

6709 BURNET LN

Austin, TX 78757

FOR LEASE

AVAILABLE DECEMBER 1, 2026

8,664 SF



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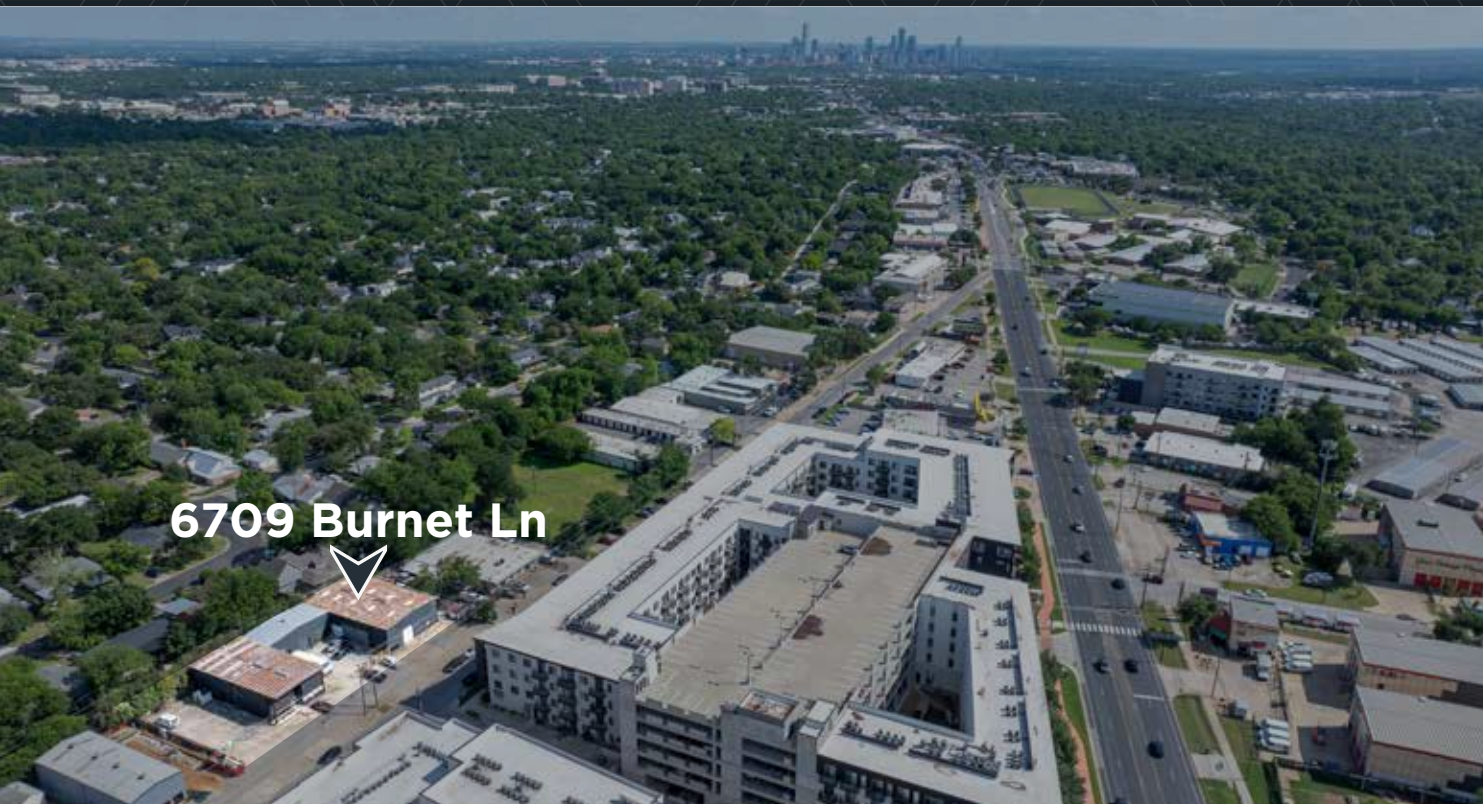
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Site Overview



Freestanding flex office/warehouse building located in Burnet Road neighborhood



Fenced truck court and loading area with ample parking



Premier North Austin location with access to downtown, MoPac, and top retail locations

Availabilities

- Full Building: **8,664 SF**
- 2,995 SF* Office**
**Plus 2,951 SF second story mezzanine/office at no charge*
- 5,669 SF Warehouse**
- ±6,000 SF Fenced Yard**

Details

- Standalone flex office & warehouse
- Secured truck court and fenced storageyard
- Five (5) grade-level doors
- Fifteen (15) car parking spaces
- Thriving, high-density area with strong consumer demand
- 29,090 VPD on Burnet Rd



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IDEAL PRODUCTIONS AUSTIN





LENOX
BURNET

315 MF Units

Apartment
Parking

↓

MARQ

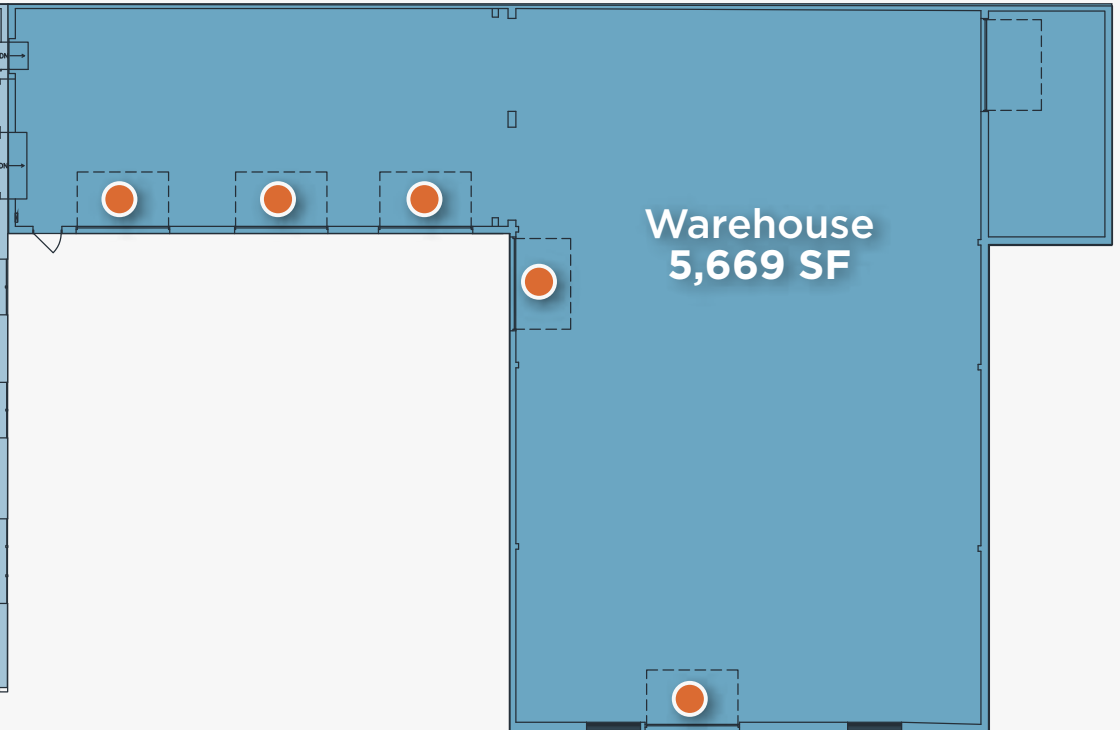
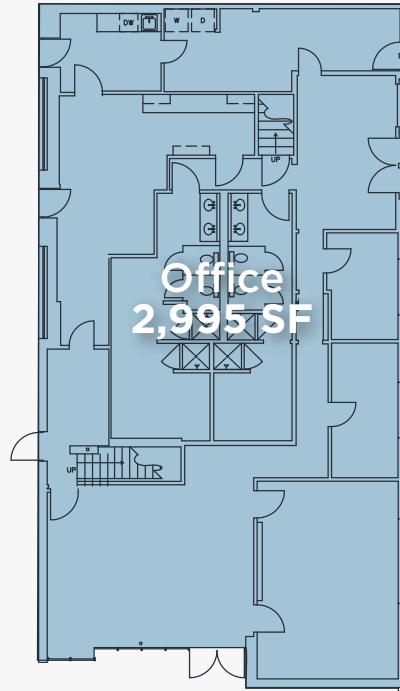
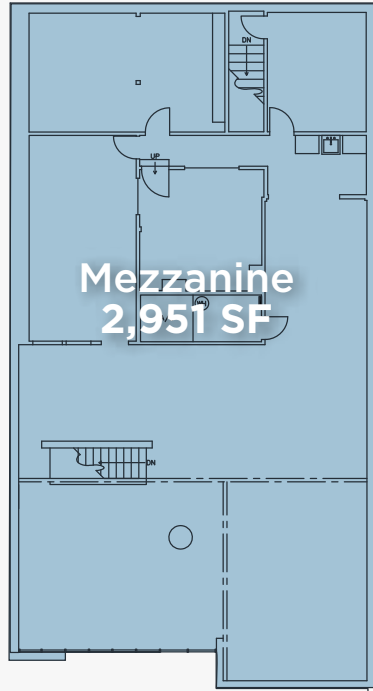
ON BURNET
343 MF Units



Grade Level OH Door

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● Grade Level OH Door



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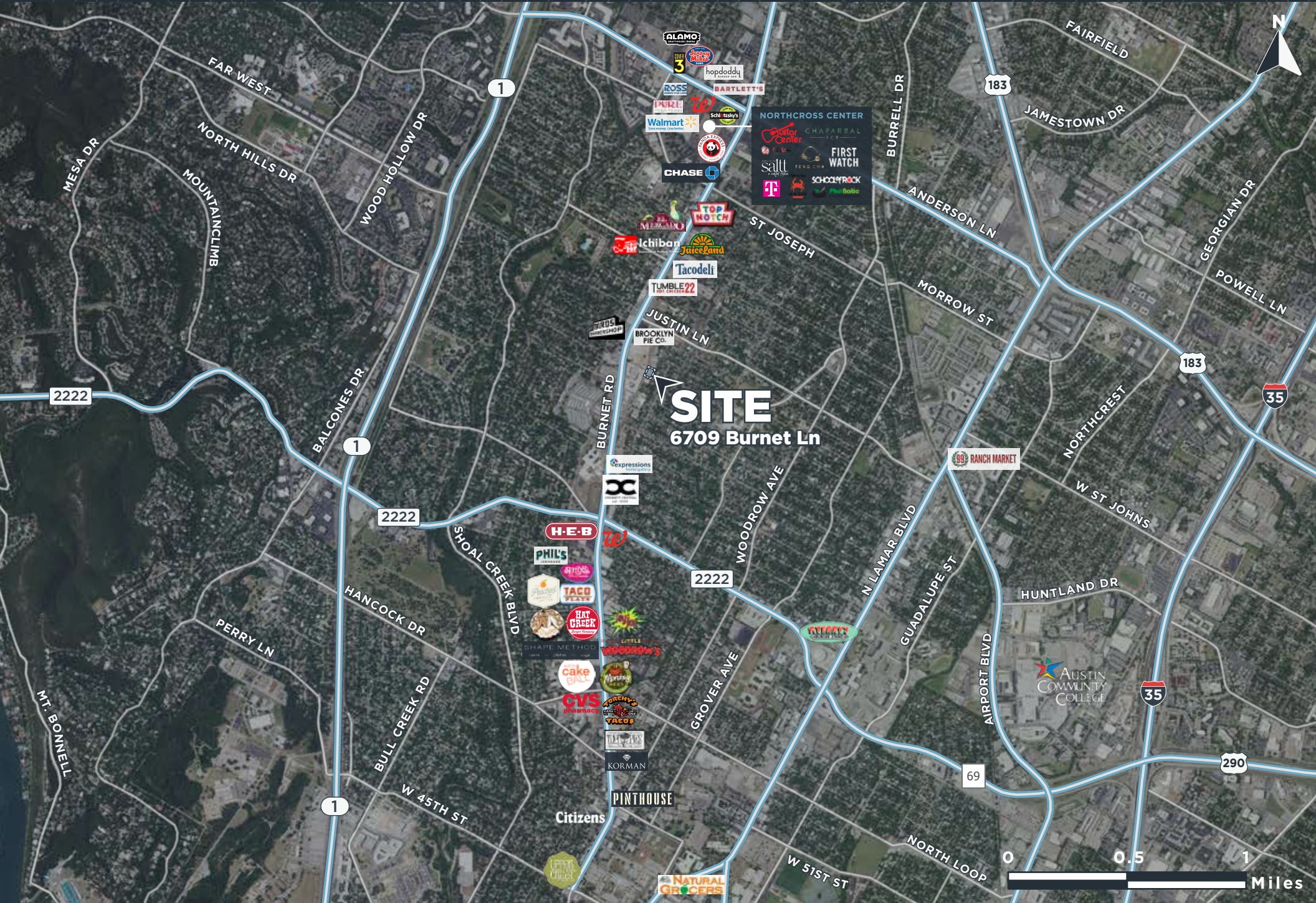
6709 Burnet Ln Drivetimes to Key Intersections

- 3 Minute Drive Time
- 5 Minute Drive Time
- 10 Minute Drive Time



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