



BURNET GATEWAY Office For Lease

2111 Kramer Lane, Austin, TX 78758



**AUSTIN BUSINESS JOURNAL
COMMERCIAL REAL ESTATE
AWARD WINNER FOR
OFFICE REDEVELOPMENT**



PROPERTY INFORMATION

Total Building Size: ± 28,900 RSF

Availability: Suite 100 - ±14,496 RSF

*Available Immediately

Suite 200 - ±14,404 RSF

*Available 5/1/2024

Total Contiguous Space: ±28,900 RSF

Parking Ratio: 5:1,000 RSF

Layout: Mix of Hardwall & Open

Base Rate: \$16.50/RSF

OPEX: \$13.02/RSF + Electric

- High-End Finishes
- Building Showers
- Close proximity to The Domain
- Walking distance from Kramer MetroRail Station
- High Visibility off Kramer
- Easy Access to MoPac and Hwy 183
- Building Signage Available
- High Ceilings and Abundant Natural Light

FOR MORE INFORMATION OR TO SCHEDULE A TOUR,
PLEASE CONTACT:

KENT MCCOY • mobile: (469) 955 5368
• email: mccoy@centric-re.com

CRAIG COUCH • mobile: (512) 785 7617
• email: couch@centric-re.com



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COMMERCIAL

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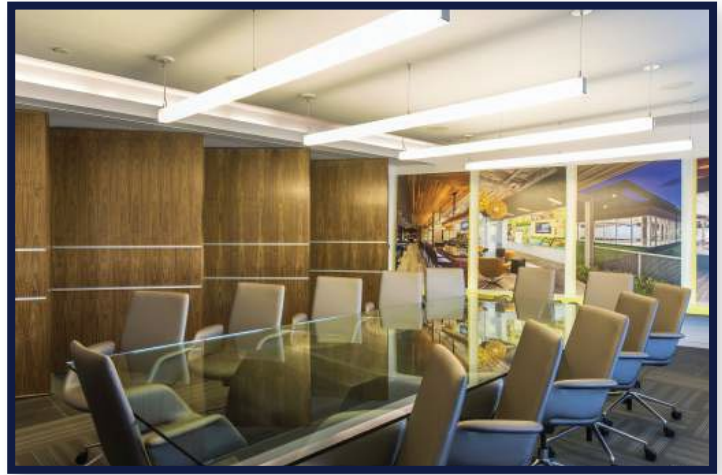
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PROPERTY PHOTOS



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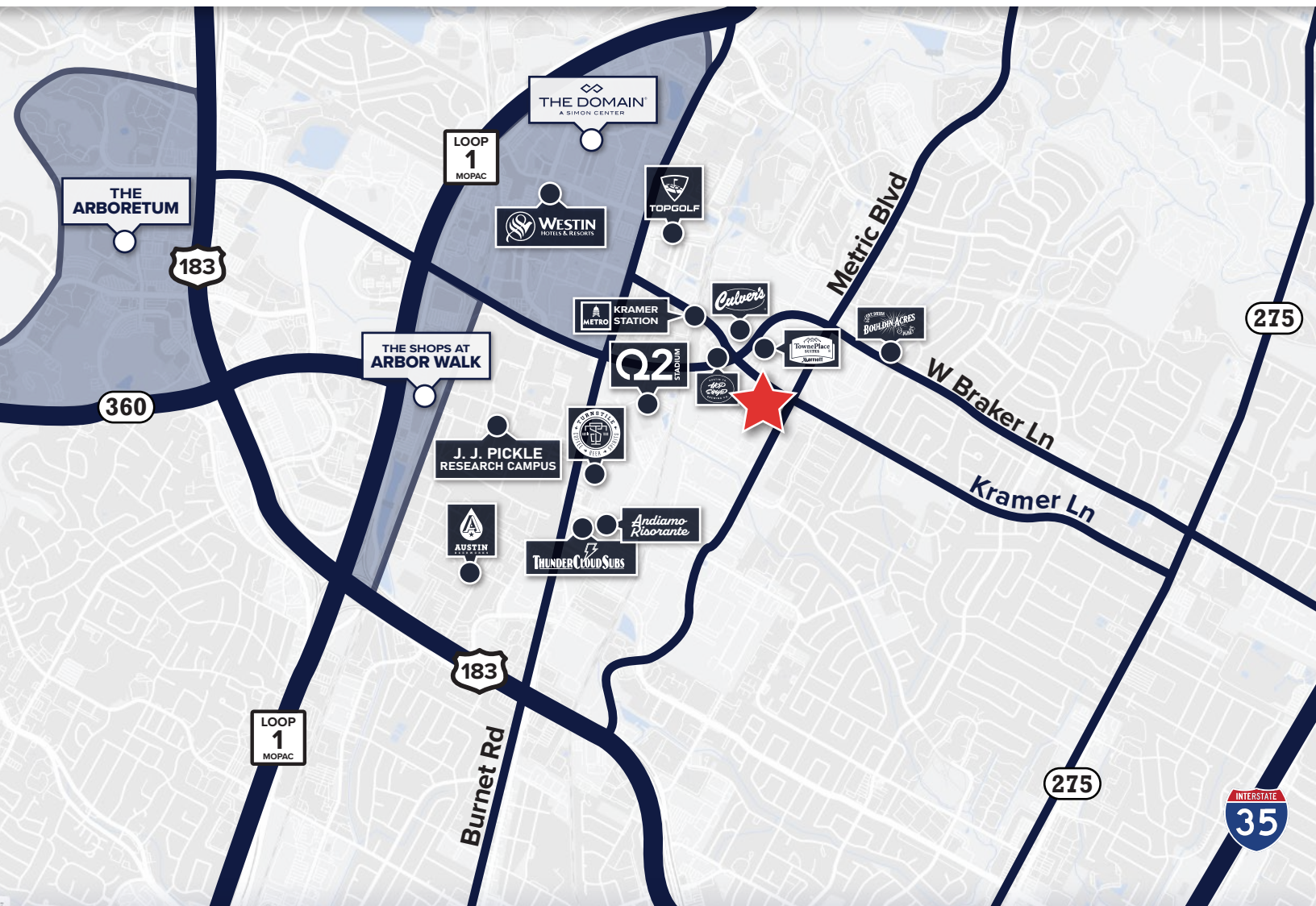
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REGIONAL MAP



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FLOOR PLAN

Suite 100 - ±14,496 RSF



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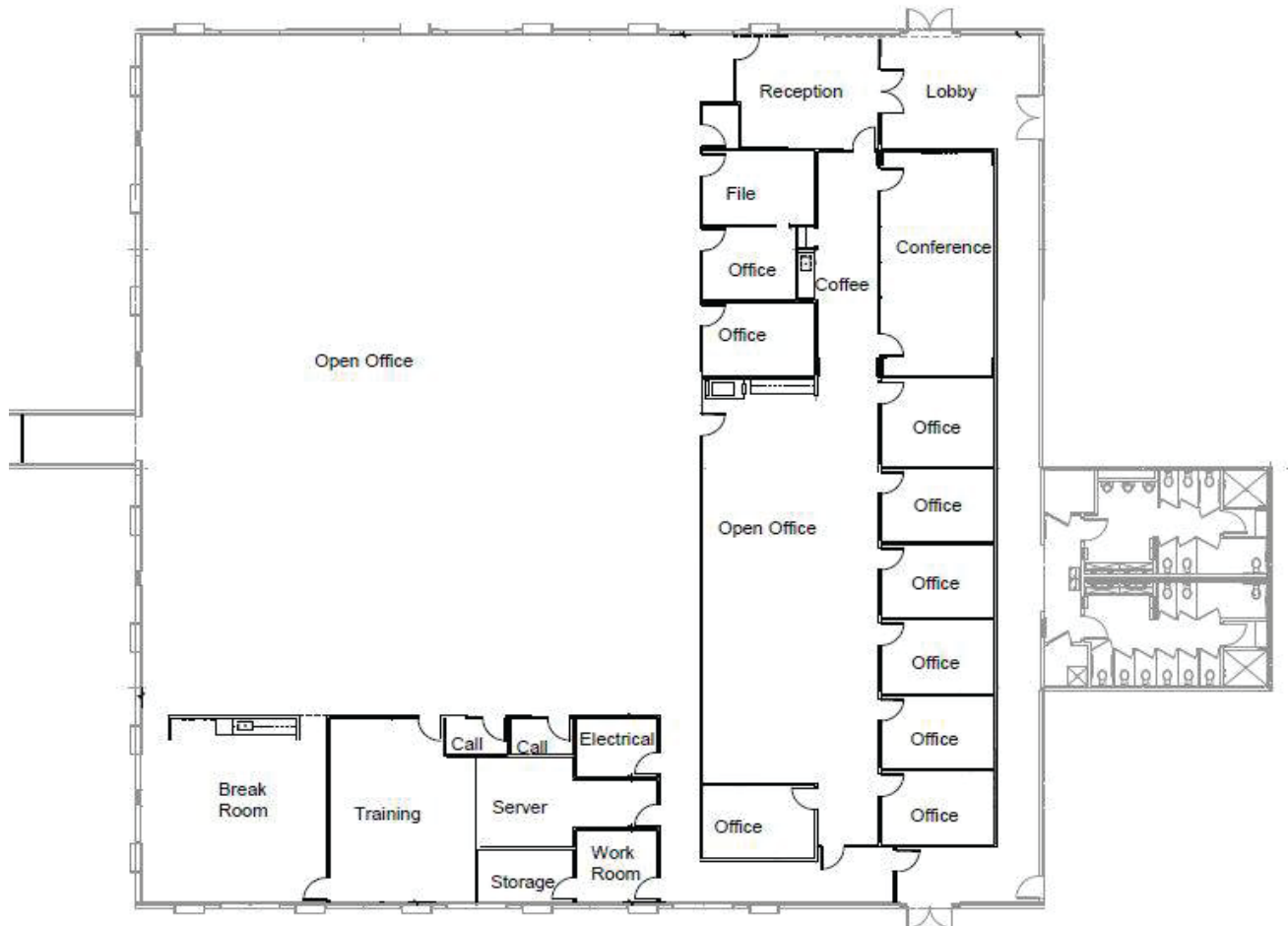


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FLOOR PLAN

Suite 200 - ±14,404 RSF



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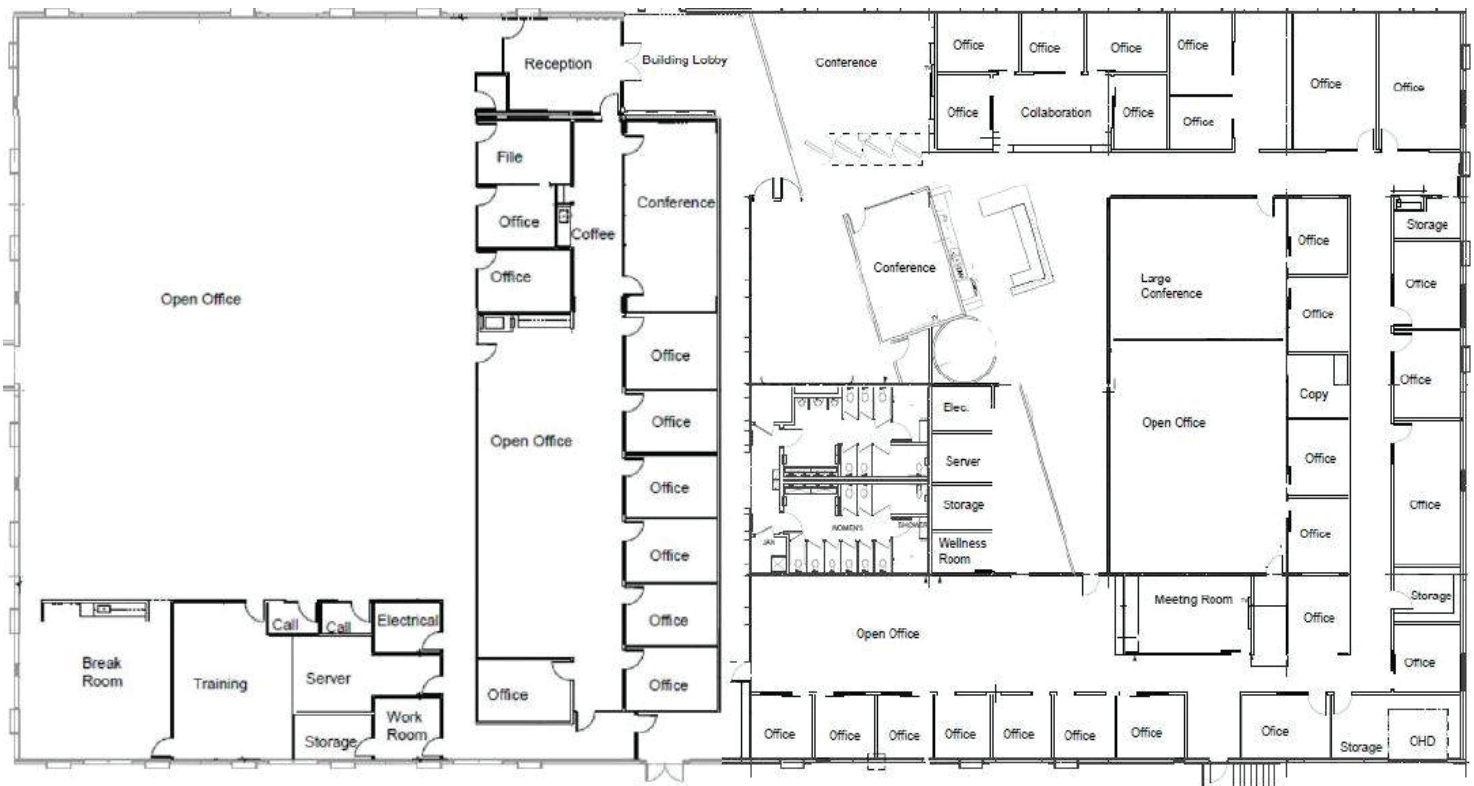


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FLOOR PLAN

Full Building - ±28,900 RSF



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