

Burnet Flats

5453 Burnet Rd Austin, TX 78703 www.cbre.com

AVAILABLE NOW: 1,242 RSF



For Lease

5453 Burnet Rd | Austin, TX 78704

Property Details

+ Rate: \$27.00 PSF NNN

+ NNN: \$9.15 PSF

+ 1,242 SF Available

+ 2,842 SF Total

+ High-end, mixed-use urban development

+ Ground floor retail below 179 apt. units

+ 255 structured parking spaces

Easily accessible, located at a lighted intersection

+ Serves the vibrant Burnet Rd. corridor & highincome Allandale, Brentwood, & Rosedale communities

Nearby Retailers











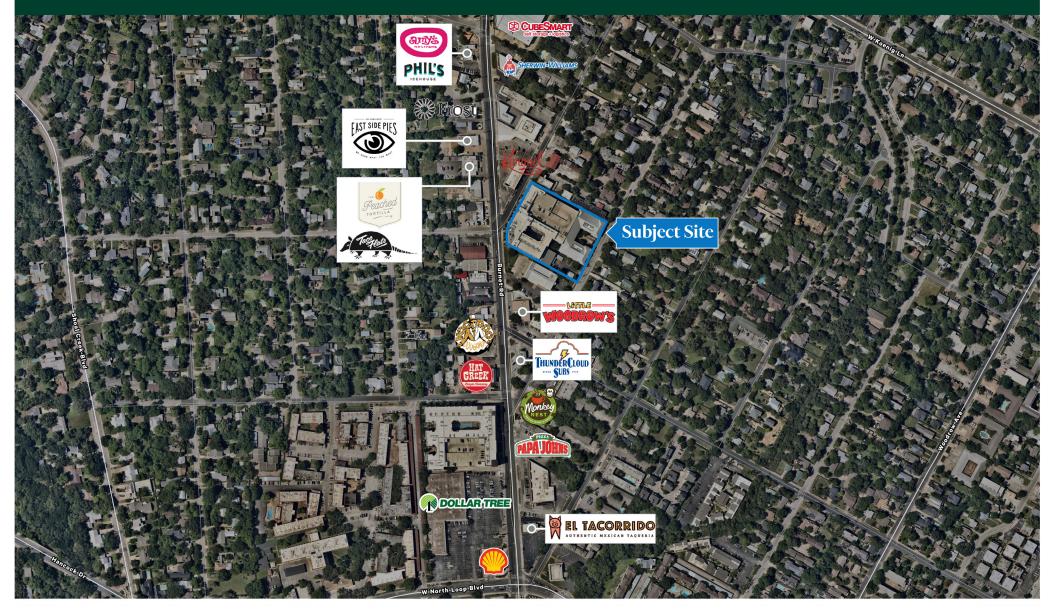




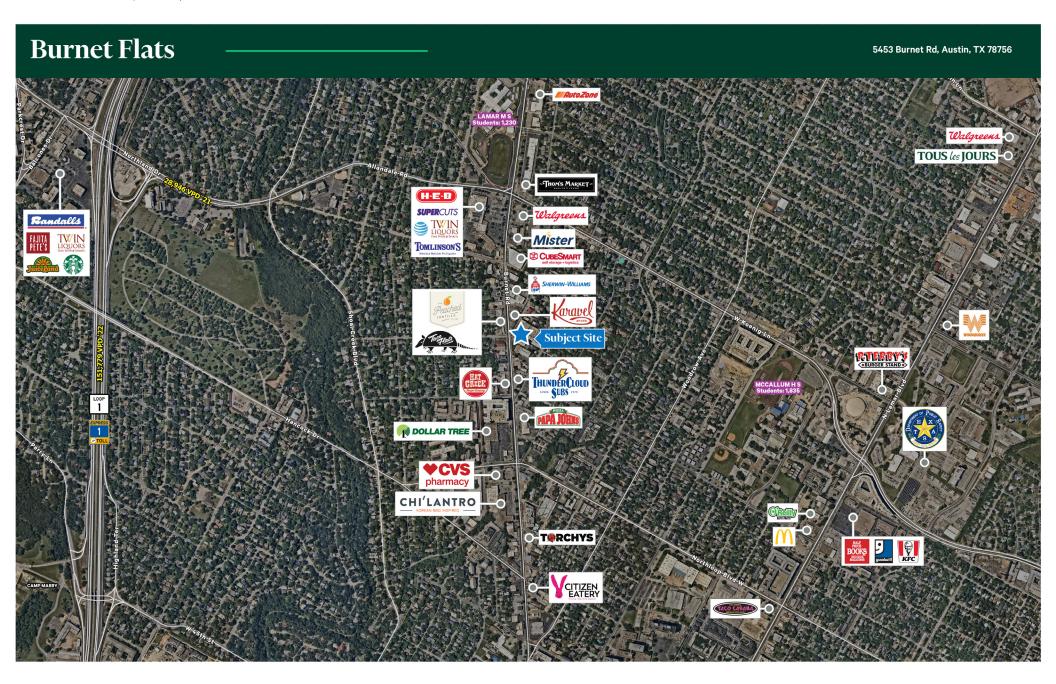




Burnet Flats —————— 5453 Burnet Rd, Austin, TX 78756



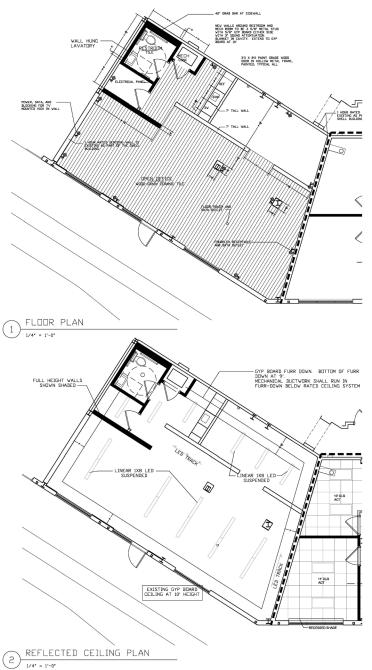






For Lease

5453 Burnet Rd | Austin, TX 78704



Code Compliance Overview:

The project consists of a build-out of an office in an existing shell space. The office space exists within an existing five story mixed use building.

Occupancy: Business

Square footage: 1200 gsf

Occupant Load per code: 12

Type of construction: Type IIIa (as determined by the overall building)

Separation from adjacent spaces is 1 hour rated against the building exit passageway. Rated demising walls and the rated floor celling system are already built as part of the primary building.

All interior finishes shall be Class C as defined in table 803.9 or better.

The office spaces will be fully sprinklered. The sprinkler design will be submitted by the subcontractor as a deferred submittal. Refer to MEP drawings for fire alarms and other exit devices.

One means of egress is required from the space based on section 1015.1. One exit leads directly outside.

Actual maximum Exit travel distance - 46'7

Building envelope is not modified as a part of this construction. The bulding envelope energy compliance was permitted as part of the existing building.

Specifications

- DIV 3: Exposed concrete in storage room shall receive a penetrating sealer.
- DIV 5: Exposed steel columns shall receive paint finish. Paint shall be compatable with intumescent coating.
- DIV 6: Miscellaneous wood blocking in walls for support of toilet grabbars and cabinets shall be SYP number 2 or DF rough framing lumber.
- DIV 11: Toilet accessories shall include a wall mounted toilet paper holder and wall mounted soap dispenser



	Engineer on Consulting Engineers, Inc. Islatock Drive 101 , Texas 78758 10.9550		
	Index	Dete	laa
No.	Description	Date	Issue
Architectural A5	FLOOR PLAN AND RCP	08.21.14	Permit Set
	sions		
No.	Description	Date	
	OF ST		
	oj.£1.14 seal - 23752		
ar	seal - 23752	ıt plan	for
54	seal - 23752	NT Roa	ad
54	seal - 23752 office build-ou ARDEN 53 Burnet Suite 20	N T Roa 02 s 787	ad
54 Aus	seal - 23752 A R D E I 53 Burnet Suite 20 stin, Texas Floor Pla and RC	N T Roa 02 s 787	ad
54 Aus	seal - 23752 A R D E I 53 Burnet Suite 20 stin, Texas Floor Pla and RC	N T Roa)2 s 787 ins P	756 13005 3.05.14
Aus Project Num	seal - 23752 office build-ou ARDEN 53 Burnet Suite 20 stin, Texas Floor Pla and RC	N T Roa)2 s 787 ins P	756 13005 3.05.14 wdd
54 Aus	seal - 23752 office build-ou ARDEN 53 Burnet Suite 20 stin, Texas Floor Pla and RC	N T Roa)2 s 787 ins P	756 13005 3.05.14



3/8" = 1'-0"

RESTROOM ELEVATION

For Lease

5453 Burnet Rd | Austin, TX 78704

2023 Demographics

Miles	1	3	5
Population	15,935	151,275	343,374
Daytime Population	21,735	204,314	582,199
Median Age	38	31	32
Average Household Income	\$133,982	\$119,165	\$127,360
Average Household Size	1.9	2.1	2.1
Businesses	1,048	10,603	27,056
Employees	10,317	120,295	363,955

Traffic Counts				
W. Koening Ln & Allendale Rd	32,925 VPD			
Hancock Dr & Burnet Rd	11,457 VPD			
Year: 2016	Source: TxDOT			



Contact Us

Will Majors

Senior Vice President +1 512 482 5597 will.majors@cbre.com

Adelaide Ehrlich

Senior Associate +1 512 482 5600 adelaide.ehrlich@cbre.com © 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

