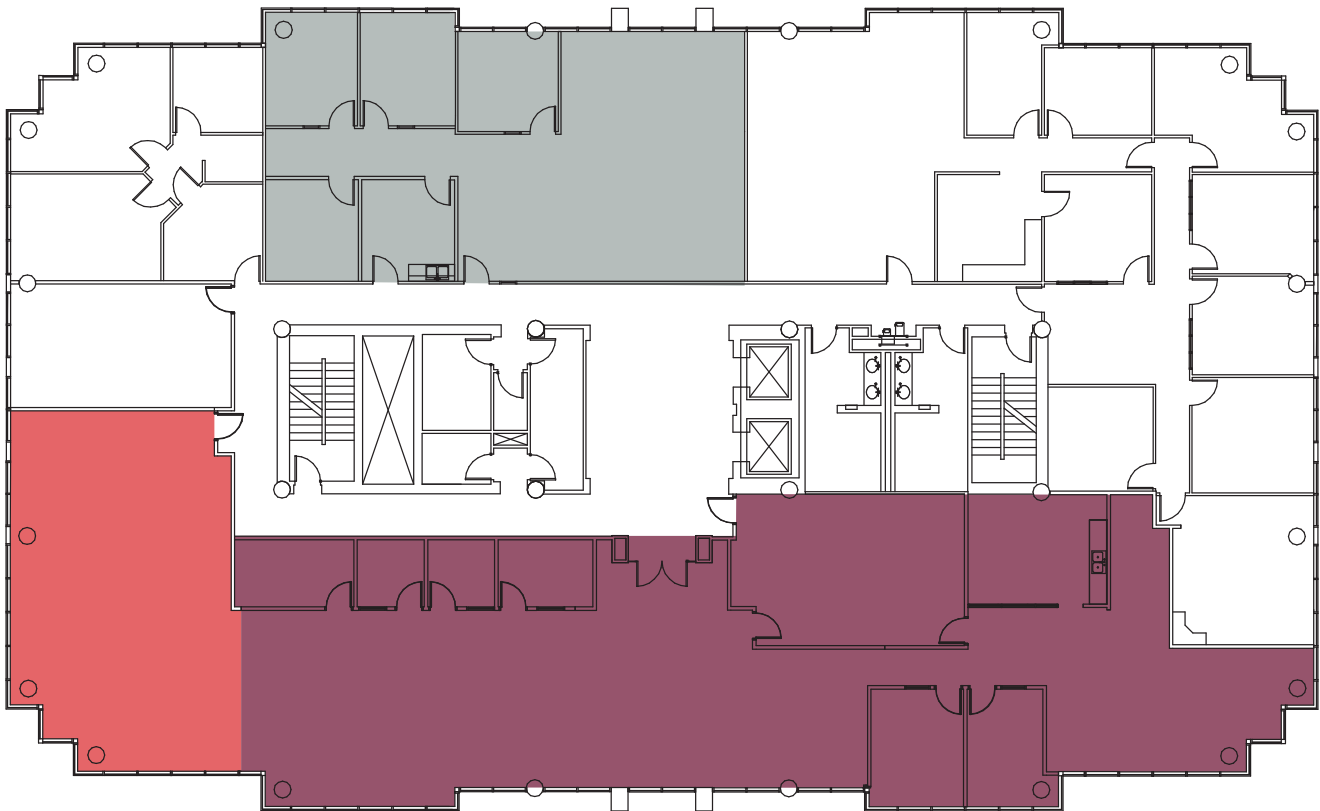
2,079 RSF

BURNET RD

NORTH ▲

NORTHCROSS DR

7600 BURNET ROAD // AUSTIN, TEXAS 78757



Suite 310*

1,308 RSF



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 310

Suite 300*

4,493 RSF



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 300

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4
LEVEL
FOUR

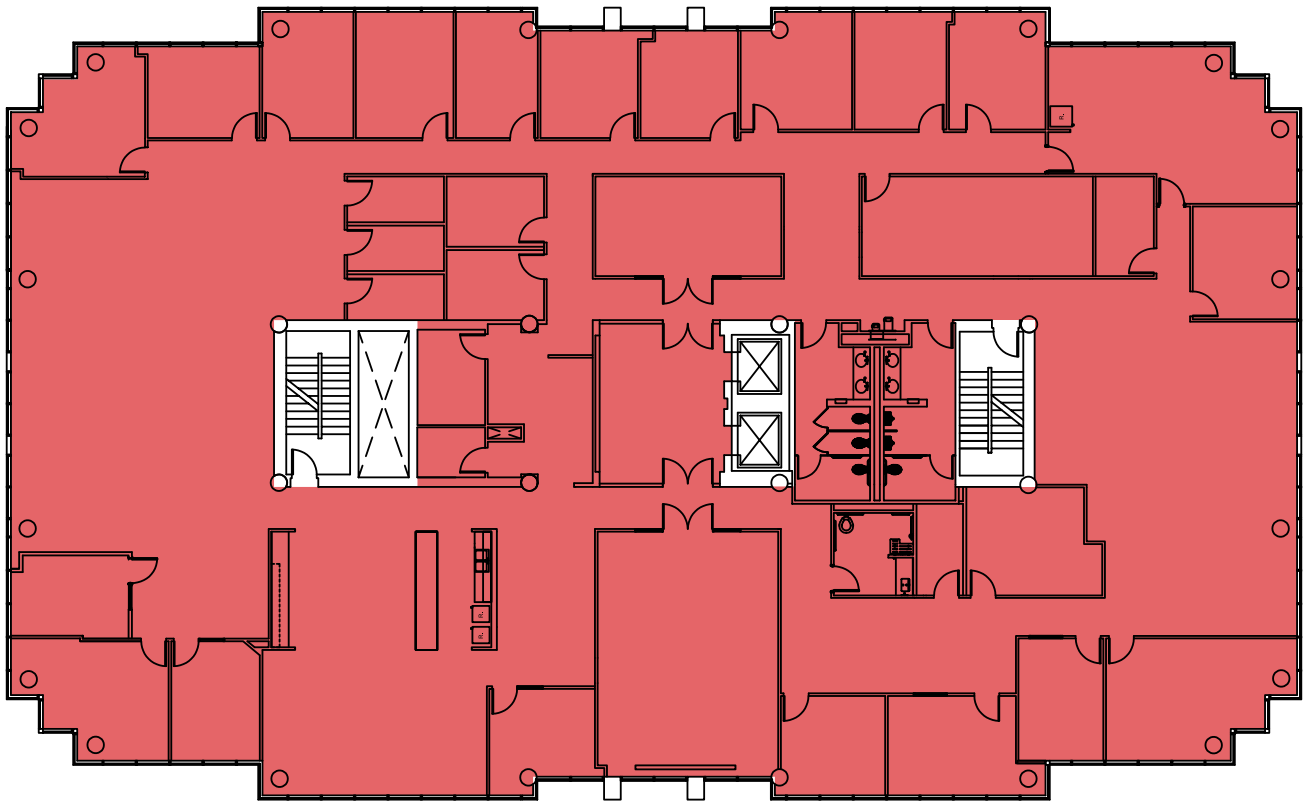
Suite 400
13,711 RSF (FULL FLOOR)

BURNET RD

NORTH ▲

NORTHCROSS DR
DOWNTOWN VIEWS

7600 BURNET ROAD // AUSTIN, TEXAS 78757



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 400



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5

LEVEL
FIVE

*CONTIGUOUS UP TO 5,070 RSF

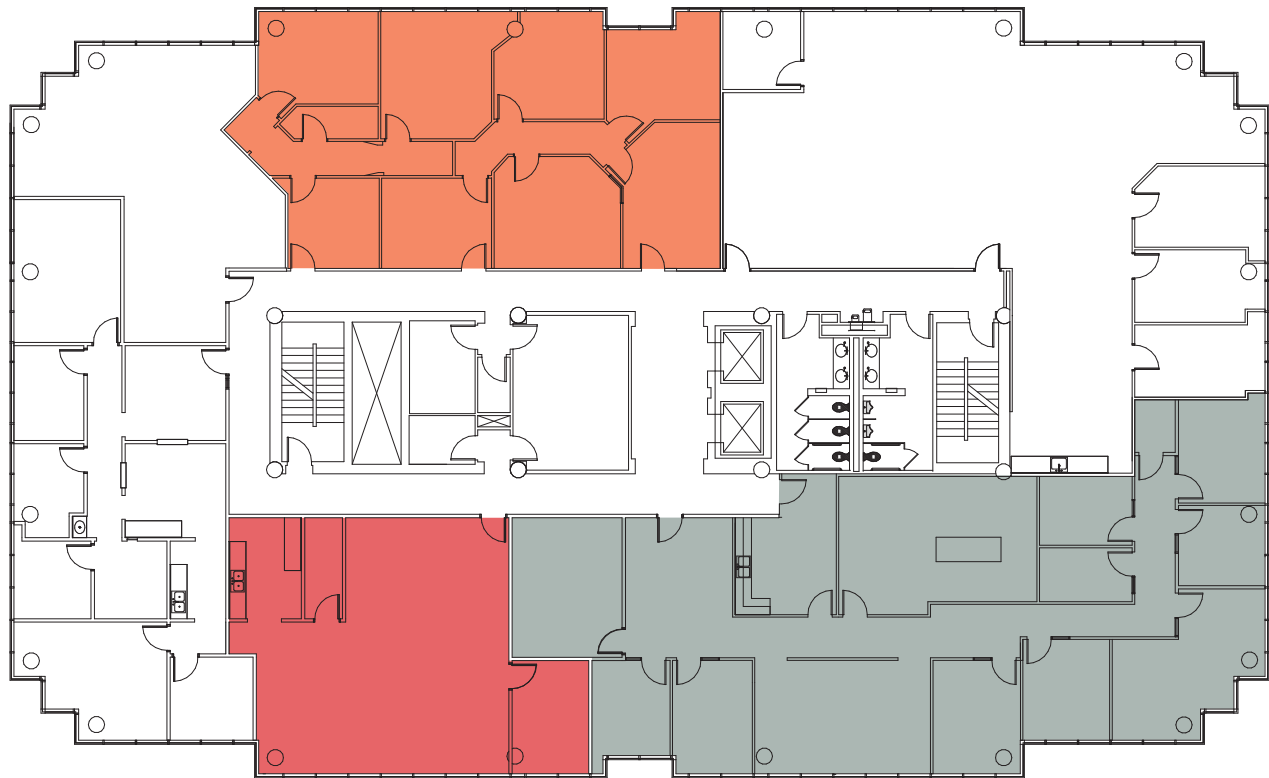
Suite 515

2,097 RSF

AVAILABLE 1/1/25

BURNET RD

NORTH ▲



NORTHCROSS DR

7600 BURNET ROAD // AUSTIN, TEXAS 78757



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 505

Suite 505*

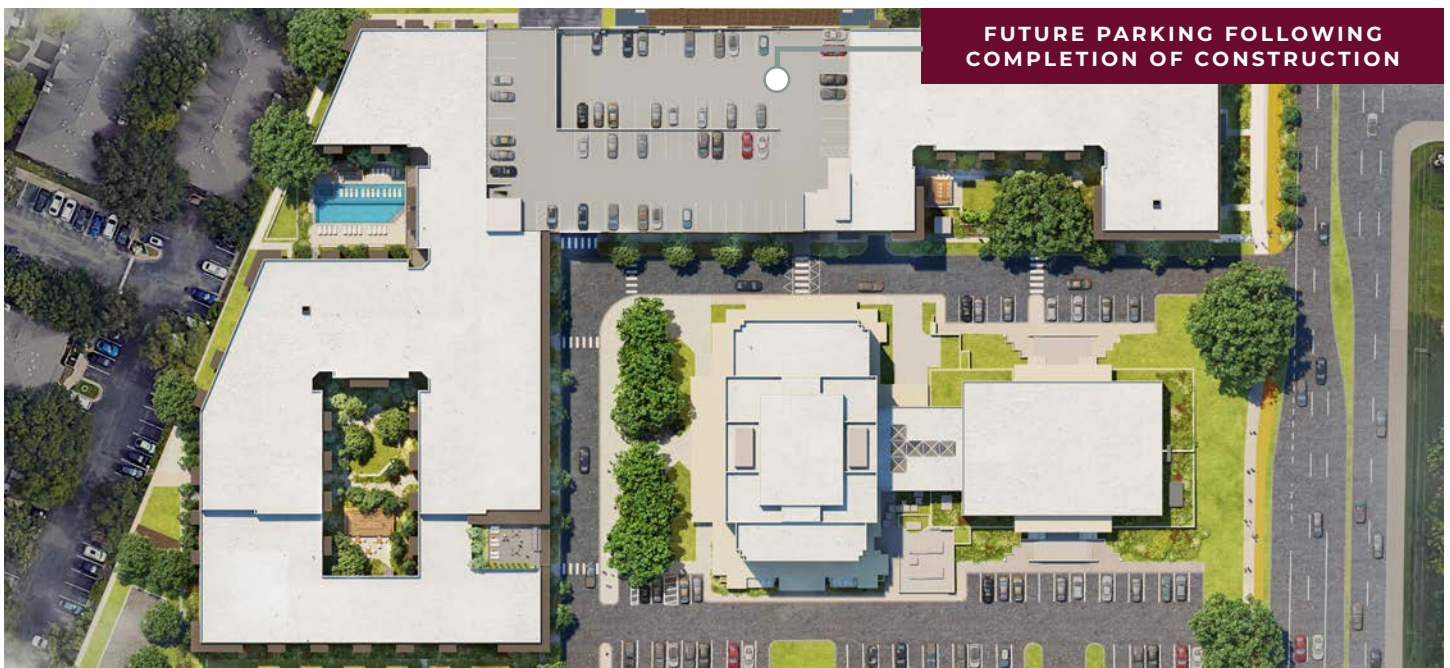
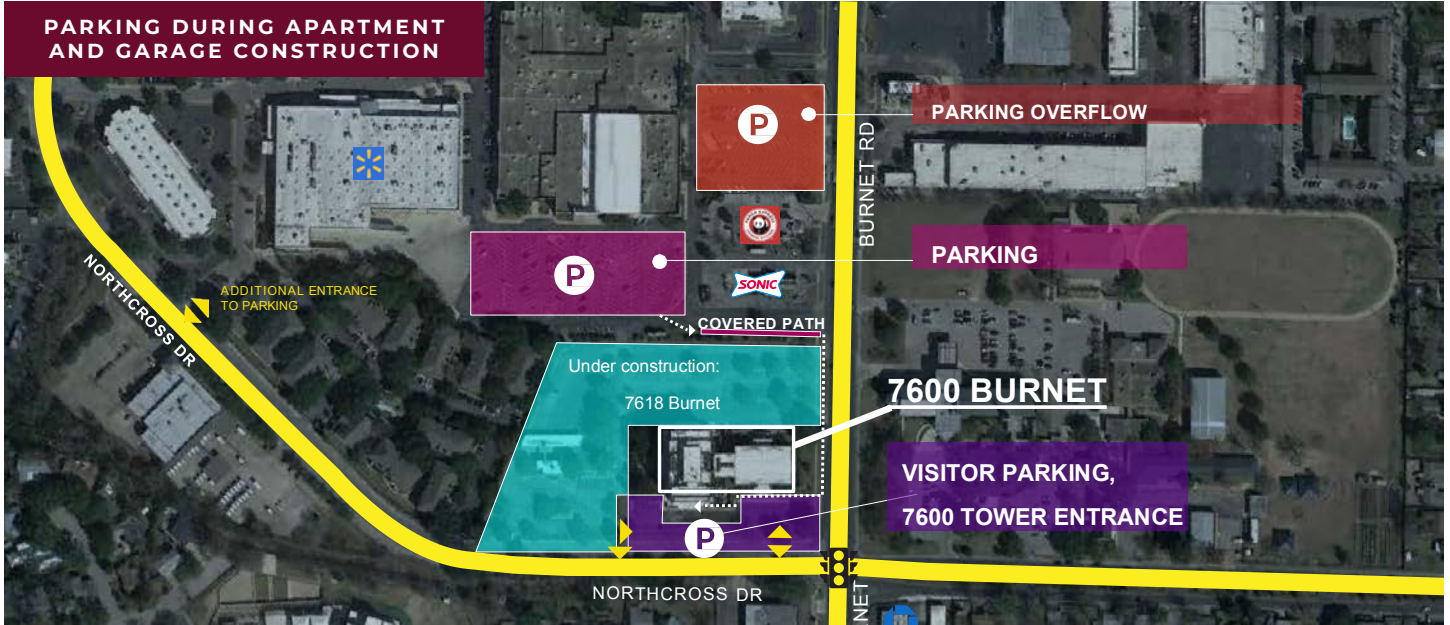
1,413 RSF

Suite 500*

3,657 RSF

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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.

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 interest 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.

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.

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 say 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

Equitable Commercial Realty	603700	mlevin@ecrtx.com	512.505.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jason Steinberg	535355	jsteinberg@ecrtx.com	512.505.0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov