

7600
BURNET



Office **FOR LEASE**

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FULL BUILDING RENOVATION

Michael Hsu
Office Of Architecture



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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



Building shower available



On-site restaurant and retail



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



Structured parking at 4 per 1,000 RSF



Monument and building signage available

PROJECT BY:

RIVERSIDE

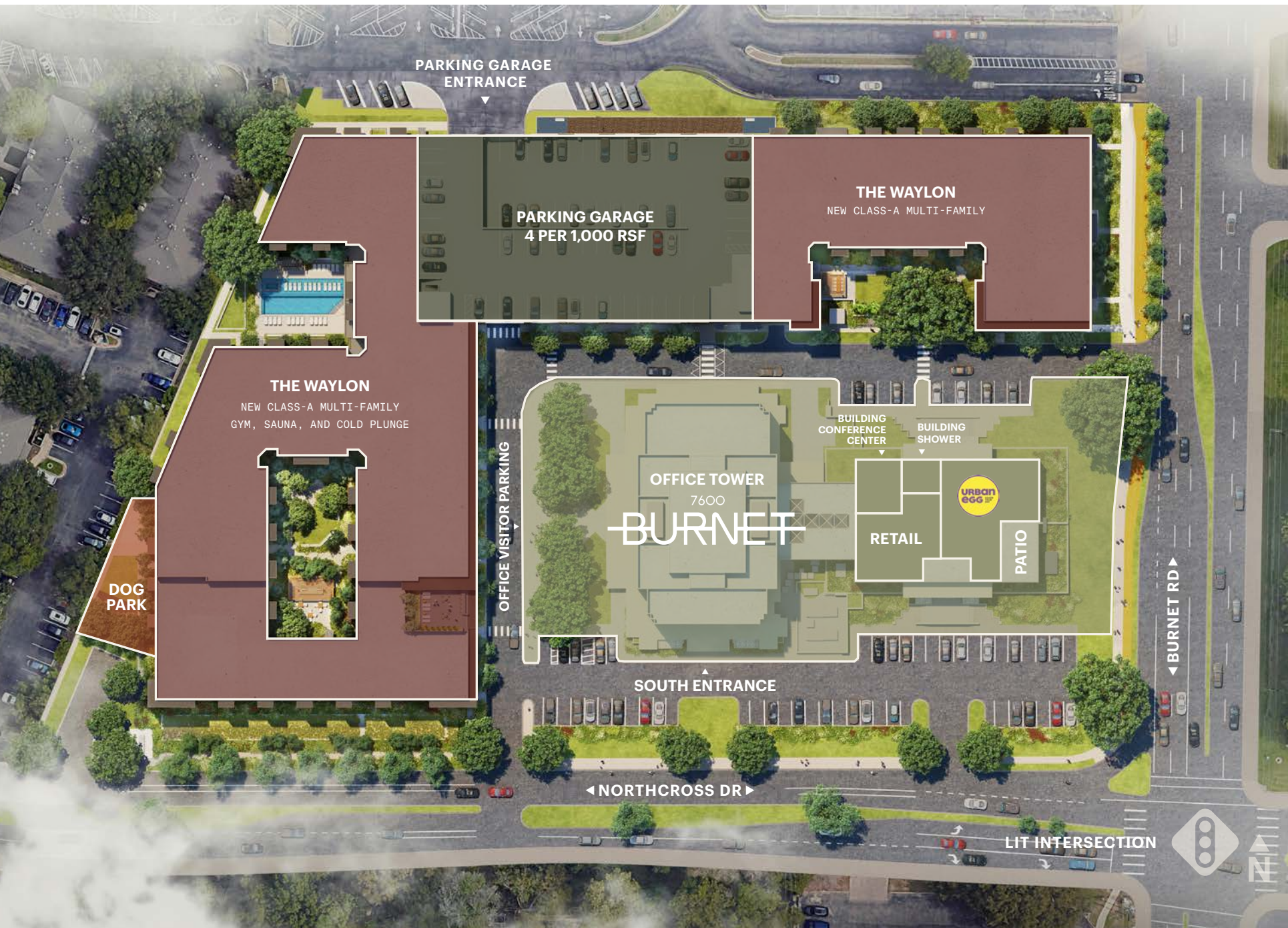
LEASING BY:



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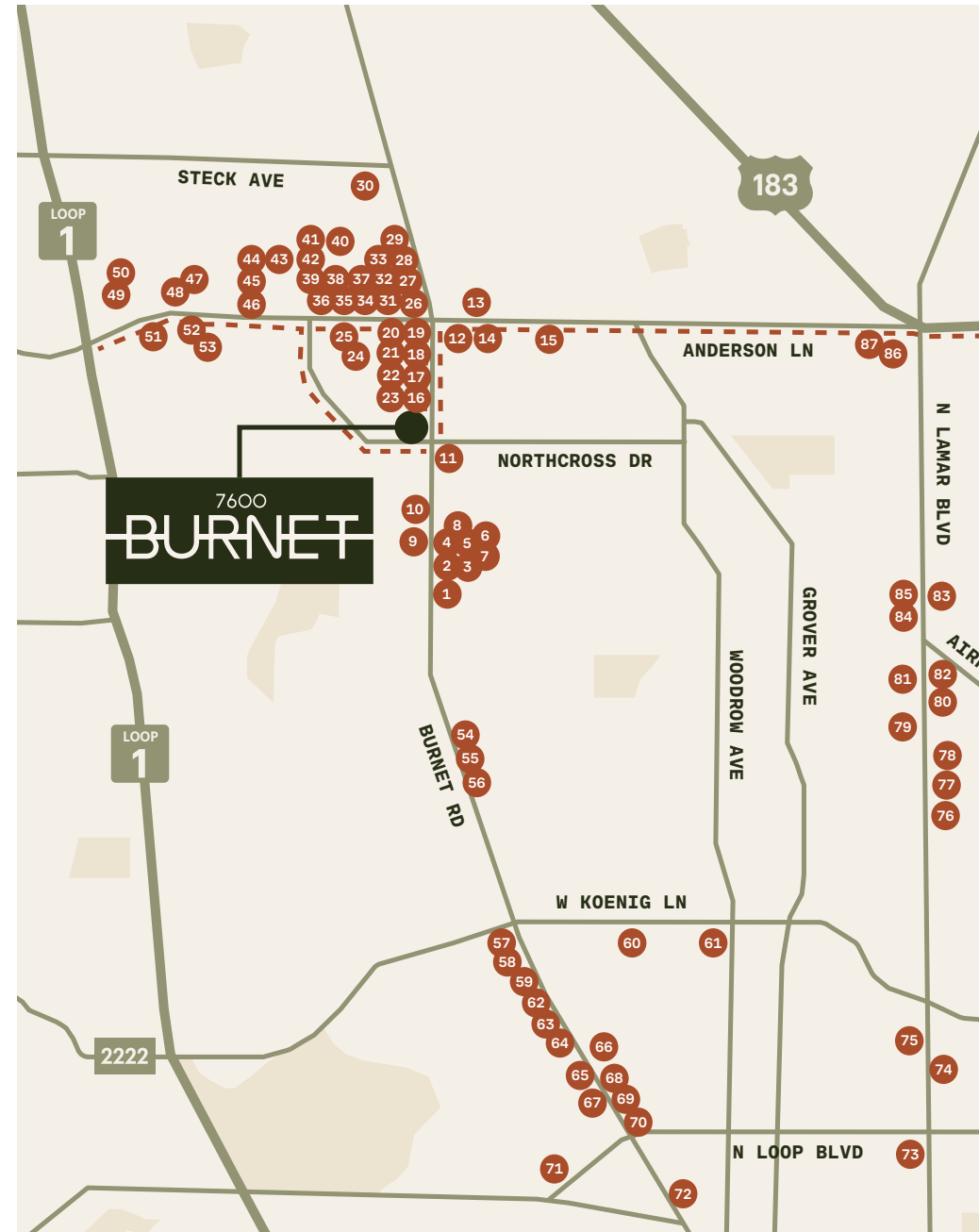
ISAAC GUTIERREZ
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Nearby AMENITIES

- | | | |
|-------------------------|--------------------------|---------------------------|
| 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 |



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Neighboring TECH & CREATIVES





CLICK OR SCAN TO
VIEW FLOOR PLANS

Current **AVAILABILITY**

Level One

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

Level Two

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

Level Three*

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

Divisible to 2,000 RSF

*FULL-FLOOR AVAILABLE (14,657 RSF)

**CONTIGUOUS 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 500	3,905 RSF*

*CONTIGUOUS UP TO 11,341 RSF

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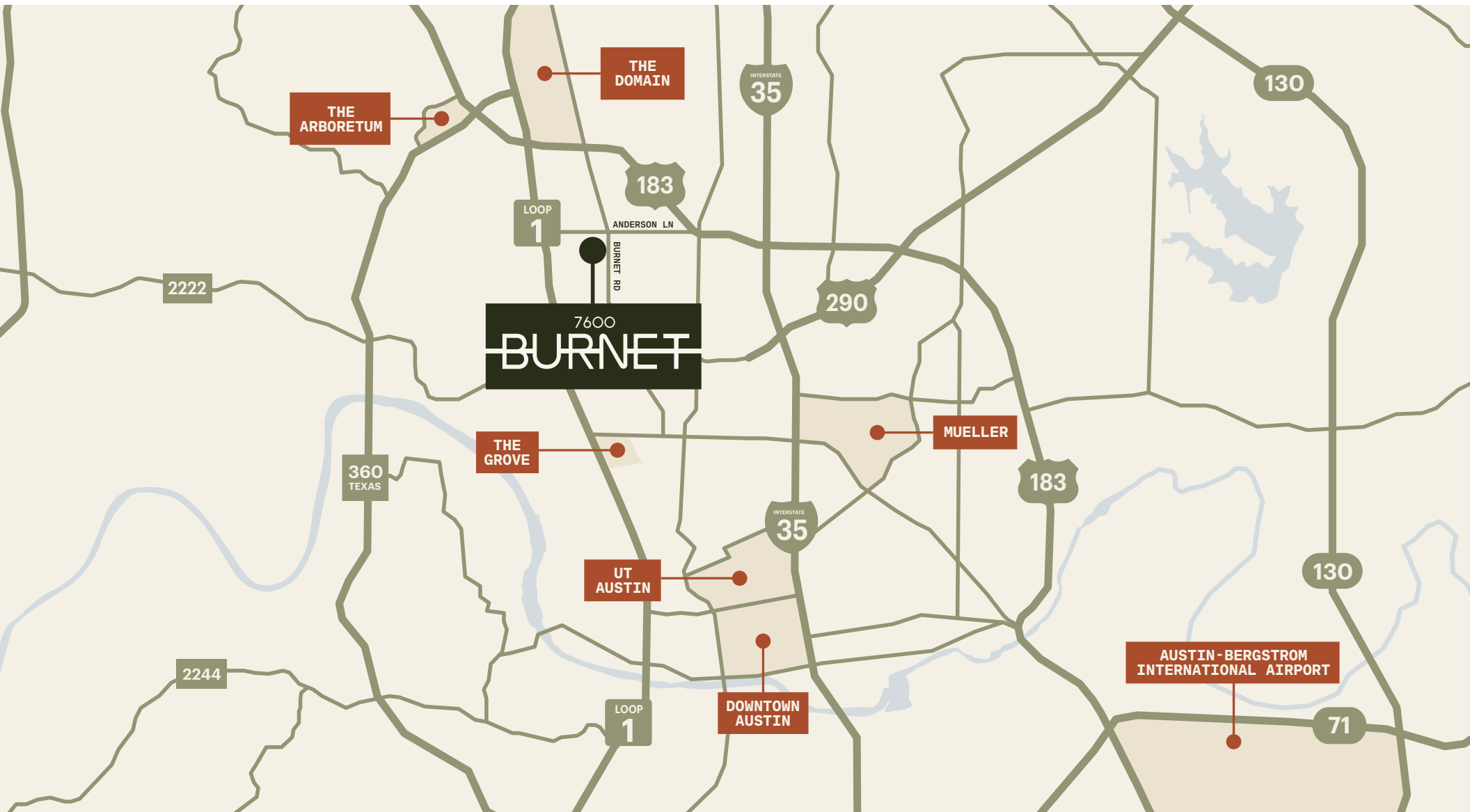
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OPENING Q4 2026

Serving breakfast and lunch
with full bar and coffee service



Location **OVERVIEW**



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