

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:

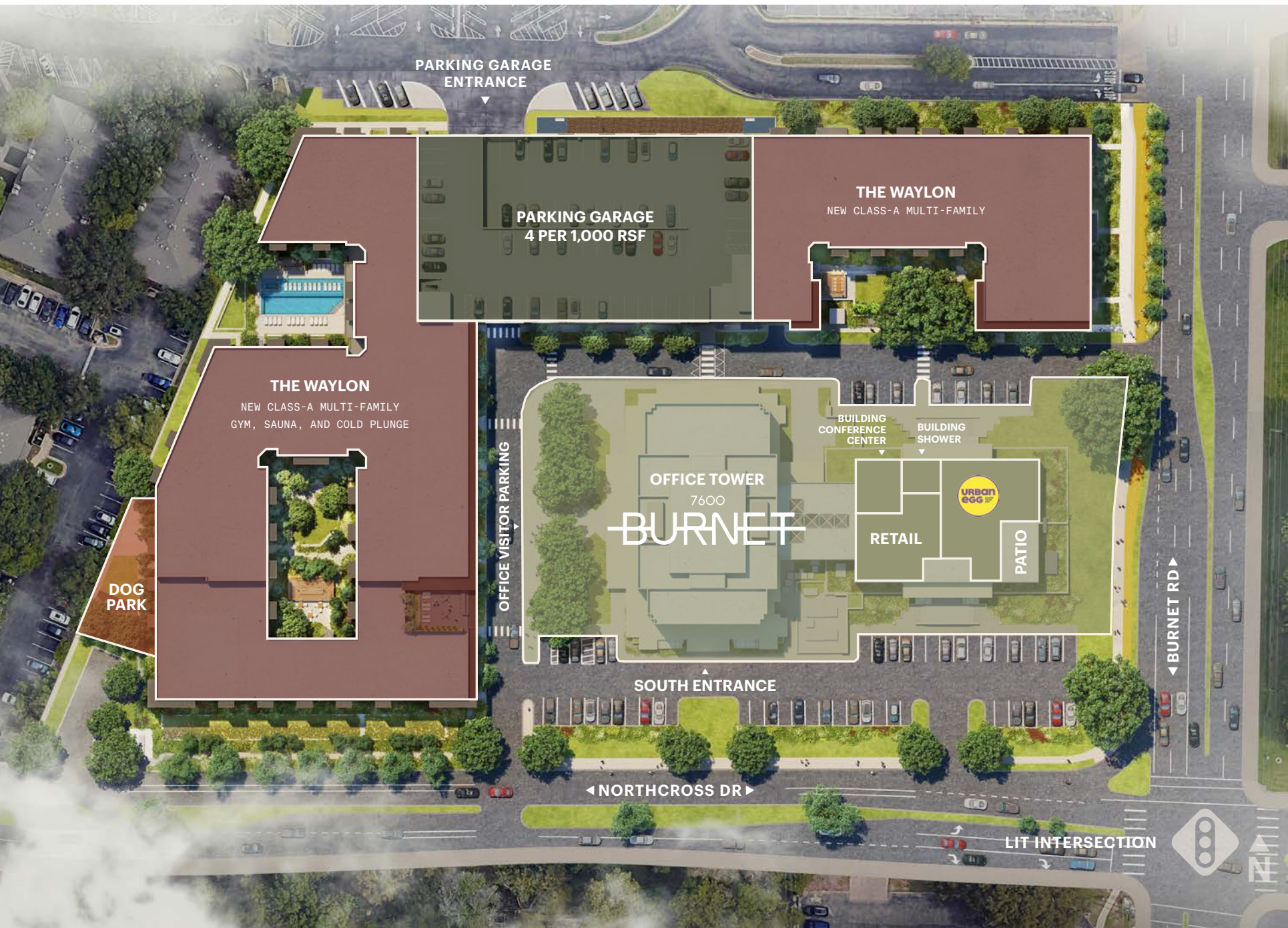
**ECR**

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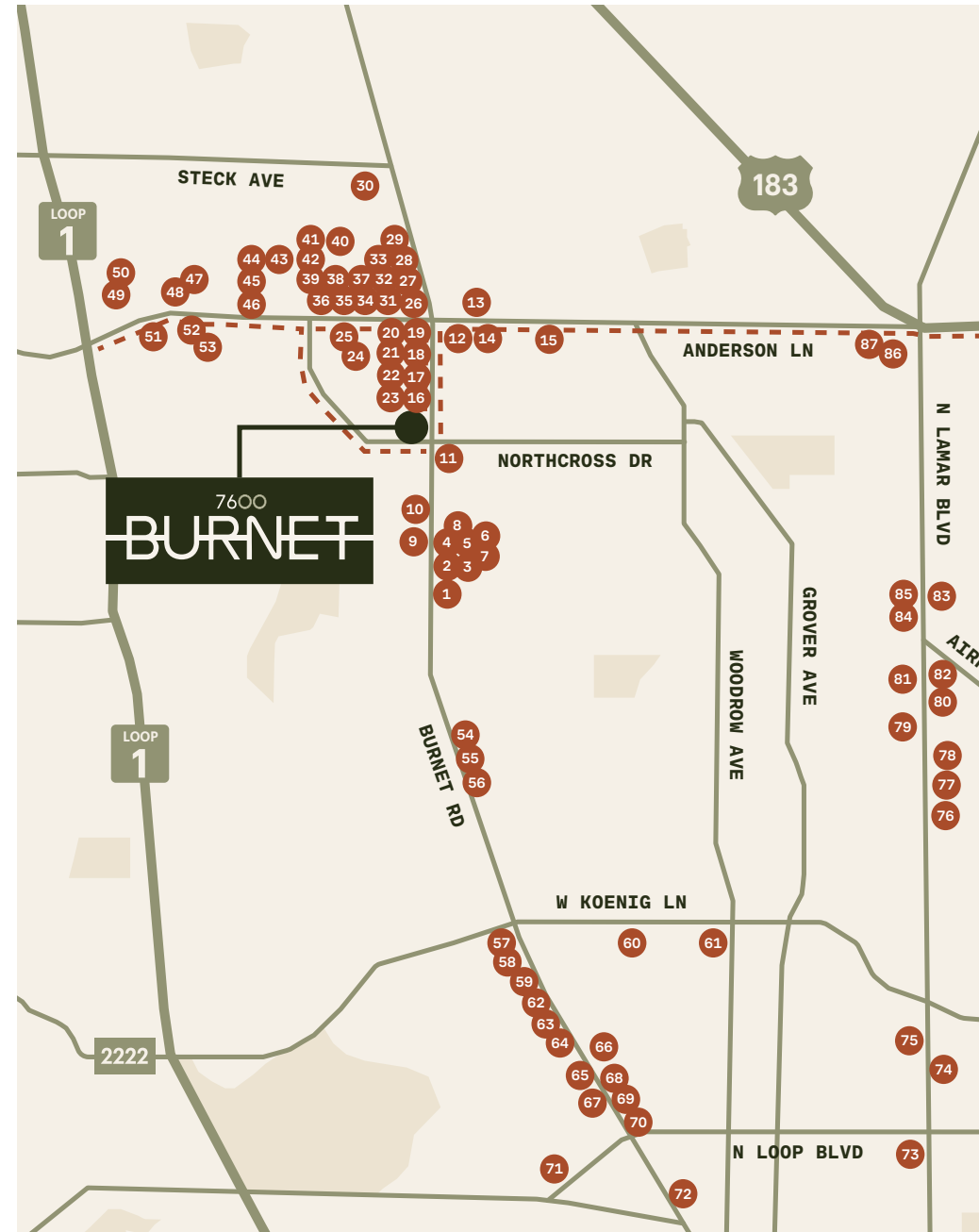






# Nearby AMENITIES

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







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 115 | 2,325 RSF | SPEC SUITE          |
| 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 |
|-----------|------------|------------|

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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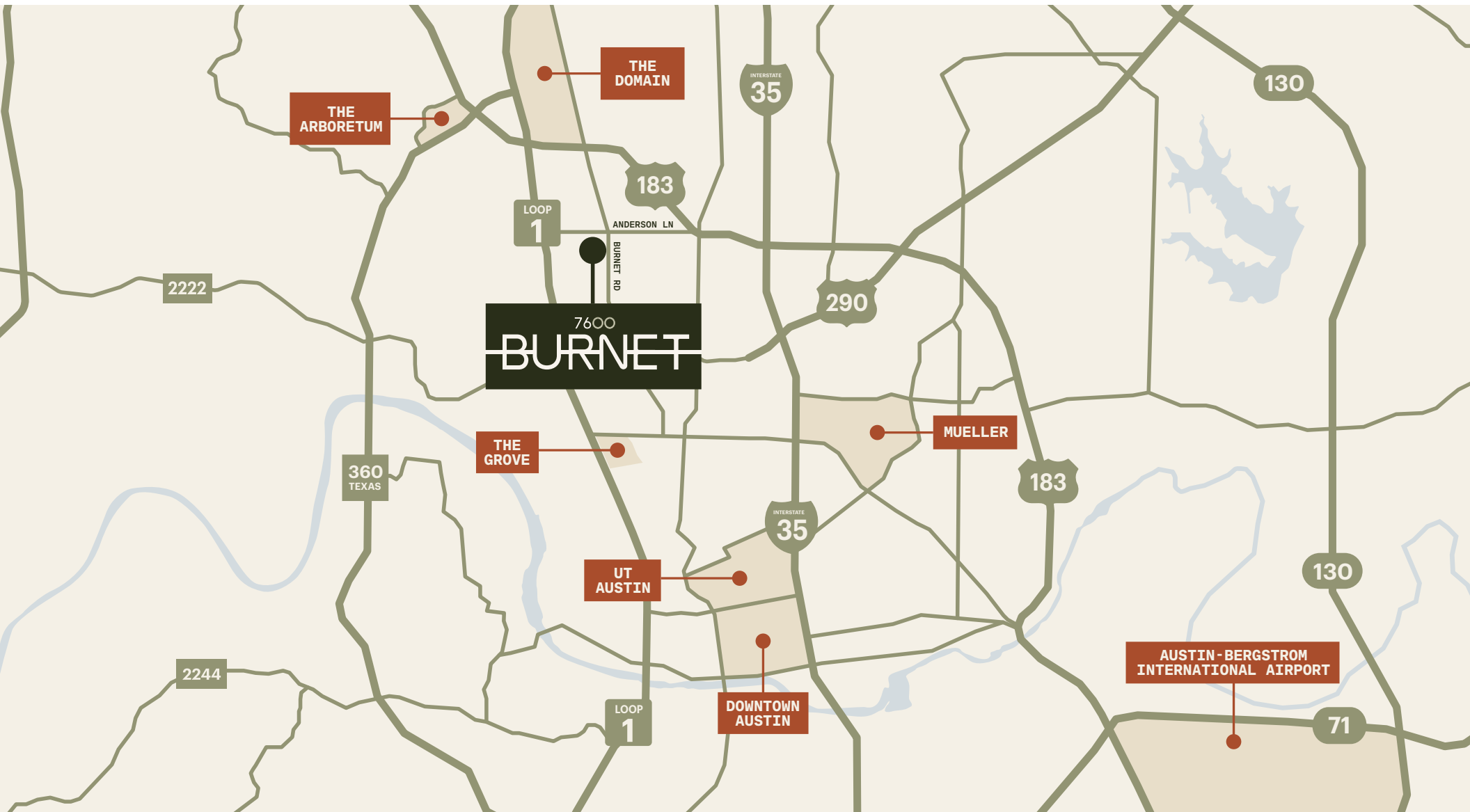
OPENING Q4 2026

Serving breakfast and lunch  
with full bar and coffee service





# 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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