



For Lease

6013 Burnet Road Austin, Texas 78757 2,600 +/- sq.ft. Retail

Location: Northwest Center is strategically located in Austin's geographic core; at the northeast corner of the 50,000 car/day intersection of Burnet Road & Koenig Lane (Allandale). Northwest Center is positioned across Burnet Road from HEB Grocery. Northwest Center has 706 feet of frontage on Burnet Road, 81 feet on Koenig Lane, & 152 feet on Romeria.

Description: Northwest Center is a 46,687+/- sq. ft. Neighborhood Center containing sixteen (16) established retail businesses, including Tom's Dive & Swim, Turquoises Trading Post, Asahi Imports Grocery, Capital Music, Piano and Drums, & NuCara Pharmacy. 6013 Burnet Road contains 2,600+/- gross leasable square feet of retail space.

Access: Northwest Center is a "hard-corner location", with traffic lights at Burnet/Koenig & Burnet/Romeria, which provides for slower traffic & ease of ingress/egress for retail customers. A paved alley stretches from Romeria to Koenig Lane, providing employee parking and back door access for delivery services.

Lease Term: Three (3) years with (2) Three Year Options Preferred.

Base Rent: Base Rent is payable in installments of \$5,417.00/ month or \$25.00/sq. ft./annum.

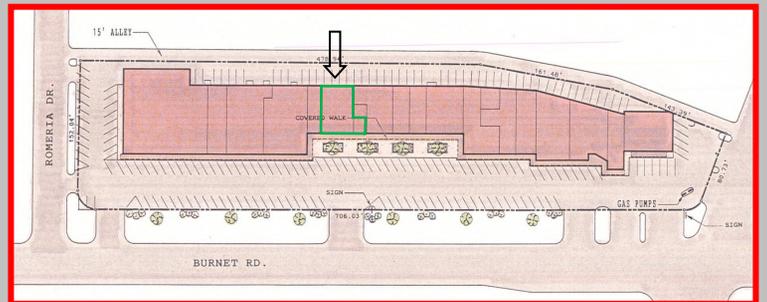
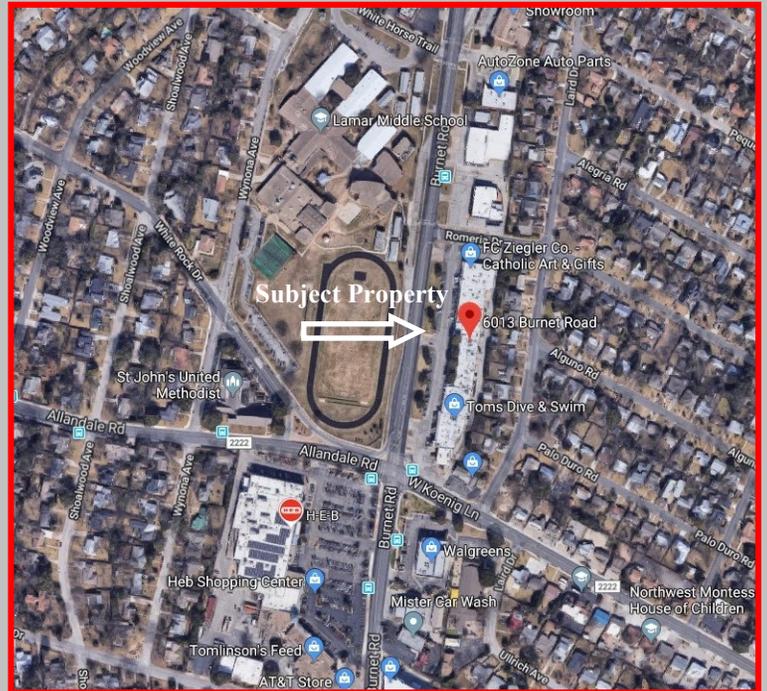
Operating Expenses: For the applicable months of the 2025 calendar year, the estimated Operation Expenses are payable in installments of \$2,055/month or \$9.48/sq. ft./annum.

Utilities: Gas, water & electricity are individually metered and the Occupant will contract and pay for each utility serving the Premises.

Zoning: Northwest Center is zoned "Commercial Services" (CS), which is applicable for most retail uses.

Demographics (Five Mile Radius): Estimated population- 333,075, Average household Income-\$91,000, and 10% of Household Income exceed \$200,000

Available Immediately! Broker/Agent Accompanied showings only. We look forward to hearing from you.



Don Heimbecker
Harrison-Pearson Associates, Inc.
Property Manager - Broker
4014 Medical Parkway, Ste.100
Austin, Texas 78756
Mobile: (505) 603.0777
Office: (512) 472-6201, Ext. 7106

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