

Retail | For Lease

CBRE

# Burnet Flats

5453 Burnet Rd  
Austin, TX 78703  
[www.cbre.com](http://www.cbre.com)

AVAILABLE NOW: 1,242 RSF





## Burnet Flats

5453 Burnet Rd | Austin, TX 78704

For Lease

# 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 & high-income Allandale, Brentwood, & Rosedale communities

## Nearby Retailers



Walgreens

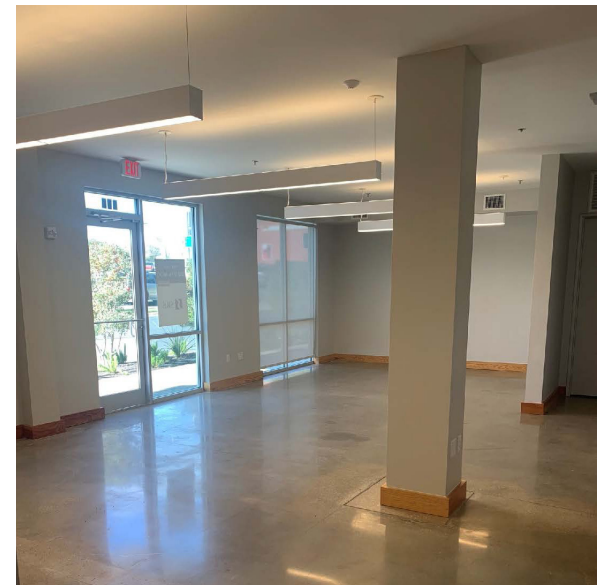


Lucy's  
FRIED CHICKEN

amy's  
ice creams

Little  
WOODROW'S

[www.cbre.com](http://www.cbre.com)





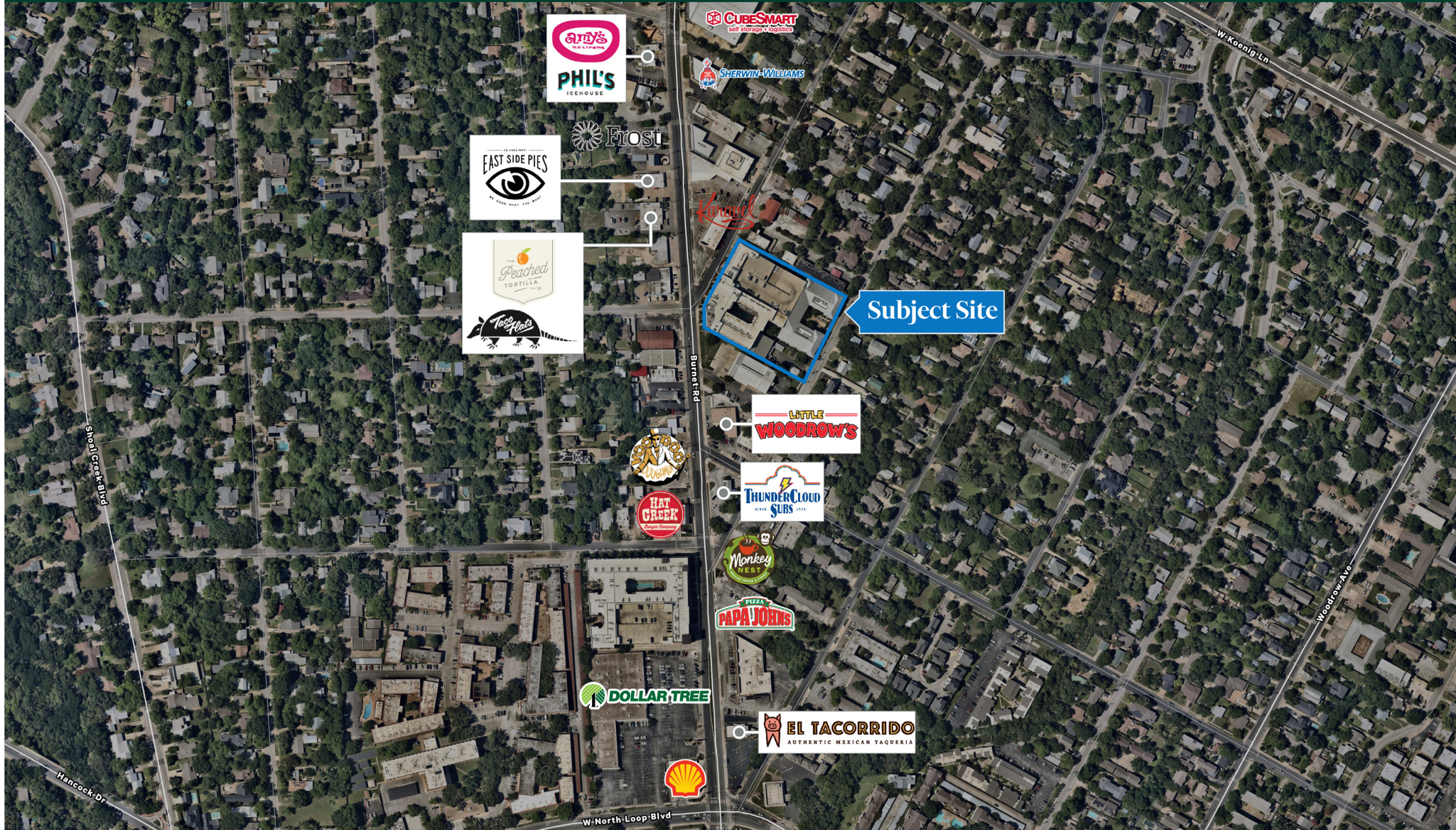
## Burnet Flats

5453 Burnet Rd | Austin, TX 78704

For Lease

## Burnet Flats

5453 Burnet Rd, Austin, TX 78756





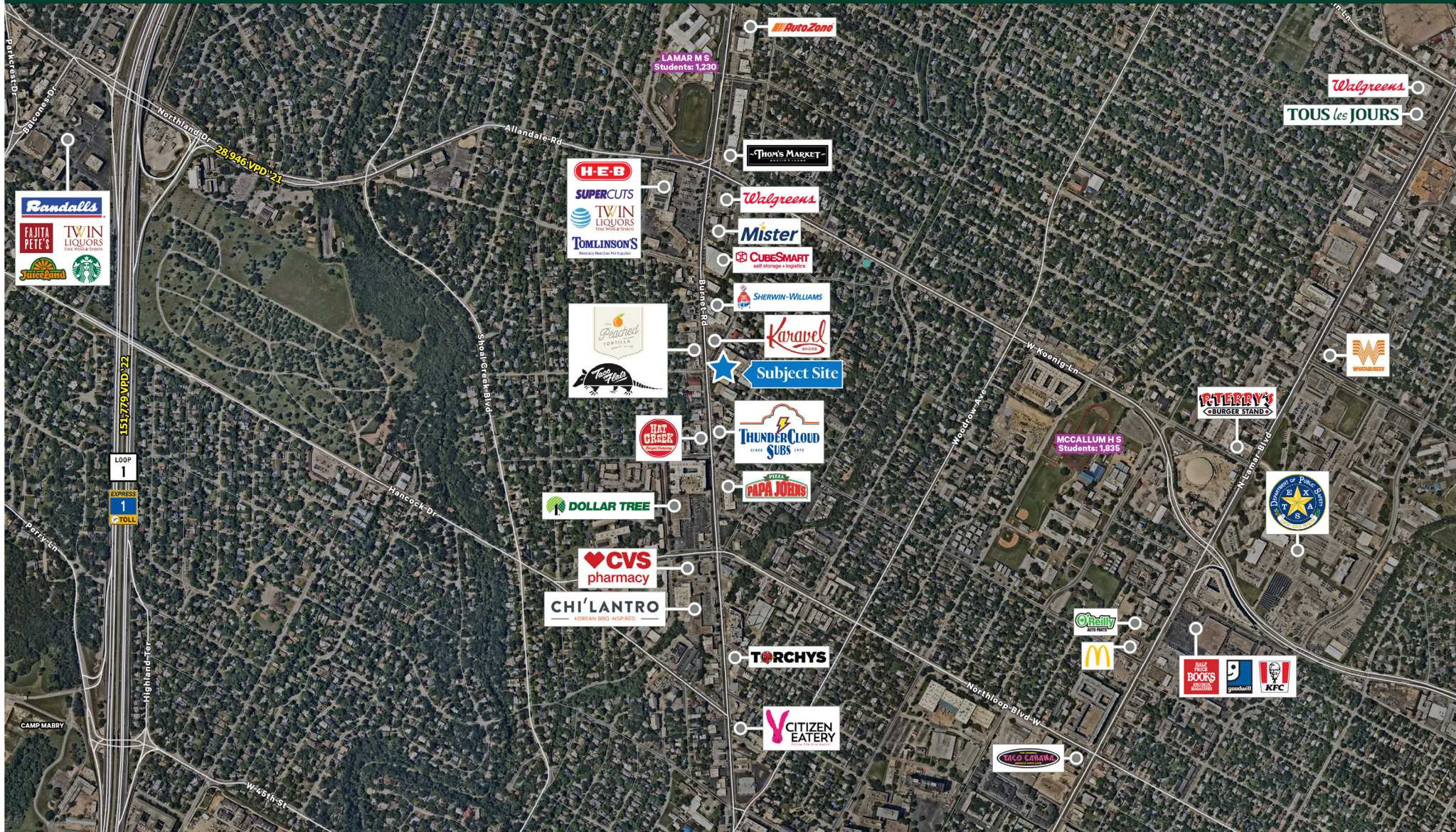
# Burnet Flats

5453 Burnet Rd | Austin, TX 78704

For Lease

## Burnet Flats

5453 Burnet Rd, Austin, TX 78756





5453 Burnet Rd | Austin, TX 78704

**DAVIES**  
COLLABORATIVE  
401 Congress Avenue, Suite 1540 Austin, Texas 78701 512.852.4310

MEP Engineer  
Johnson Consulting Engineers, Inc.  
2102 Blalock Drive  
Suite 101  
Austin, Texas 78758  
512.990.9550

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.

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

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

DIV 11: Toilet accessories shall include a wall mounted toilet paper holder and wall mounted soap dispenser

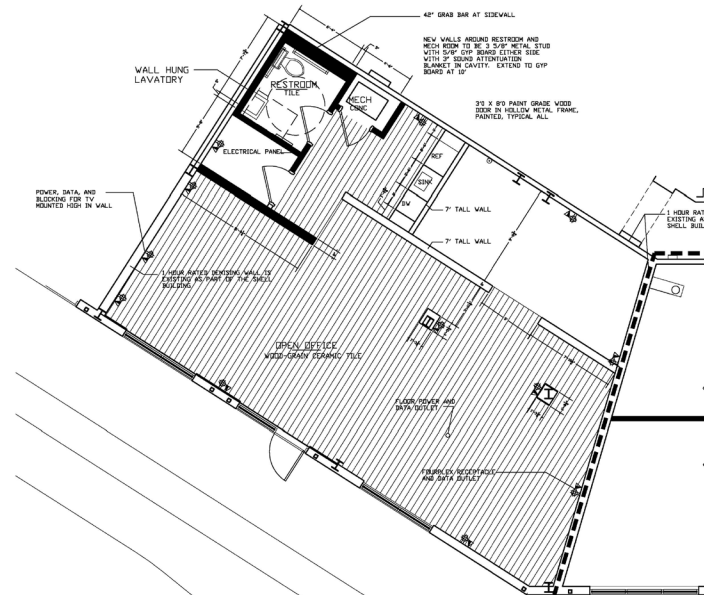


5453 Burnet Road  
Suite 202  
Austin, Texas 78756

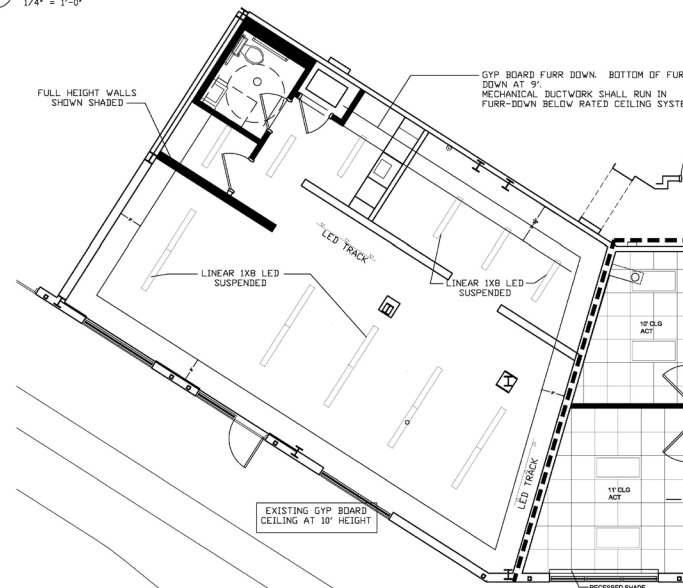
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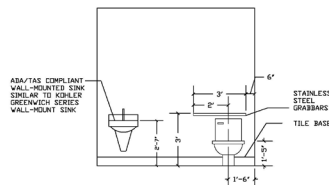
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1 FLOOR PLAN  
1/4" = 1'-0"



2 REFLECTED CEILING PLAN  
1/4" = 1'-0"



3 RESTROOM ELEVATION  
3/8" = 1'-0"



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## 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. Koenig Ln & Allendale Rd	32,925 VPD
Hancock Dr & Burnet Rd	11,457 VPD

Year: 2016

Source: TxDOT

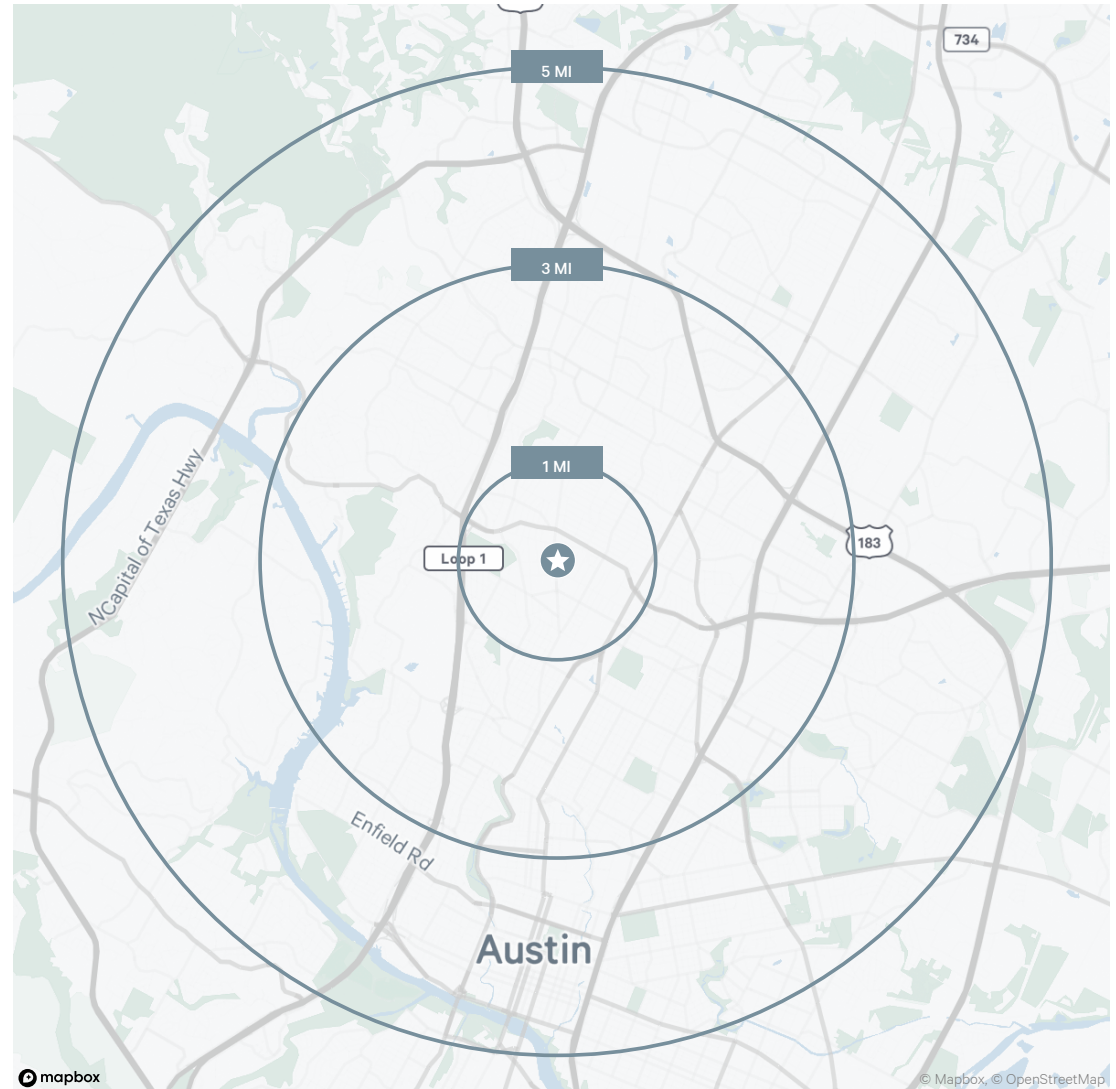
## Contact Us

### 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



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