



7600
BURNET



Office **FOR LEASE**

FULL BUILDING RENOVATION

Michael Hsu
Office Of Architecture



7600 BURNET

7600 Burnet is a Class A office and retail destination for the urban user seeking top tier amenities and attractions, city-wide views, and convenience.

Newly **RENOVATED**

A Five-story Class-A office building reposition in Central Austin with Michael Hsu-inspired design and finishes

 Michael Hsu designed and furnished conference center & common areas

 New spec suites with high-end finishes delivering Q1 2026 (35,000 RSF)

 Fitness center, showers/lockers, sauna & cold plunge available

 On-site restaurant and retail

 Outdoor amenities including putting green, seating areas, a dog park, and nearby access to Shoal Creek Trail

P Structured parking at 4 per 1,000 RSF

 Monument and building signage available

PROJECT BY:

 RIVERSIDE

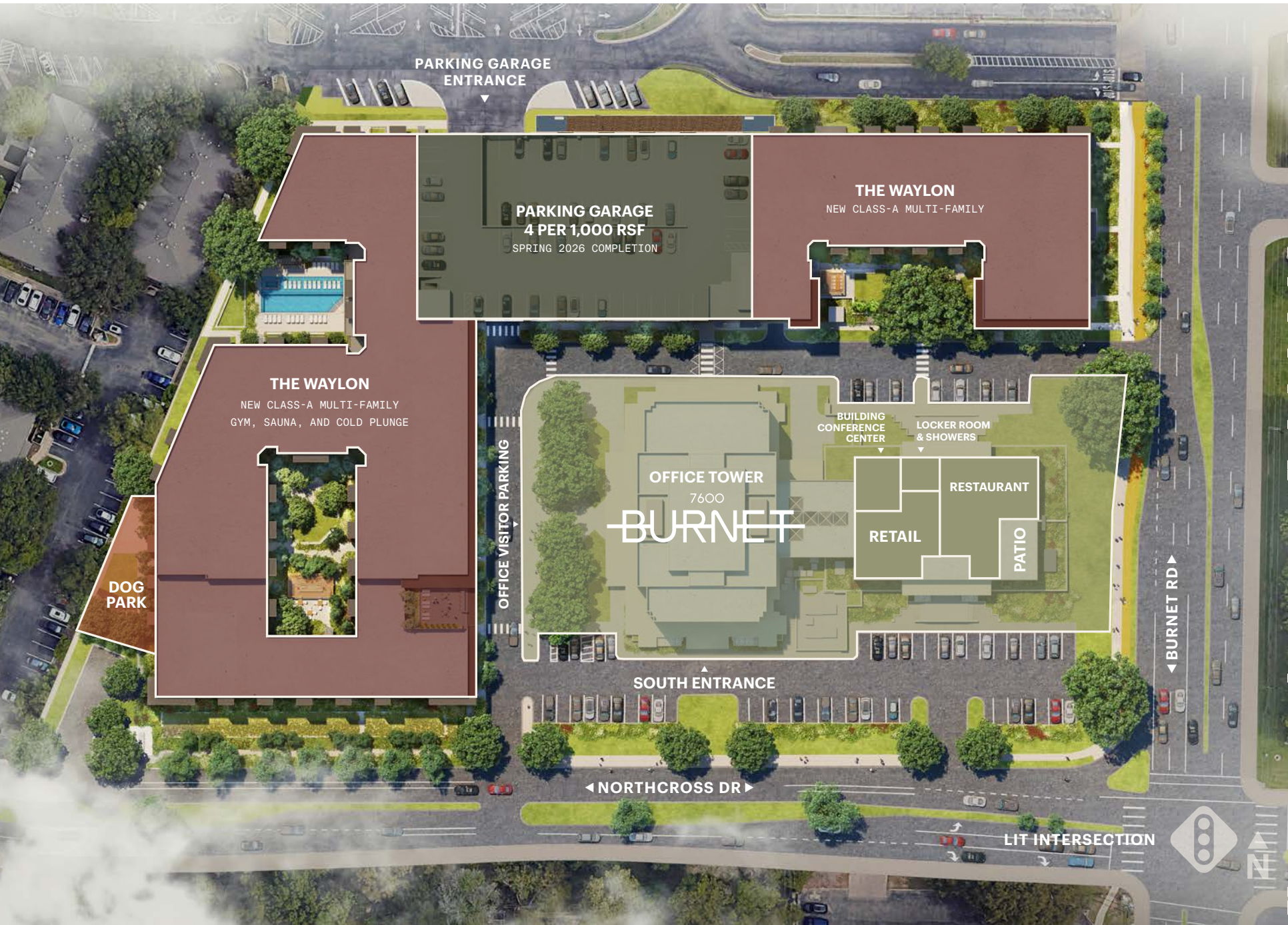
LEASING BY:

E C R

JASON STEINBERG, SIOR
JSTEINBERG@ECRTX.COM
512.505.0004

ISAAC GUTIERREZ
IGUTIERREZ@ECRTX.COM
512.505.0008





PARKING GARAGE
ENTRANCE

PARKING GARAGE
4 PER 1,000 RSF
SPRING 2026 COMPLETION

THE WAYLON
NEW CLASS-A MULTI-FAMILY

THE WAYLON
NEW CLASS-A MULTI-FAMILY
GYM, SAUNA, AND COLD PLUNGE

DOG
PARK

OFFICE VISITOR PARKING

OFFICE TOWER
7600
BURNET

BUILDING
CONFERENCE
CENTER

LOCKER ROOM
& SHOWERS

RESTAURANT

RETAIL

PATIO

SOUTH ENTRANCE

NORTHCROSS DR

BURNET RD

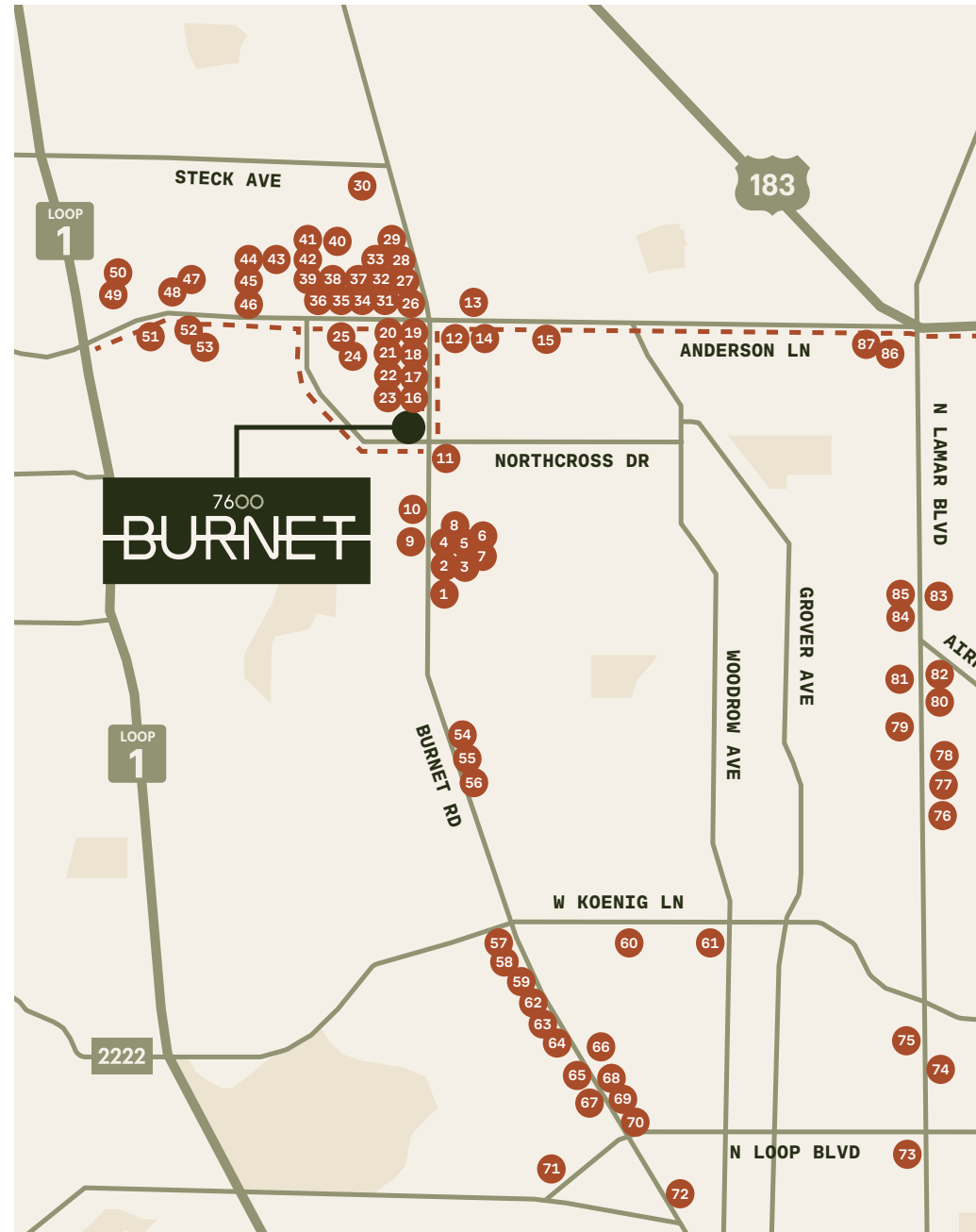
LIT INTERSECTION



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Nearby AMENITIES

- | | | |
|-------------------------|--------------------------|---------------------------|
| 1 Mama Betty's | 30 DeSano Pizzeria | 59 Phil's Icehouse |
| 2 Tumble22 | 31 Hopdoddy | 60 Brentwood Social House |
| 3 Gold's Gym | 32 Pho Tin | 61 Bird Bird Biscuit |
| 4 Taco Deli | 33 Tikka Shack | 62 East Side Pies |
| 5 dipdipdip Tatsu-Ya | 34 High5 | 63 Taco Flats |
| 6 Jet's Pizza | 35 Tatsumi Sushi | 64 The Peached Tortilla |
| 7 Snarf's | 36 Jersey Mike's | 65 Voodoo Doughnut |
| 8 Juiceland | 37 Chipotle | 66 OneTaco |
| 9 Ichiban | 38 Pardon My Cheesesteak | 67 Hat Creek |
| 10 El Mercado | 39 Cover 3 | 68 Thundercloud |
| 11 Top Notch | 40 Korea House | 69 Monkey Nest Coffee |
| 12 Summer Moon | 41 Madam Mam's | 70 El Tacorrido |
| 13 Lonestar Kolaches | 42 Epoch Coffee | 71 Fonda San Miguel |
| 14 Shipley Do-Nuts | 43 OneTaco | 72 Torchy's Tacos |
| 15 Enchiladas Y Mas | 44 Zen Japanese | 73 Taco Cabana |
| 16 China Family | 45 Tony C's | 74 Nervous Charlie's |
| 17 IchiUmi Sushi | 46 Starbucks | 75 Dan's Hamburgers |
| 18 Saltt | 47 Jack Allen's | 76 Jefe's |
| 19 Hi Wings | 48 Einstein Bagels | 77 Michi Ramen |
| 20 Schlotzsky's | 49 Eldorado Cafe | 78 Paprika ATX |
| 21 Louisiana Crab Shack | 50 Flora Coffee | 79 Stiles Switch BBQ |
| 22 Russel's Bakery | 51 District Kitchen | 80 Dotty's Cafe |
| 23 Phonatic | 52 Sorrento's Coffee | 81 Manna Korean |
| 24 Dos Batos | 53 Cabo Bob's | 82 Love Lamp Matcha |
| 25 Tarka Indian | 54 Barley Swine | 83 Barrett's Coffee |
| 26 Bartlett's | 55 Bufalina Due | 84 Bamboo House |
| 27 Jason's Deli | 56 Happy Chick's | 85 Vigilante Gastropub |
| 28 Conans Pizza | 57 HEB | 86 El Nuevo |
| 29 Thundercloud Subs | 58 KHON Thai | 87 SOHA |



Current **AVAILABILITY**

Level One

Suite 170	776 RSF	
Suite 106	955 RSF	
Suite 102	990 RSF	
Suite 108	1,049 RSF	
Suite 180	1,061 RSF	
Suite 190	1,336 RSF	
Suite 115	2,325 RSF	SPEC SUITE
Suite 150	2,329 RSF	SPEC SUITE
Suite 120	2,486 RSF	SPEC SUITE
Suite 160	2,490 RSF	SPEC SUITE

Level Two

Suite 230	5,340 RSF	SPEC SUITE
Suite 270	5,420 RSF	SPEC SUITE

Level Three *

Suite 300	4,474 RSF**
Suite 350	6,056 RSF**

Available 6/1/26 - Divisible to 2,000 RSF

*FULL-FLOOR AVAILABLE (14,657 RSF)
**CONTIGUOUS FOR UP TO 10,530 RSF

Level Four FULL-FLOOR

Suite 400	14,657 RSF	SPEC SUITE
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DIVISIBLE TO 2,500 RSF

Level Five *

Suite 510	340 RSF
Suite 520	1,161 RSF
Suite 505	1,507 RSF
Suite 530	2,187 RSF
Suite 515	2,241 RSF
Suite 560	3,295 RSF
Suite 500	3,905 RSF

*FULL-FLOOR AVAILABLE (14,657 RSF)

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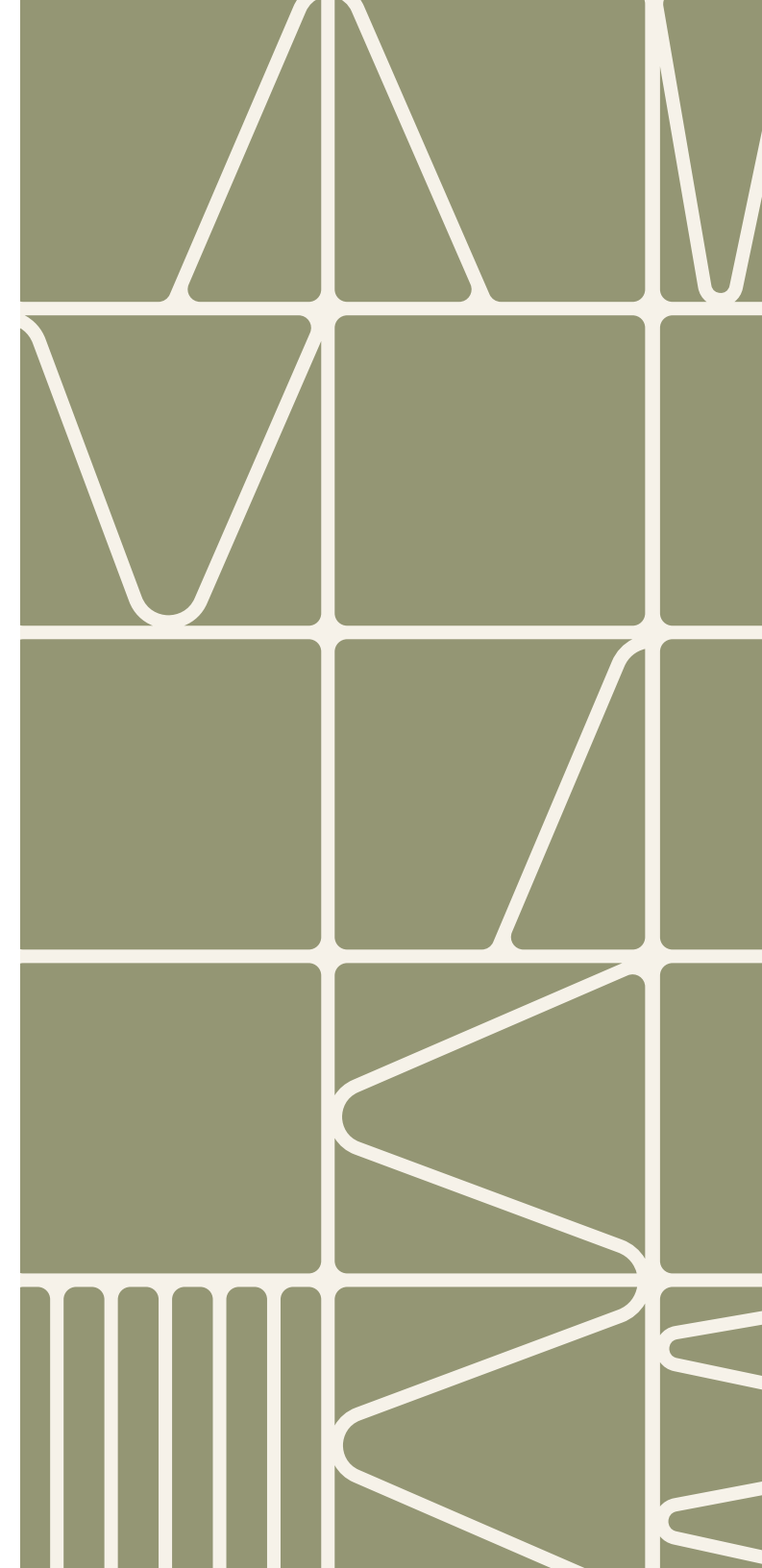
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Large-Block **AVAILABILITY**

70,573 RSF AVAILABLE

FLOORS 3, 4, AND 5 CAN BE COMBINED FOR 43,971 RSF



Floor Five
14,657 RSF

Floor Four
14,657 RSF

Floor Three
14,657 RSF

Floor Two
10,760 RSF

Floor One
15,842 RSF

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Over **2M+ DOLLARS**

INVESTED IN NEW SPEC SUITES



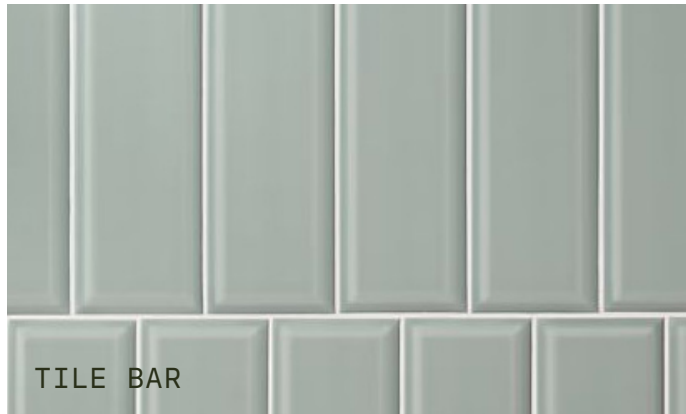
LIGHT FIXTURE



CEILING TILE



CARPET TILE



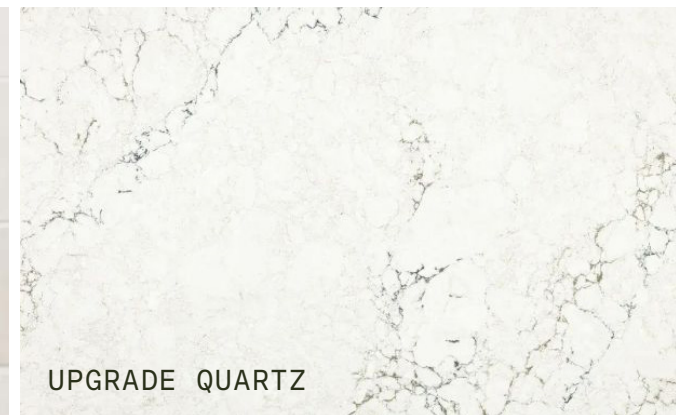
TILE BAR



SOLID SURFACE



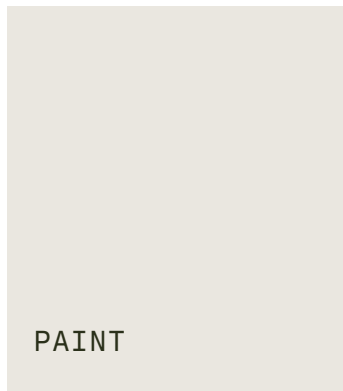
UPGRADE TILE BAR



UPGRADE QUARTZ



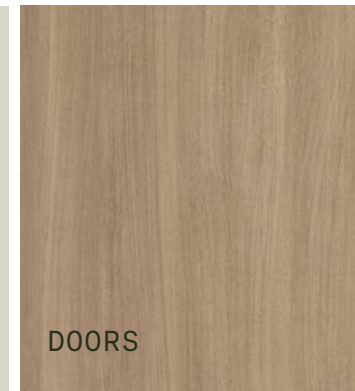
LVT/SHAW



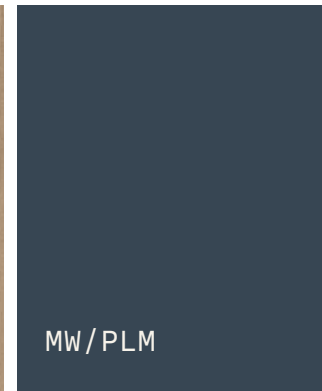
PAINT



VINYL BASE



DOORS



MW/PLM

Amenity **FINISHES**

WITH DEVELOPER CURATED
FINISH STANDARDS THROUGHOUT



ENTRY WALLS



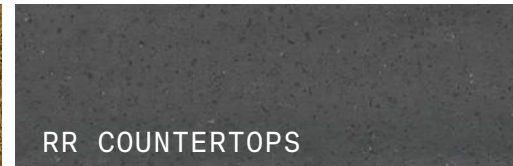
RR VANITY TILE



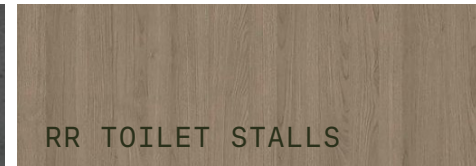
RR WALL TILE



WALK OFF MAT



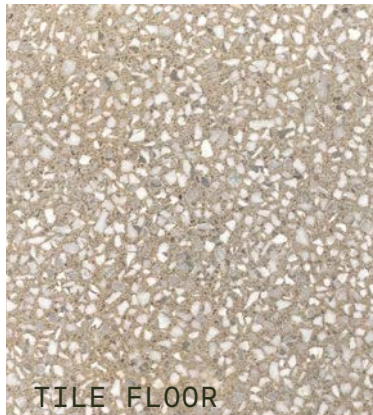
RR COUNTERTOPS



RR TOILET STALLS



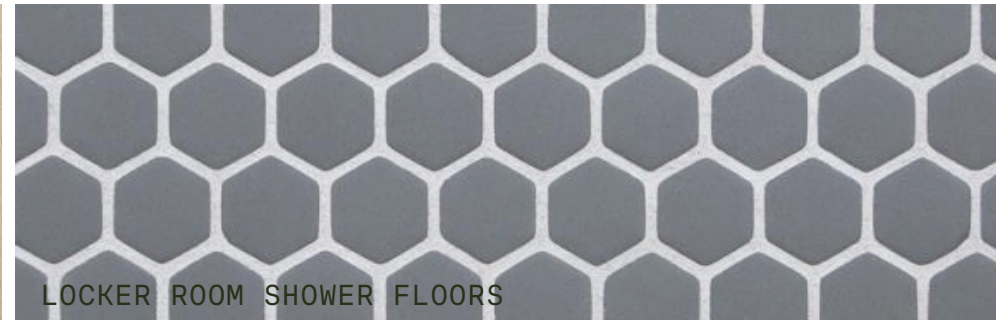
CARPET TILE



TILE FLOOR



WOOD FLOOR



LOCKER ROOM SHOWER FLOORS



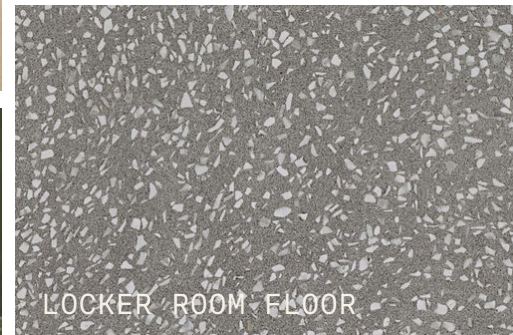
WOOD/MILLWORK



LIME WASH/STAIRS



ELEVATOR TILE



LOCKER ROOM FLOOR



CONF CENTER COUNTER



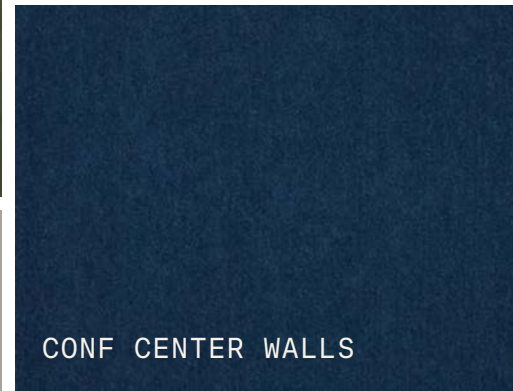
PAINT



ACCENT PAINT



ACCENT PAINT



CONF CENTER WALLS



CONF CENTER COUNTER

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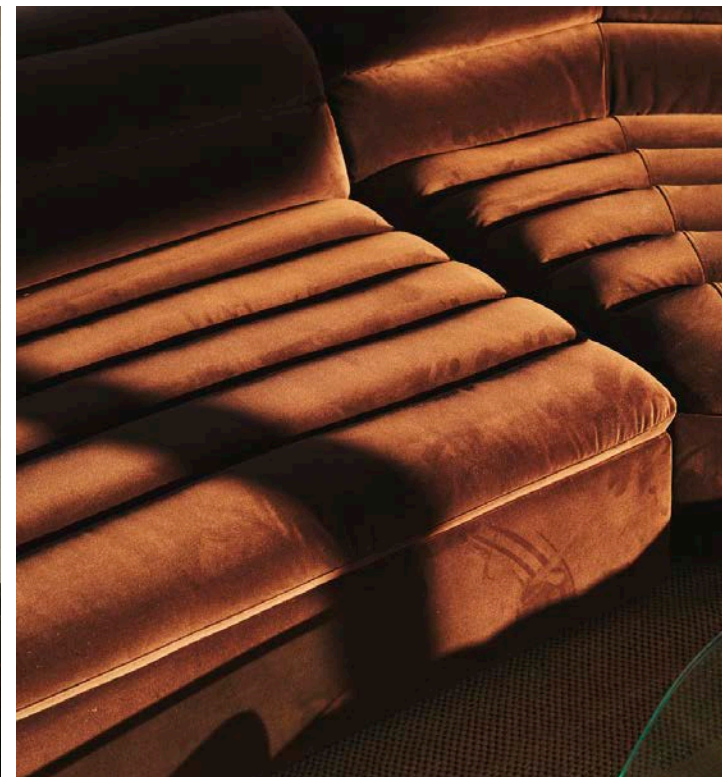
RETAIL SPACE/BURNET RD



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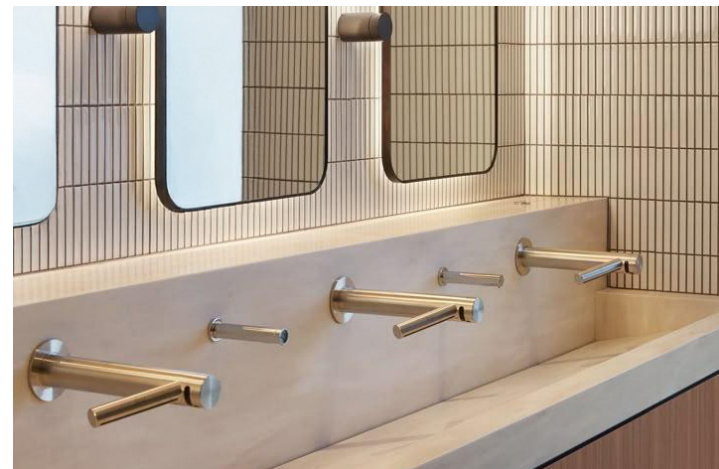
FULL BUILDING RENOVATION

Michael Hsu
Office Of Architecture

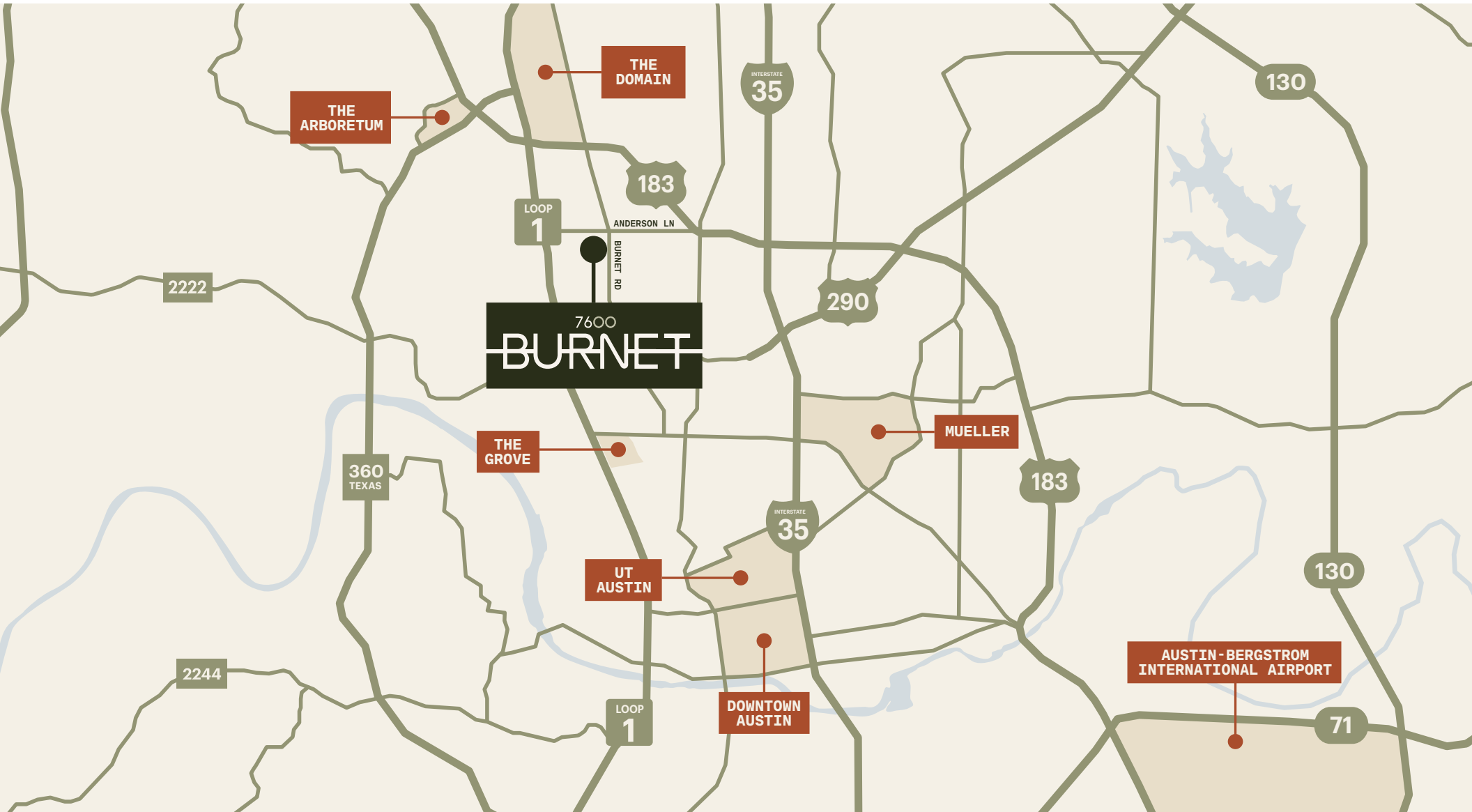


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New **BUILDING LOBBY**
CONCEPTUAL RENDERINGS



Location OVERVIEW



DOWNTOWN
15 MIN



ANDERSON LN
1 MIN



IH-35
8 MIN



US-183
6 MIN



MOPAC
6 MIN



LOOP 360
10 MIN



THE DOMAIN
10 MIN



THE ARBORETUM
8 MIN



THE GROVE
12 MIN



MUELLER
12 MIN

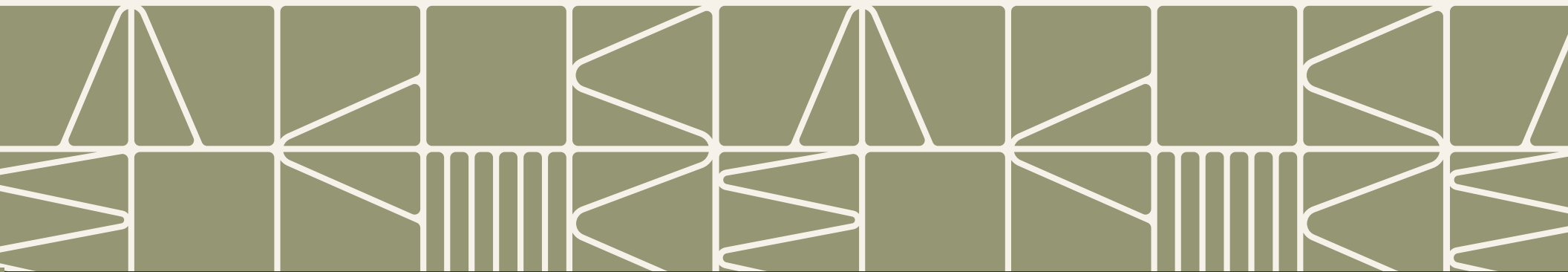


ROUND ROCK
20 MIN



ABIA
20 MIN

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