

WATERFORD BUSINESS PARK | BUILDING A



RENOVATIONS COMPLETE!

9120 BURNET RD | AUSTIN | TX | 78758

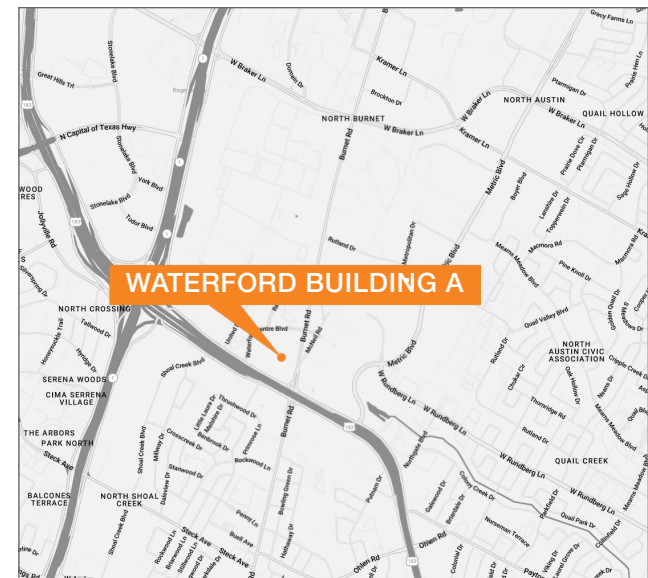
FOR MORE INFORMATION:
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LEE & ASSOCIATES - AUSTIN
1221 S. Mopac Expy, Suite 310
Austin, TX 78746
www.leeaustin.com

PROPERTY FEATURES

- ±30,304 SF industrial flex
- Available Suites: ±8,864 - 15,148 SF
- Prominent Burnet Rd frontage
- Warehouse suites with loading access and office components
- Walking Distance to Q2 Stadium
- Near Shopping & Dining at The Domain

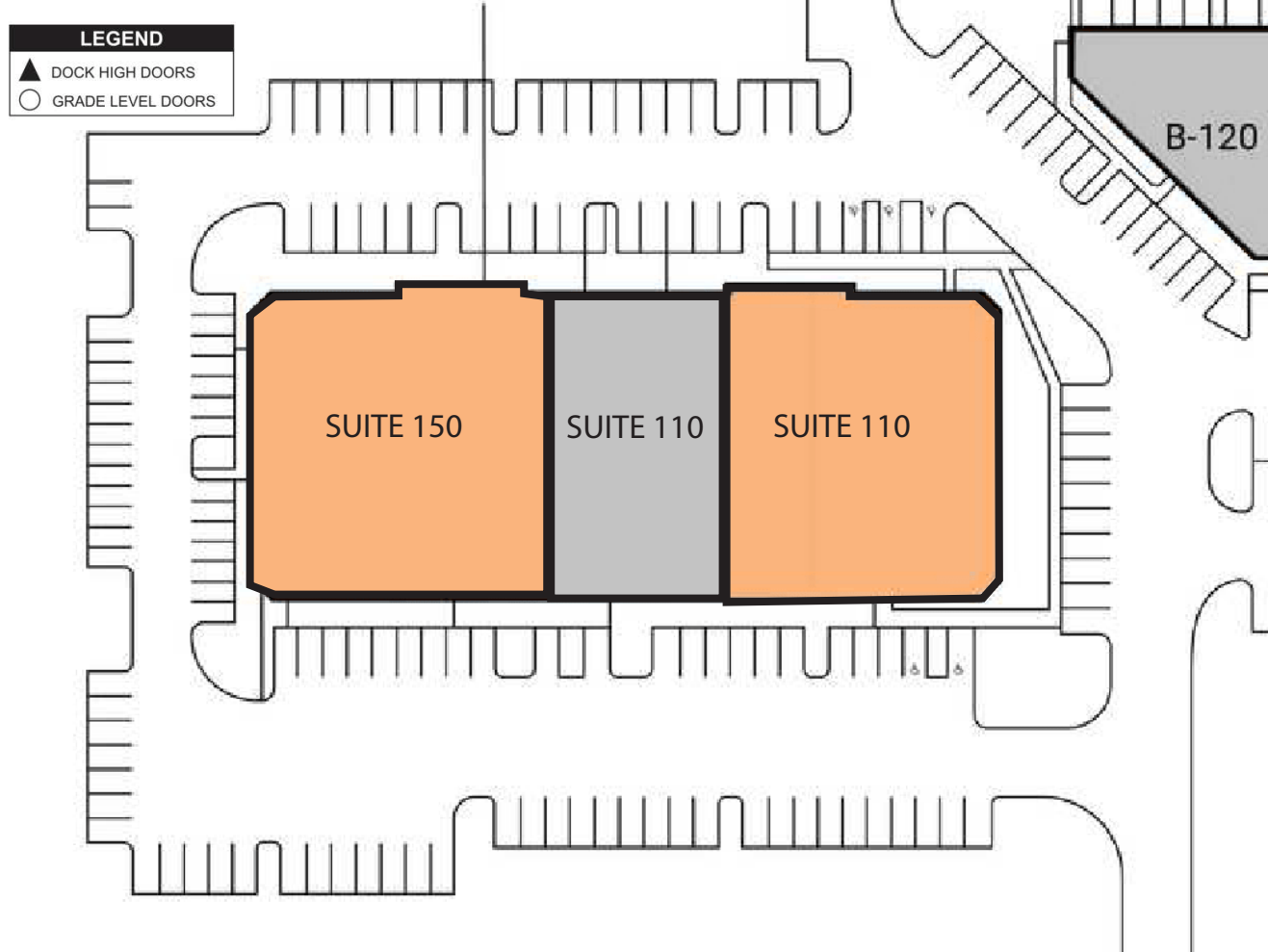


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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SITE PLAN

UNDER NEW OWNERSHIP



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AVAILABILITIES

AVAILABLE

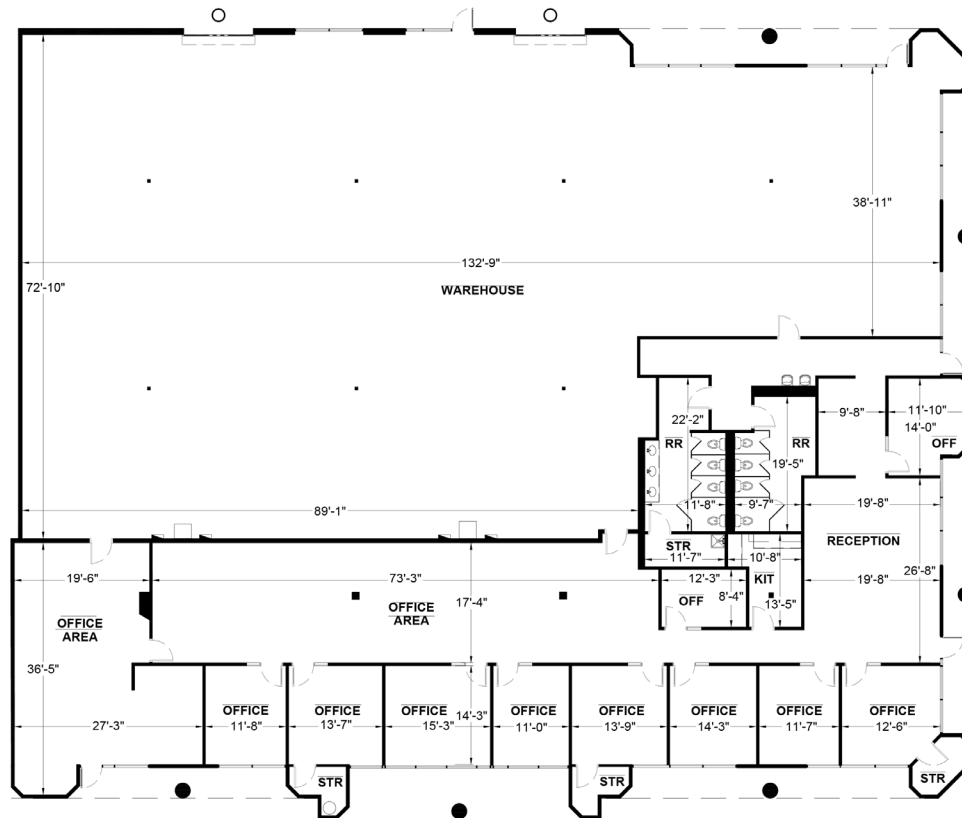
OCCUPIED

SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF
100	±15,148	±10,619 (35%)	±19,723 (65%)
110	±8,864	±3,545 (40%)	±5,301 (60%)

WATERFORD BUSINESS PARK | BUILDING A

9120 BURNET ROAD | SUITE 150

UNDER NEW OWNERSHIP



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SUITE 150

TOTAL SF ±15,148

OFFICE SF ±6,960 (46%)

WAREHOUSE SF ±8,188 (54%)

CLEAR HEIGHT 18'

LOADING 2 Grade Level

NOTES 100% HVAC



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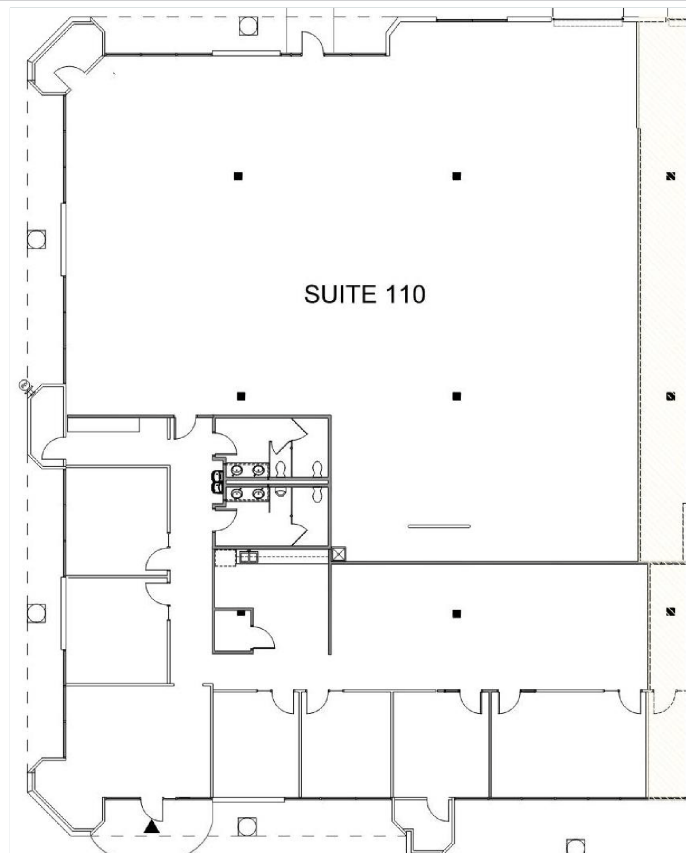
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WATERFORD BUSINESS PARK | BUILDING A

9120 BURNET ROAD | SUITE 110

UNDER NEW OWNERSHIP



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SUITE 110

TOTAL SF	±8,864
OFFICE SF	±3,545 (40%)
WAREHOUSE SF	±5,319 (60%)
CLEAR HEIGHT	18'
LOADING	1 Grade Level
NOTES	100% HVAC



WATERFORD BUSINESS PARK

AMENITIES

UNDER NEW OWNERSHIP



NEARBY AMENITIES

Q2 Stadium | 4 minutes
The Arboretum | 6 minutes
The Domain | 7 minutes
Mueller | 12 minutes
Downtown Austin | 15 minutes
Austin Airport | 16 minutes

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NEARBY AMENITIES