

# 9415 Burnet

9415 BURNET ROAD | AUSTIN, TX | 78758

NORTH SUBMARKET

227 SF - 4,431 SF AVAILABLE



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9415 BURNET BLVD | AUSTIN, TX | 78758

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## ABOUT 9415 BURNET

9415 Burnet Road is a 25,464 SF Office/Retail building located half a mile north of the intersection of US Highway 183 and Burnet Road in North Central Austin. The building fronts Burnet Road and is served by a signalized intersection. The property offers ample surface parking and close proximity to retail/restaurants.

## PROPERTY FEATURES

- Multi-tenant office and retail
- Front & Rear Parking



Ben Williamson  
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Doug Thomas  
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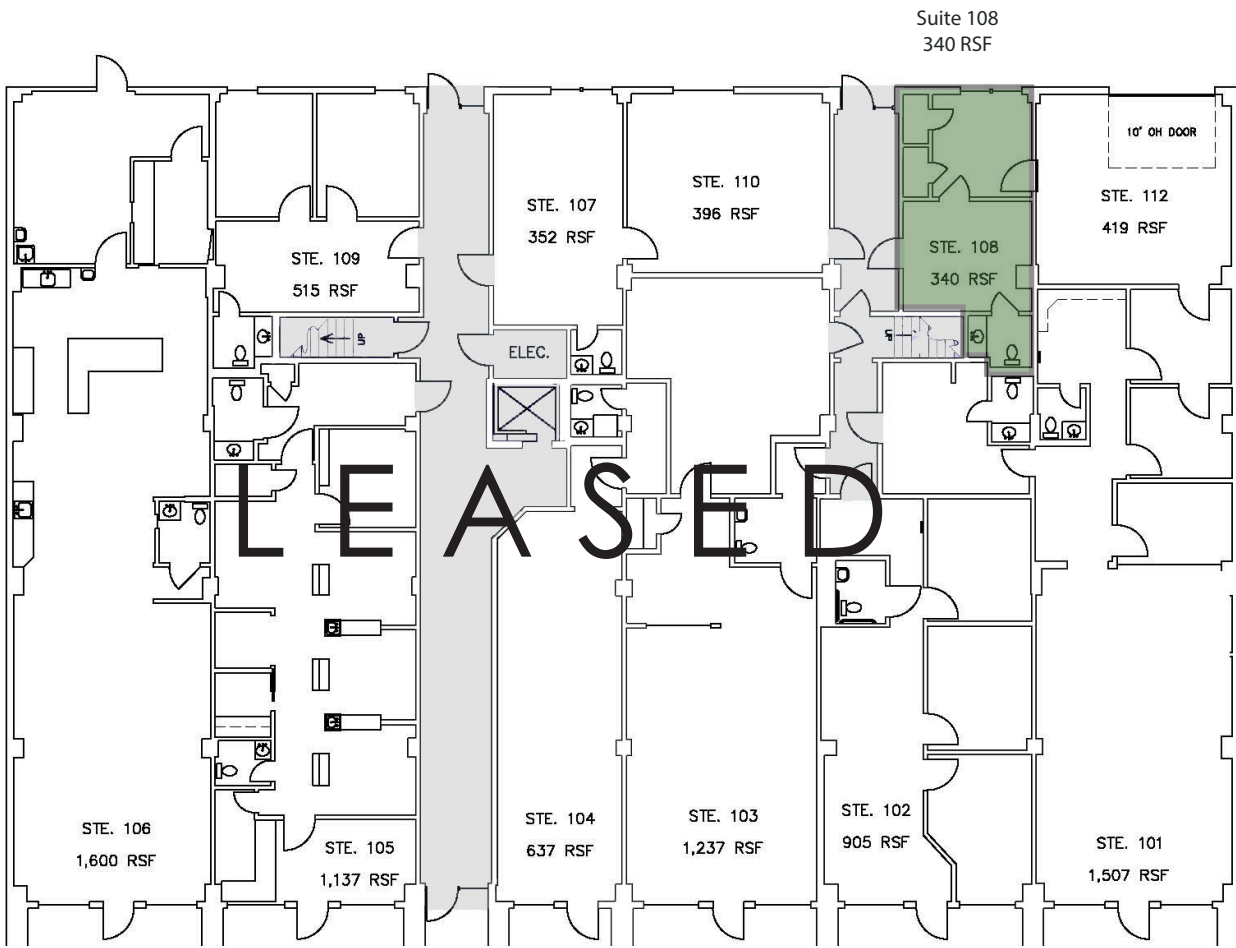
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## FIRST FLOOR

### SUITE 108

Square Feet	340 RSF
Availability	Immediately



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## SECOND FLOOR

### SUITE 200

Square Feet	753 RSF
Availability	Immediately

### SUITE 200A

Square Feet	979 RSF
Availability	Immediately

### SUITE 202

Square Feet	629 RSF
Availability	Immediately

### SUITE 203

Square Feet	830 RSF
Availability	30 Days

### SUITE 204

Square Feet	703 RSF
Availability	Immediately

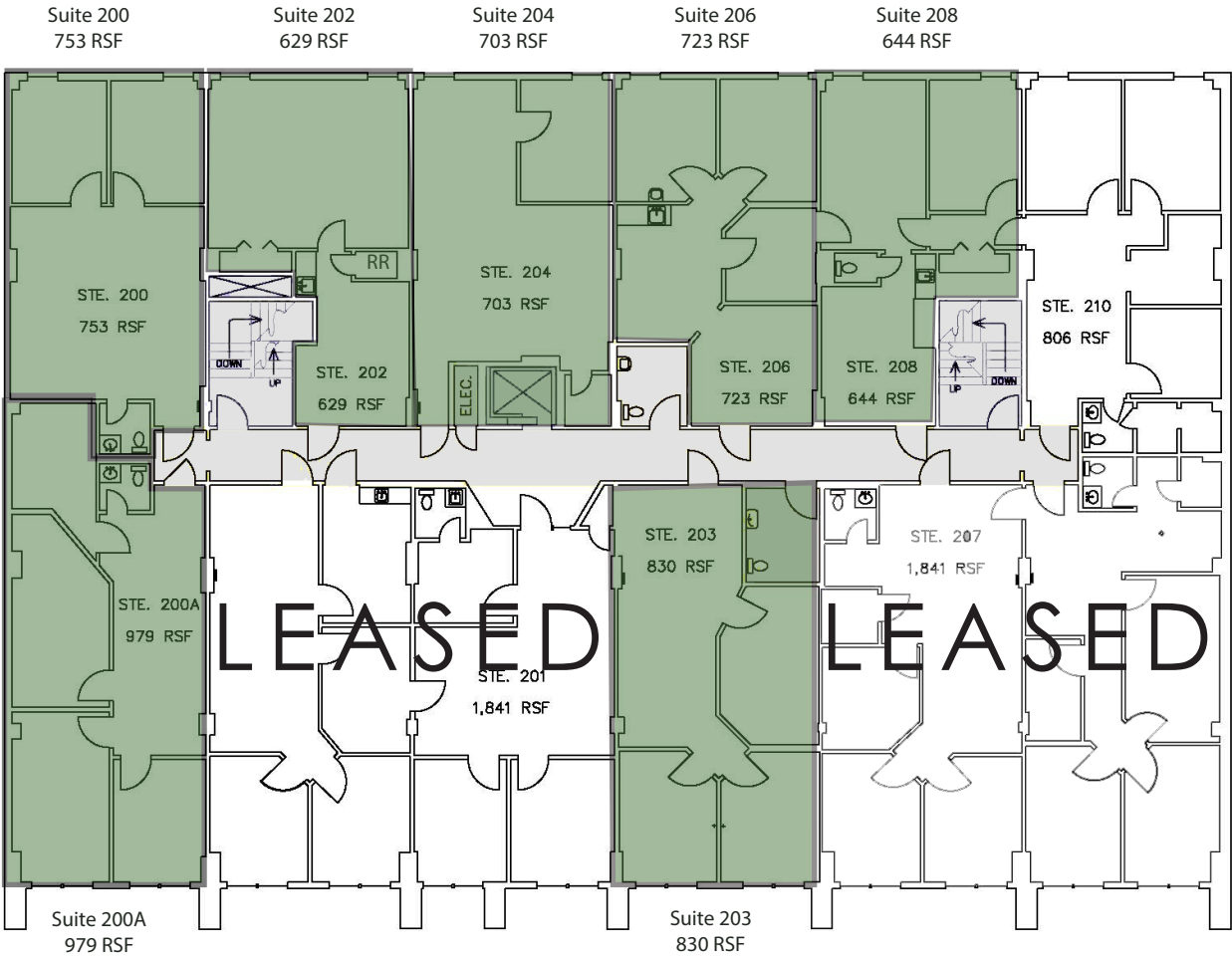
### SUITE 206

Square Feet	723 RSF
Availability	30 Days

### SUITE 208

Square Feet	644 RSF
Availability	Immediately

Maximum Contiguous 4,431 SF



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## THIRD FLOOR

### SUITE 309A

Square Feet	474 RSF
Availability	Immediately

### SUITE 311

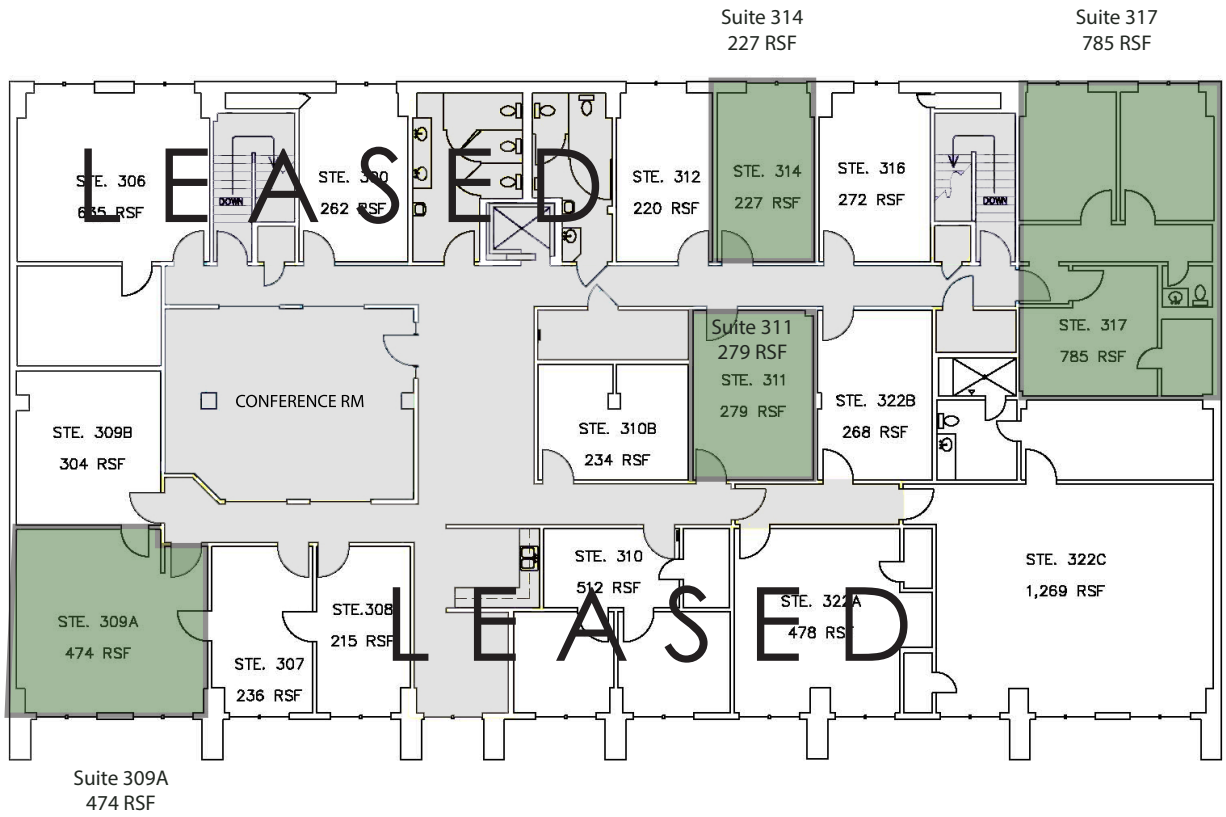
Square Feet	279 RSF
Availability	10/15/2024

### SUITE 314

Square Feet	227 RSF
Availability	Immediately

### SUITE 317

Square Feet	785 RSF
Availability	Immediately



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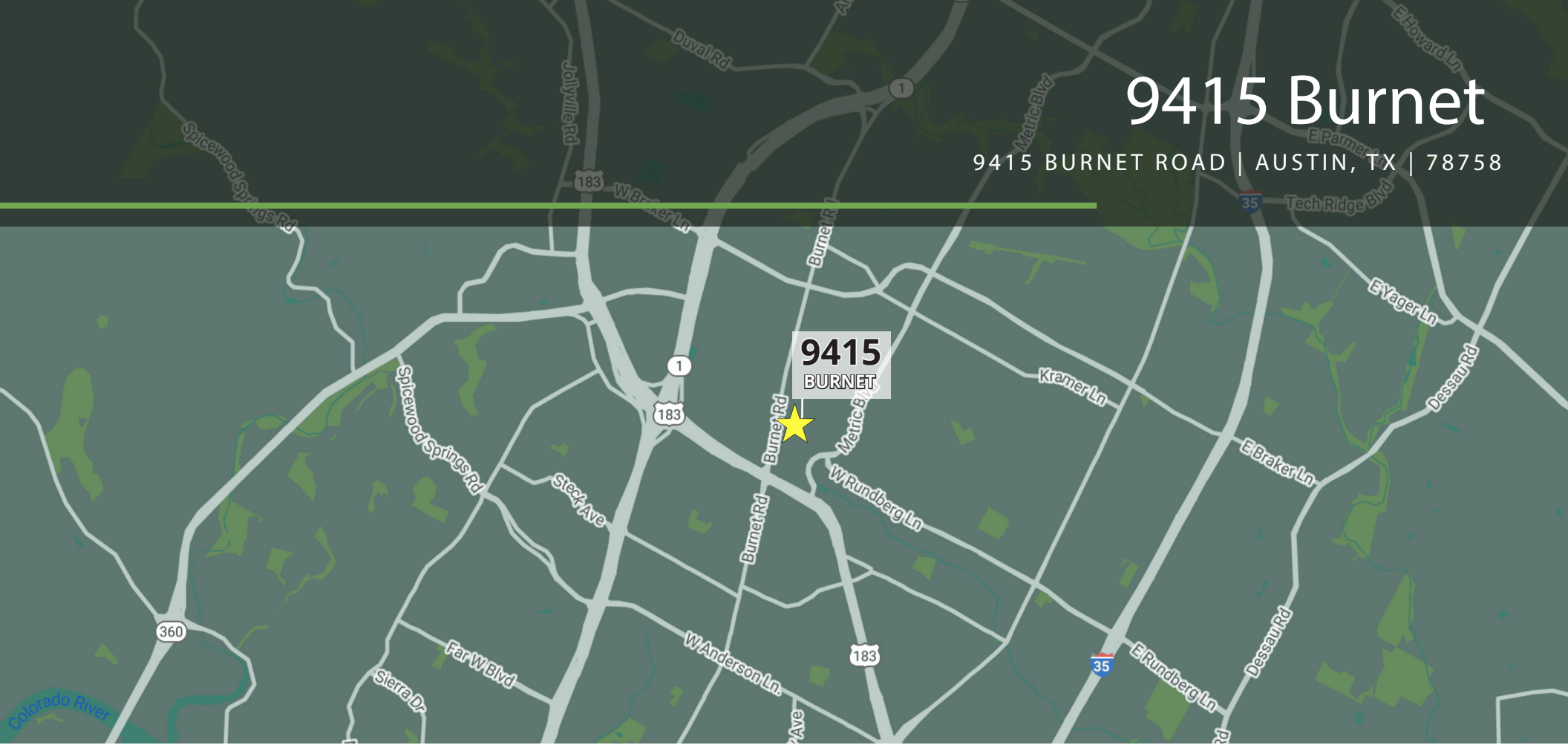
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## DRIVE DISTANCES

The Domain	2 miles
Downtown Austin	10 miles
Round Rock	13 miles
Austin-Bergstrom International Airport	15 miles

Dripping Springs	30 miles
Bastrop	38 miles
San Antonio	108 miles



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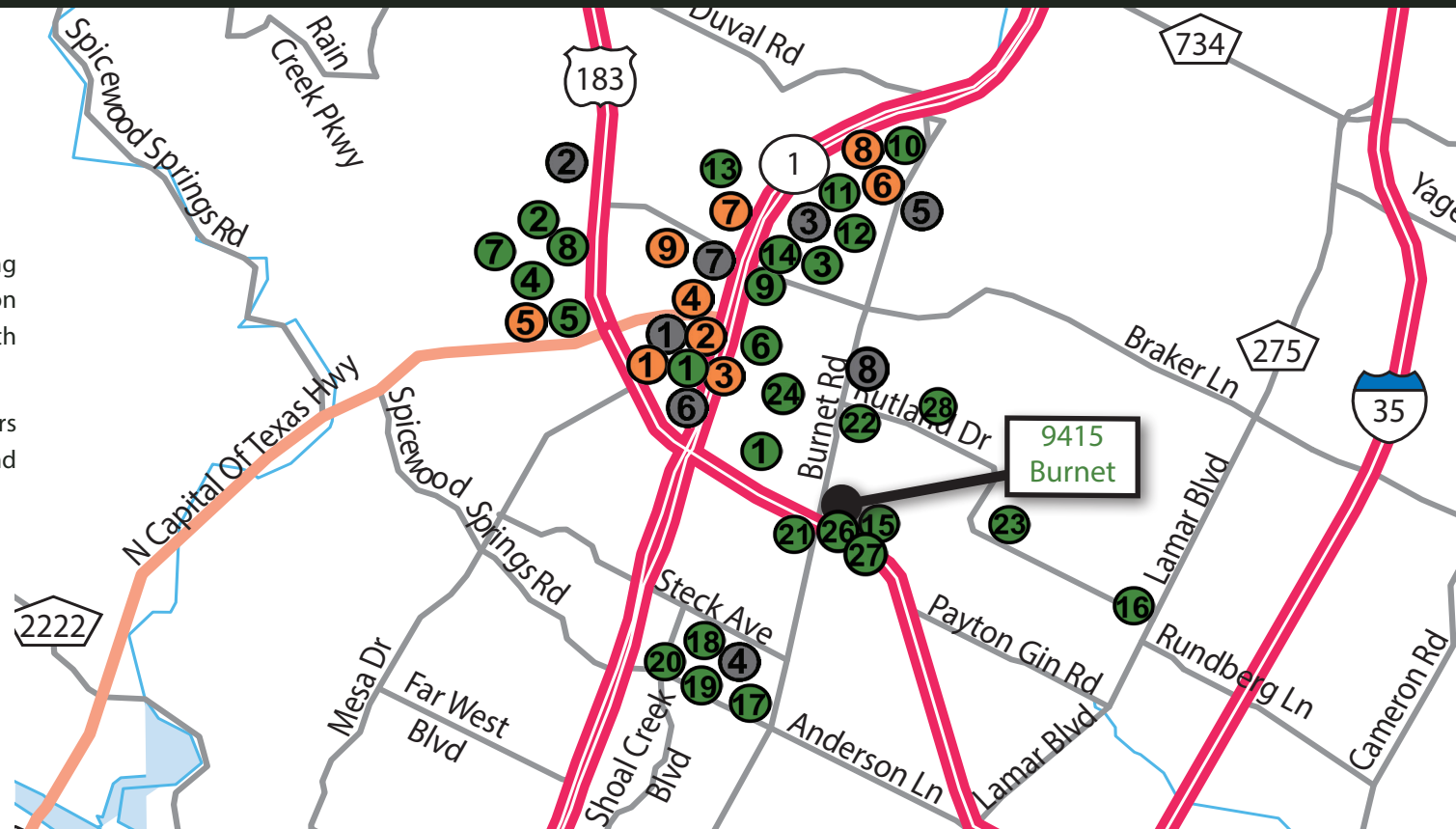
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9415 Burnet Road  
Austin, Texas 78758

## North Central Austin

9415 Burnet Road is a 25,464 SF building located half a mile north of the intersection of US Highway 183 and Burnet Road in North Central Austin.

The building fronts Burnet Road and offers office/retail space on the ground level and office space on the second and third floors.



### RESTAURANTS

- 1 Bucca di Bepo
- 2 Cheesecake Factory
- 3 Maggiano's
- 4 Eddie V's Prime Seafood
- 5 Bulevar Mexican Kitchen
- 6 Truluck's
- 7 P.F. Changs
- 8 Saltgrass Steakhouse
- 9 BJ's Brewhouse
- 10 McCormick & Schmick's
- 11 NXNW Restaurant & Brewery
- 12 Urban an American Grill
- 13 Roaring Fork
- 14 Kona Grill
- 15 Mikado Ryotei
- 16 Tacomore
- 17 HopDoddy's
- 18 Korea House
- 19 Fuddruckers
- 20 Einsteins
- 21 Olive Garden
- 22 China House
- 23 Lucky Star Cafe
- 24 Austin Beer Works
- 26 Thai House
- 27 Casa Chalupa
- 28 Adelbert's Brewery

### ENTERTAINMENT

- 1 Regal Cinemas Gateway
- 2 Regal Cinemas Arbor 8
- 3 iPic Theaters - Domain
- 4 Alamo Drafthouse
- 5 TopGolf
- 6 Dave & Busters
- 7 Austin Planetarium
- 8 HI Speed Go Cart Racing

### HOTELS

- 1 Courtyard Marriott
- 2 Embassy Suites
- 3 Hyatt Place
- 4 Hyatt House
- 5 Renaissance Austin
- 6 The Westin Austin
- 7 Springhill Suites
- 8 Aloft at the Domain
- 9 Staybridge Suites



# 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.

11-2-2015



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

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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.

Live Oak - Gottesman, LLC

590102

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Doug Thomas

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Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date