



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

 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

**P** Structured parking at 4 per 1,000 RSF

 Monument and building signage available

PROJECT BY:

 RIVERSIDE

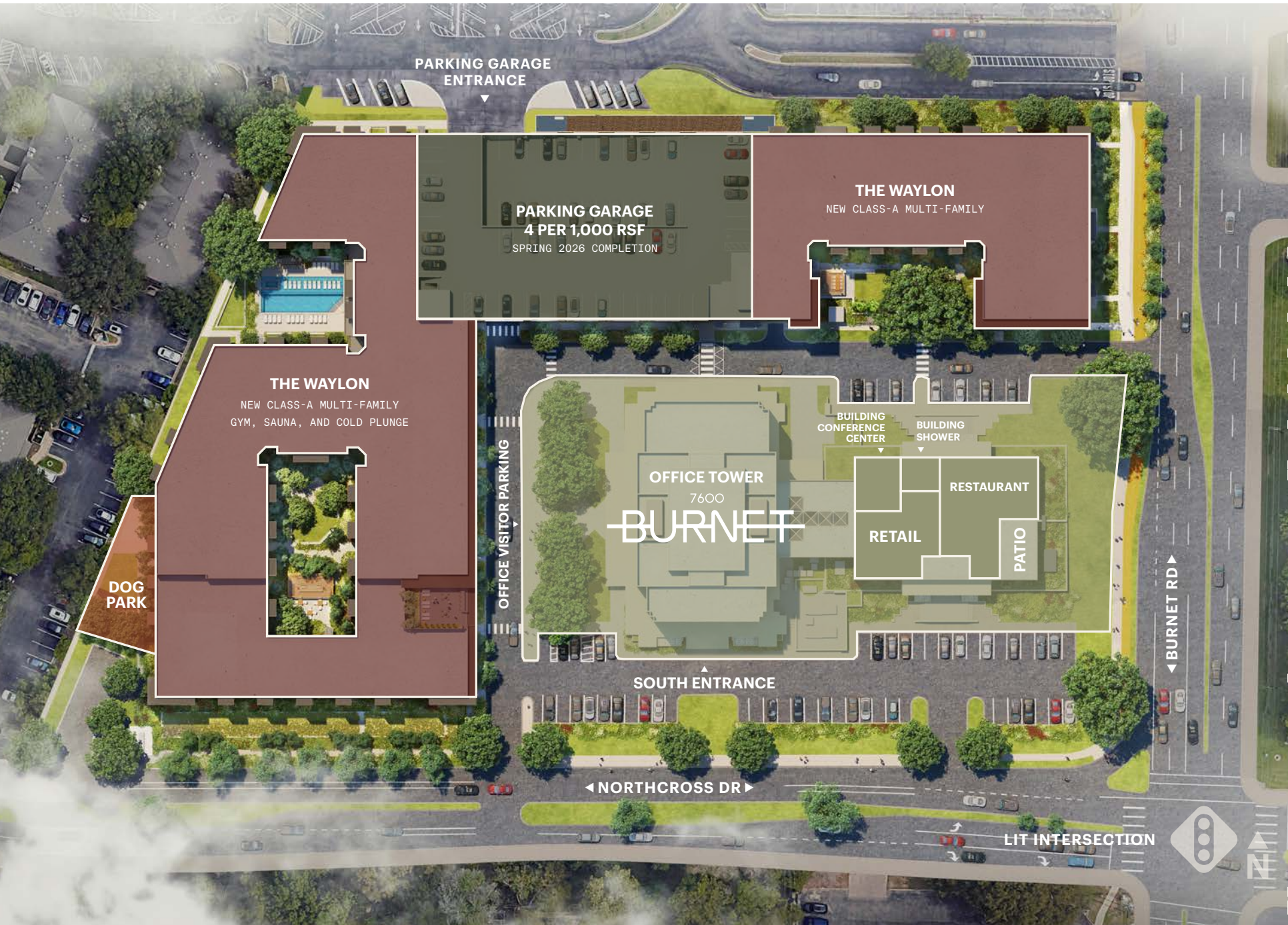
LEASING BY:

**E C R**

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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

BUILDING  
SHOWER

RETAIL

RESTAURANT

PATIO

SOUTH ENTRANCE

← NORTHROSS DR →

← BURNET RD →

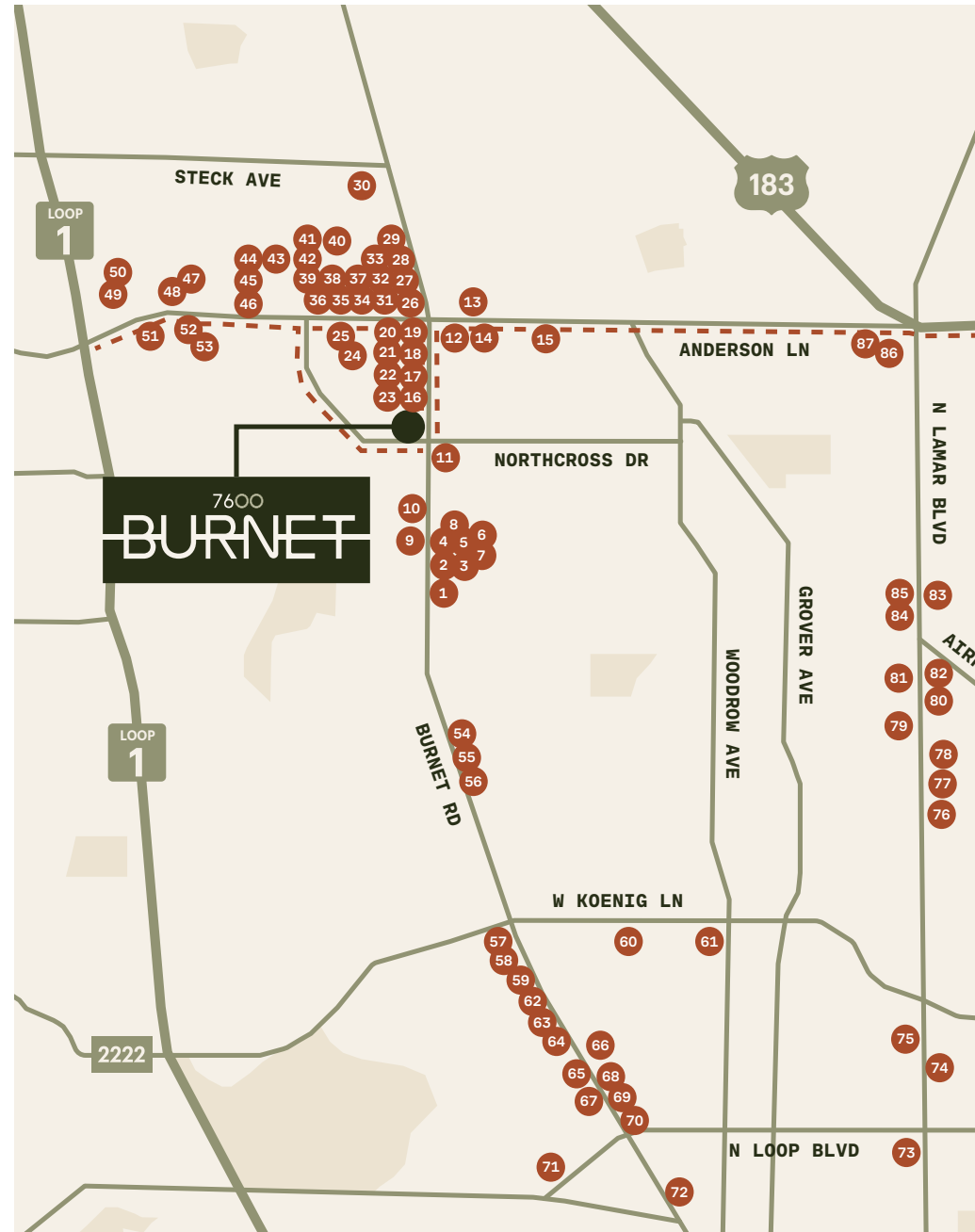
LIT INTERSECTION



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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**

*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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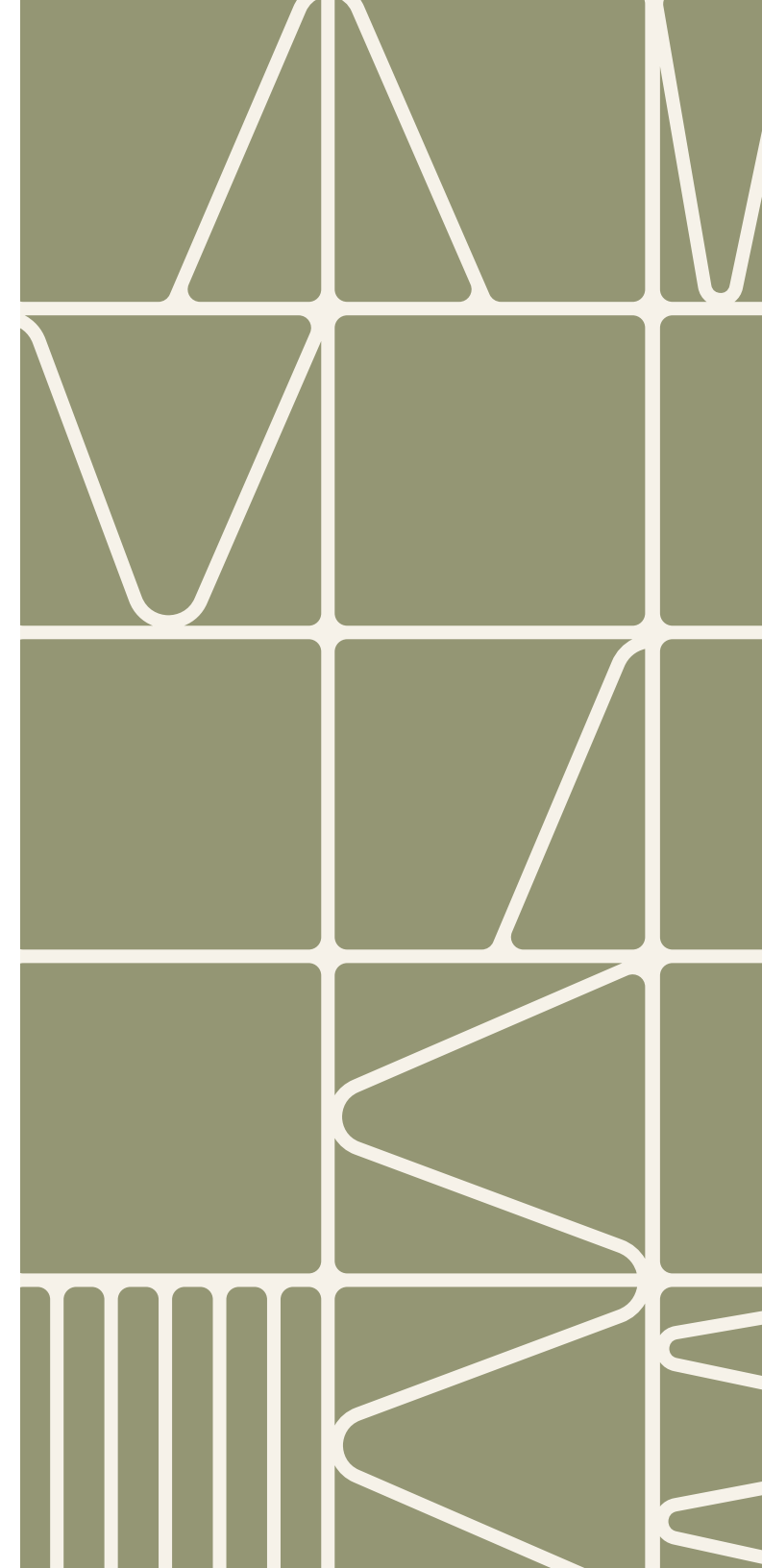
RIVERSIDE

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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

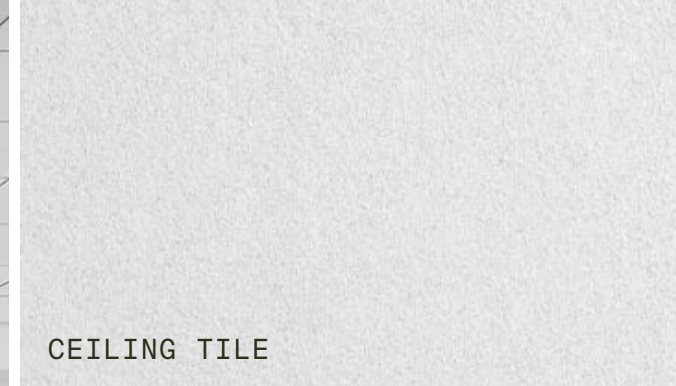
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*Over* **2M+ DOLLARS**

INVESTED IN NEW SPEC SUITES



LIGHT FIXTURE



CEILING TILE



CARPET TILE



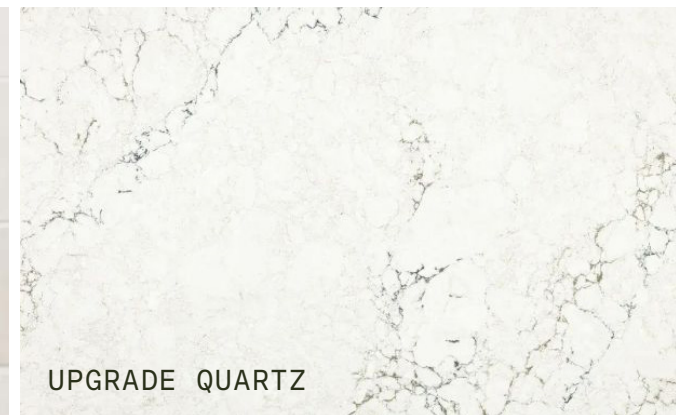
TILE BAR



SOLID SURFACE



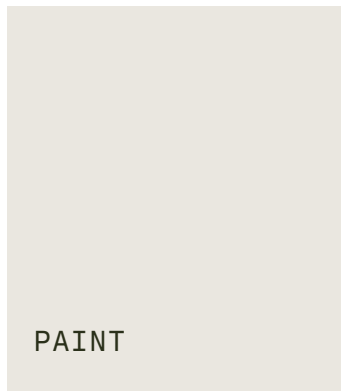
UPGRADE TILE BAR



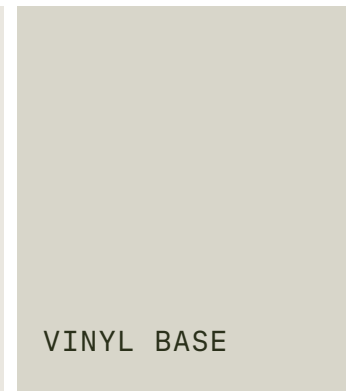
UPGRADE QUARTZ



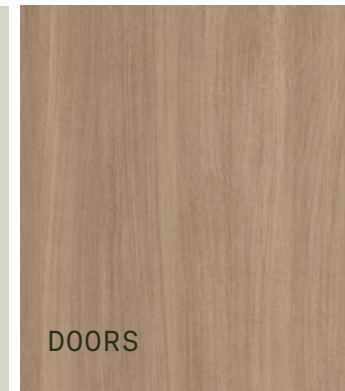
LVT/SHAW



PAINT



VINYL BASE



DOORS



MW/PLM

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*Amenity* **FINISHES**

WITH DEVELOPER CURATED  
FINISH STANDARDS THROUGHOUT



ENTRY WALLS



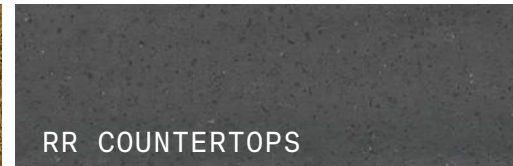
RR VANITY TILE



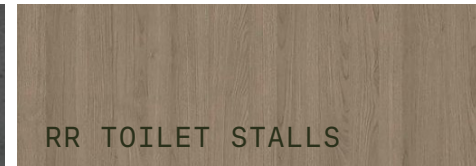
RR WALL TILE



WALK OFF MAT



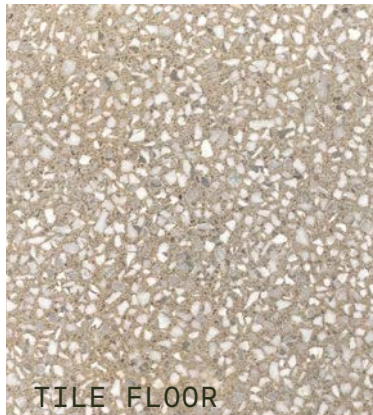
RR COUNTERTOPS



RR TOILET STALLS



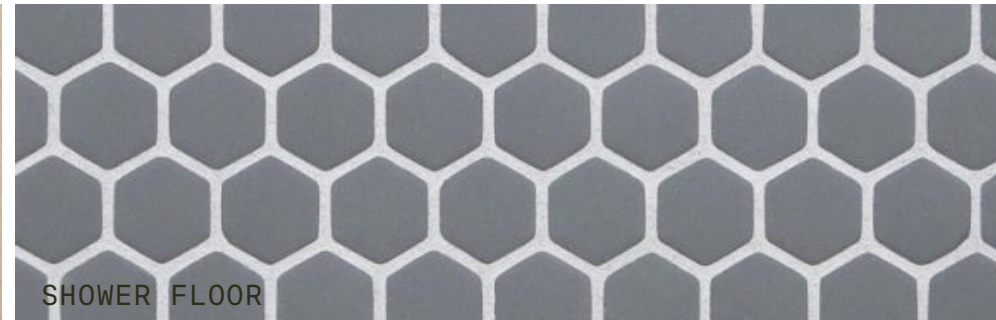
CARPET TILE



TILE FLOOR



WOOD FLOOR



SHOWER FLOOR



WOOD/MILLWORK



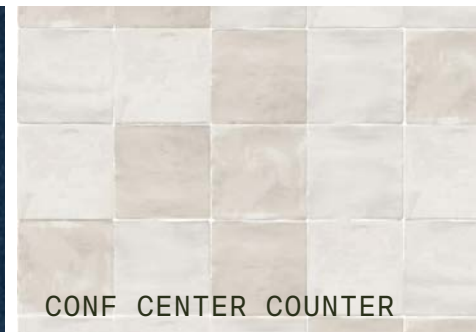
LIME WASH/STAIRS



ELEVATOR TILE



CONF CENTER WALLS



CONF CENTER COUNTER



CONF CENTER COUNTER



PAINT



ACCENT PAINT



ACCENT PAINT

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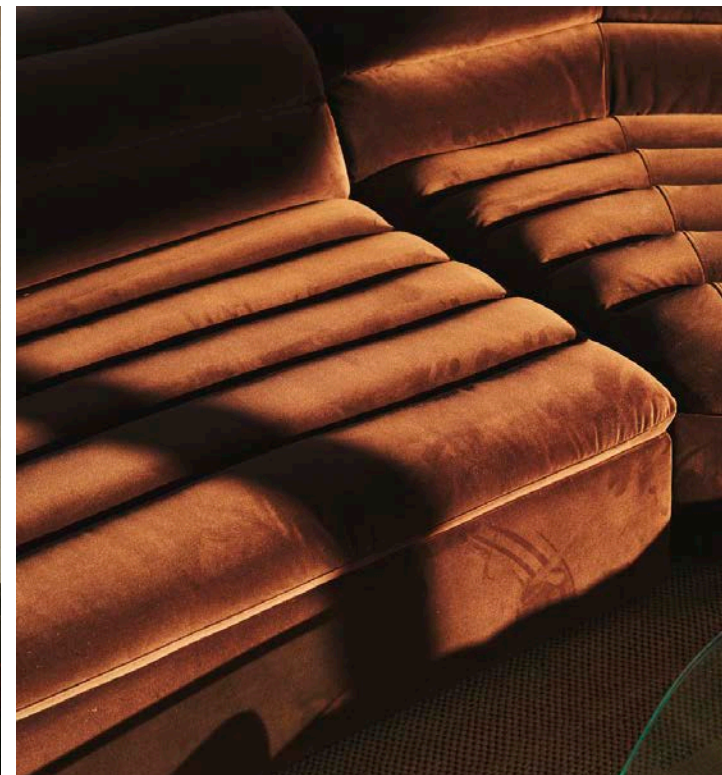
RETAIL SPACE/BURNET RD



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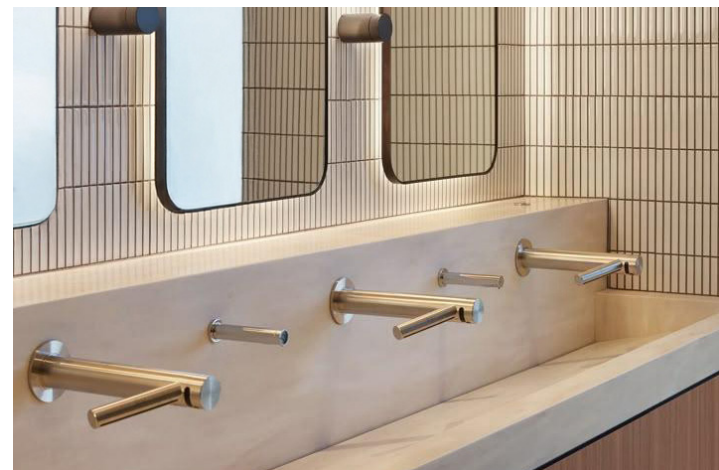
FULL BUILDING RENOVATION

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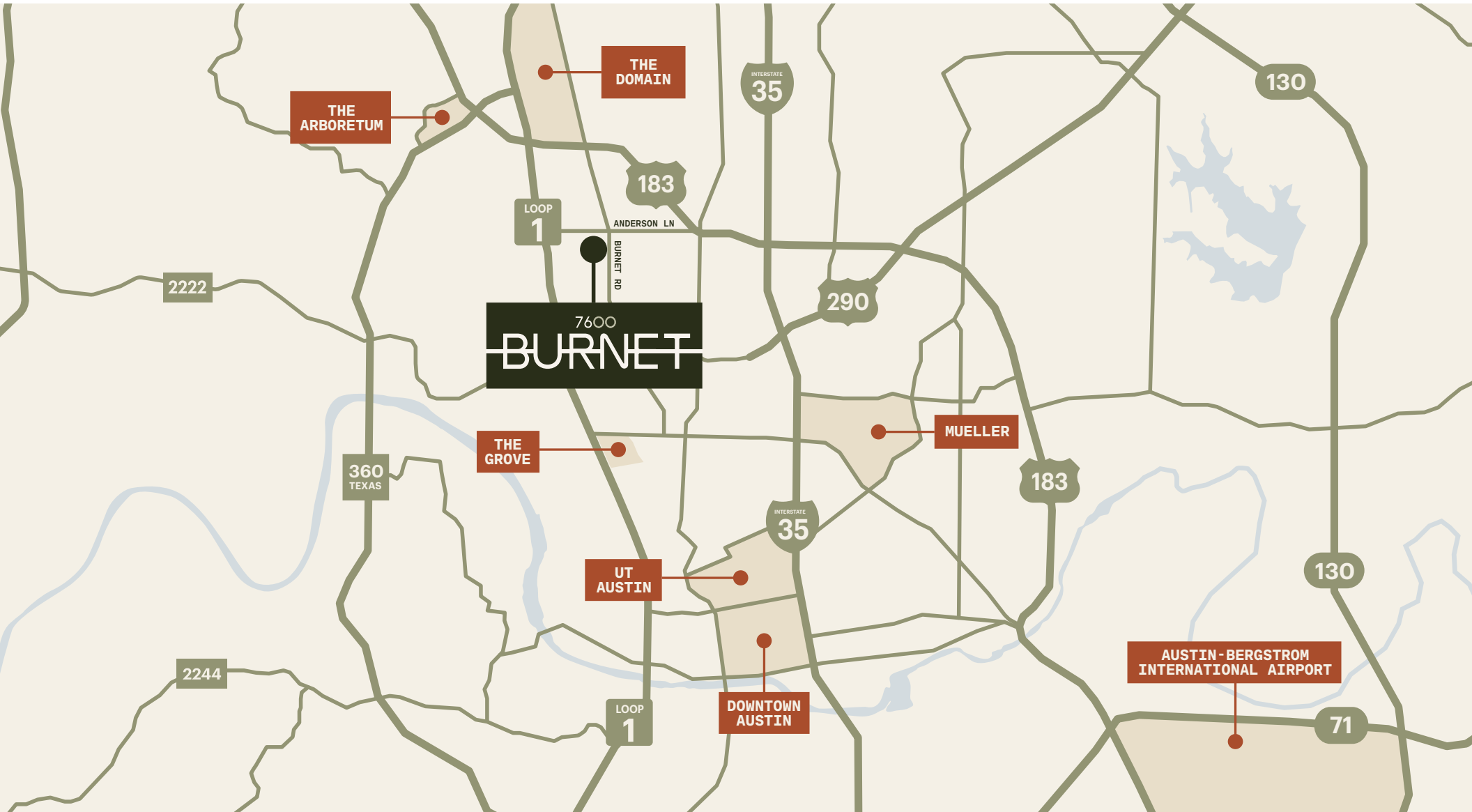


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*New* **BUILDING LOBBY**  
CONCEPTUAL RENDERINGS



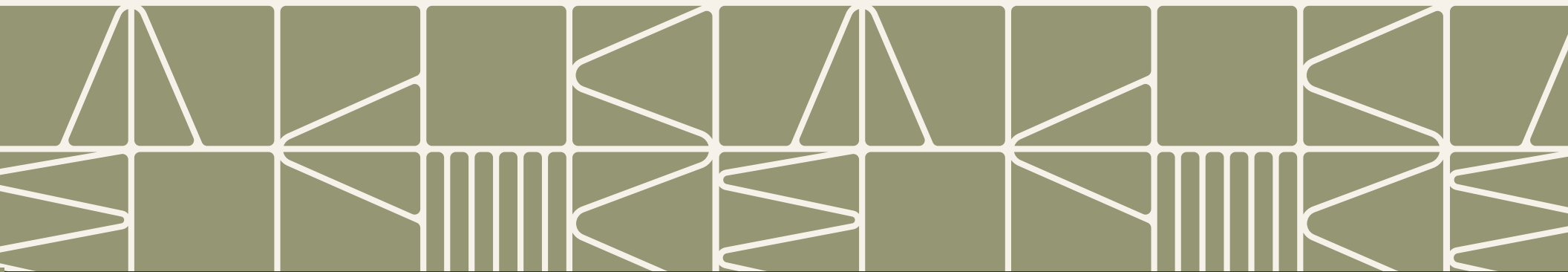
# Location OVERVIEW



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 DOWNTOWN 15 MIN	 ANDERSON LN 1 MIN	 IH-35 8 MIN	 US-183 6 MIN	 LOOP 1 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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