



**LIVE OAK**

Real Estate Development,  
Brokerage & Services

# 9415 Burnet

## OFFICE/RETAIL SPACE FOR LEASE

North Central Austin  
9415 Burnet Road | Austin, Texas 78758

## AVAILABLE SPACE

### First Floor:

- Suite 101 1,507 RSF - Available Immediately
- Suite 105 1,137 RSF - Available Immediately
- Suite 108 340 RSF - Available 11/1/2019

### Second Floor:

- Suite 200A 979 RSF - Available Immediately
- Suite 203 830 RSF - Available 10/1/2019
- Suite 208 644 RSF - Available Immediately
- Suite 210 806 RSF - Available Immediately
- Maximum Contiguous - 1,450 RSF

### Third Floor:

- Suite 309B 304 RSF - Available 30 Days

Jon Moscoe

512.426.4858

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Dax Benkendorfer

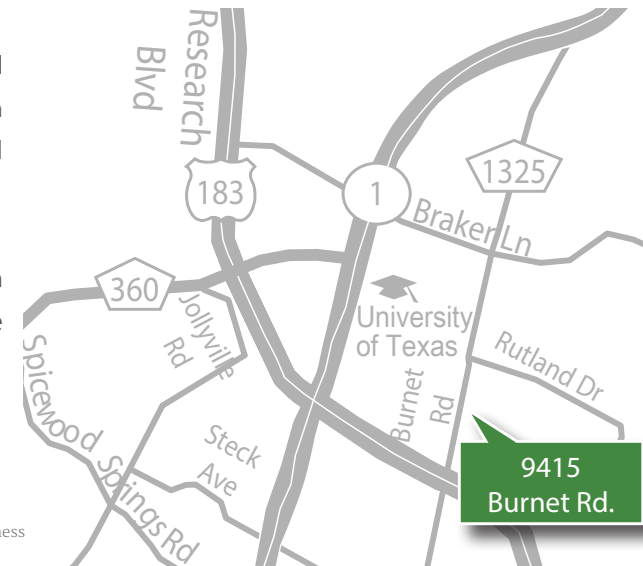
512.852.7472

dax@liveoak.com



9415 Burnet Road is a 25,464 SF Office/Retail building located half a mile north of the intersection of US Highway 183 and Burnet Road in North Central Austin.

The building fronts Burnet Road and is served by a signalized intersection. The property offers ample surface parking and an on-site restaurant.



The information contained herein was obtained from sources deemed reliable. Live Oak, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

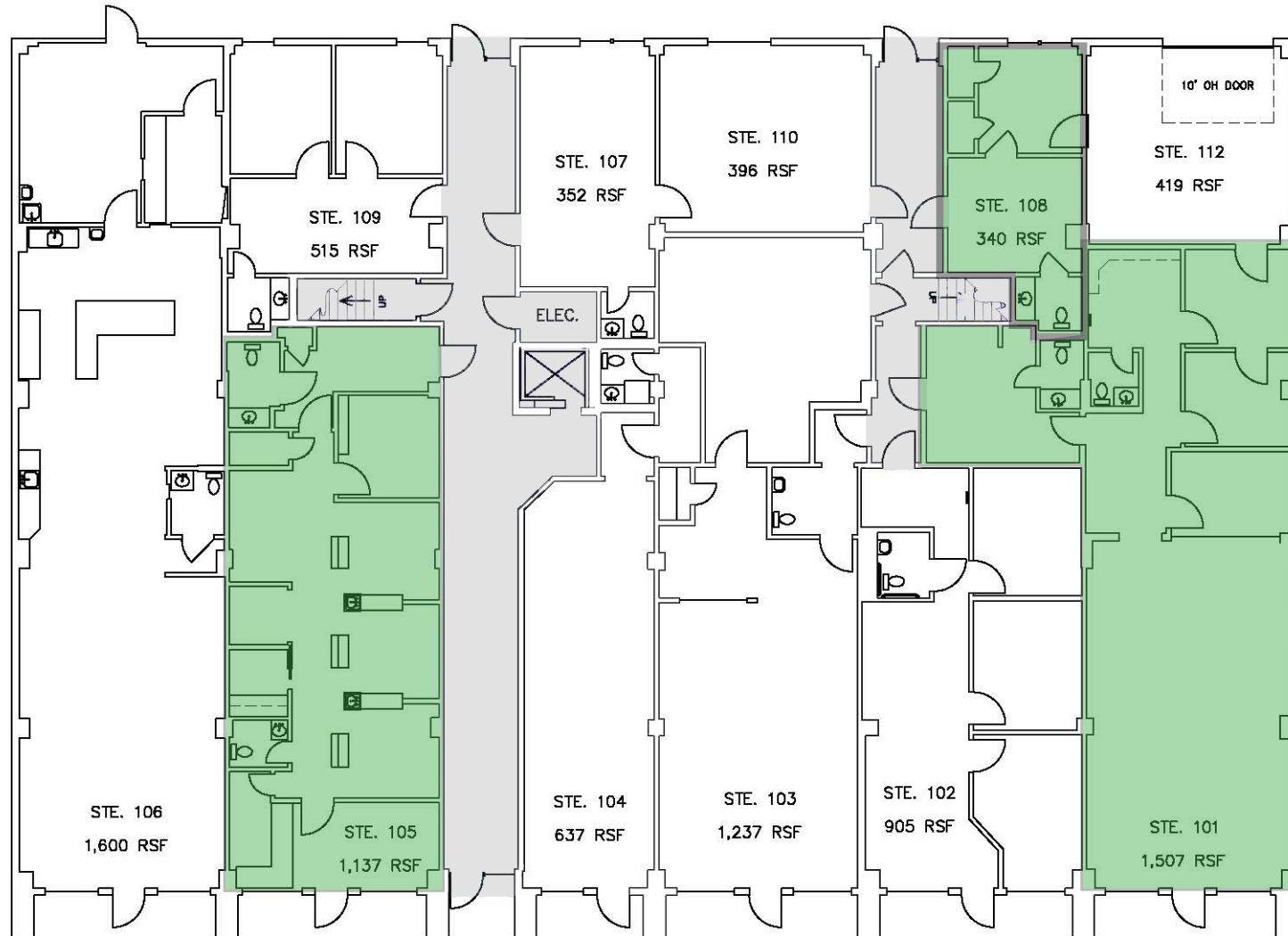
## FIRST FLOOR

Suite 101 - 1,507 RSF

Suite 105 - 1,137 RSF

Suite 108 - 340 RSF

Suite 108  
Available  
11/1/2019  
340 RSF



Suite 101  
Available  
Immediately  
1,507 RSF

Suite 105  
AVAILABLE  
Immediately  
1,137 RSF



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## SECOND FLOOR

Suite 200A - 979 RSF

Suite 203 - 830 RSF

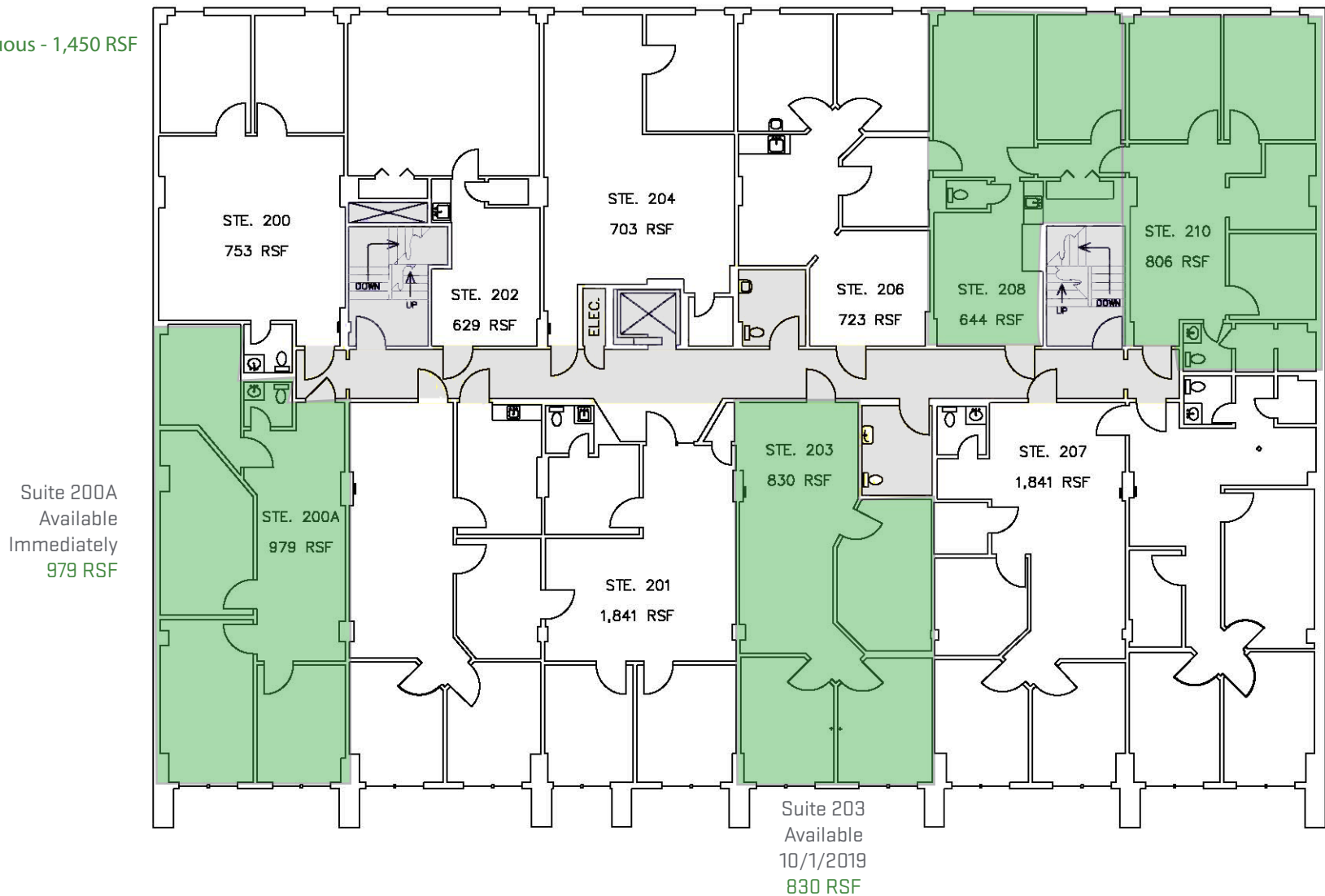
Suite 208 - 644 RSF

Suite 210 - 806 RSF

Maximum Contiguous - 1,450 RSF

Suite 208  
Available  
Immediately  
644 RSF

Suite 210  
Available  
Immediately  
806 RSF



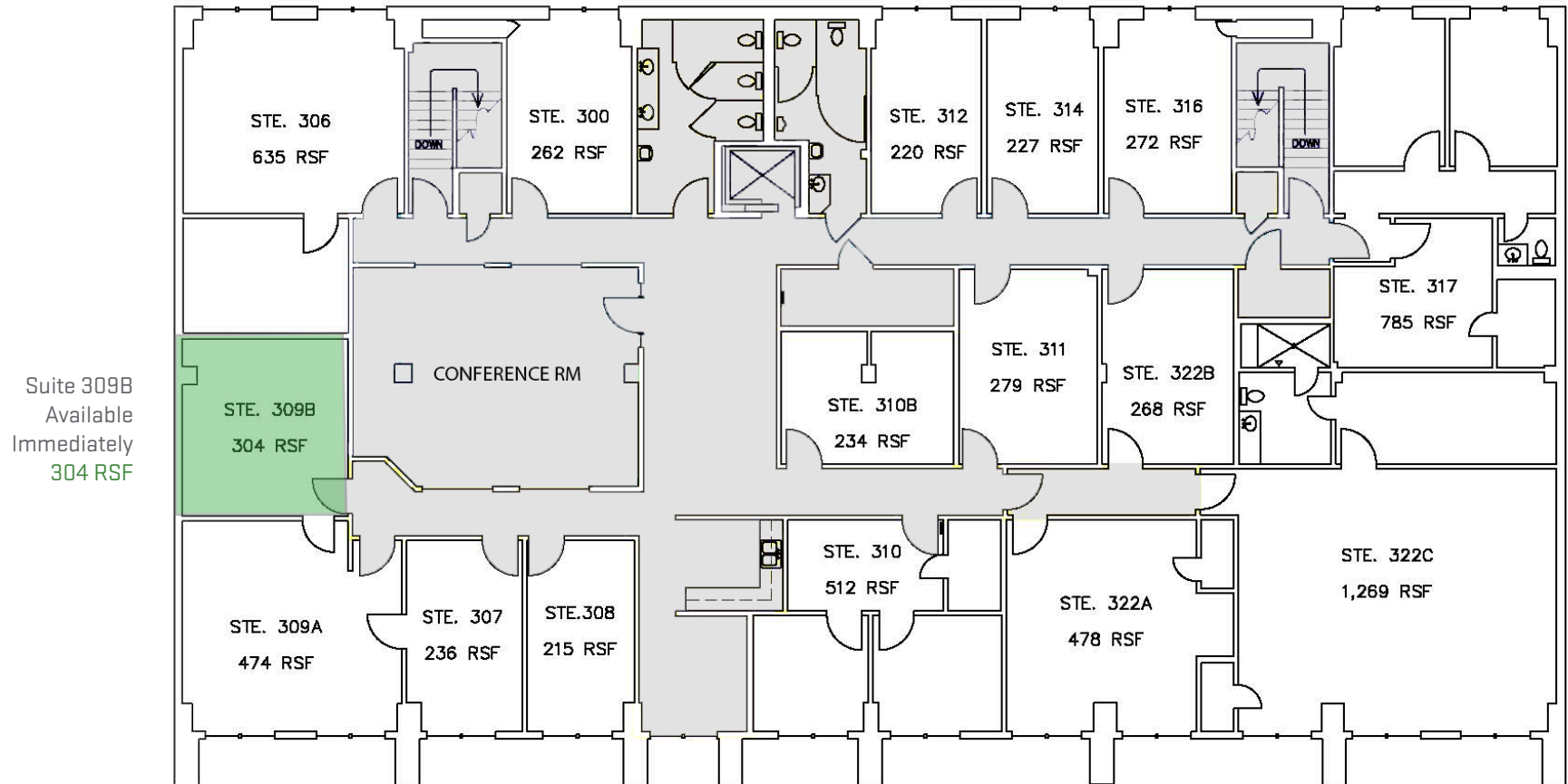
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## THIRD FLOOR

### Suite 309B - 304 RSF



Suite 309B  
Available  
Immediately  
304 RSF



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# 9415 Burnet

## AMENITIES MAP

9415 Burnet Road  
Austin, Texas 78758

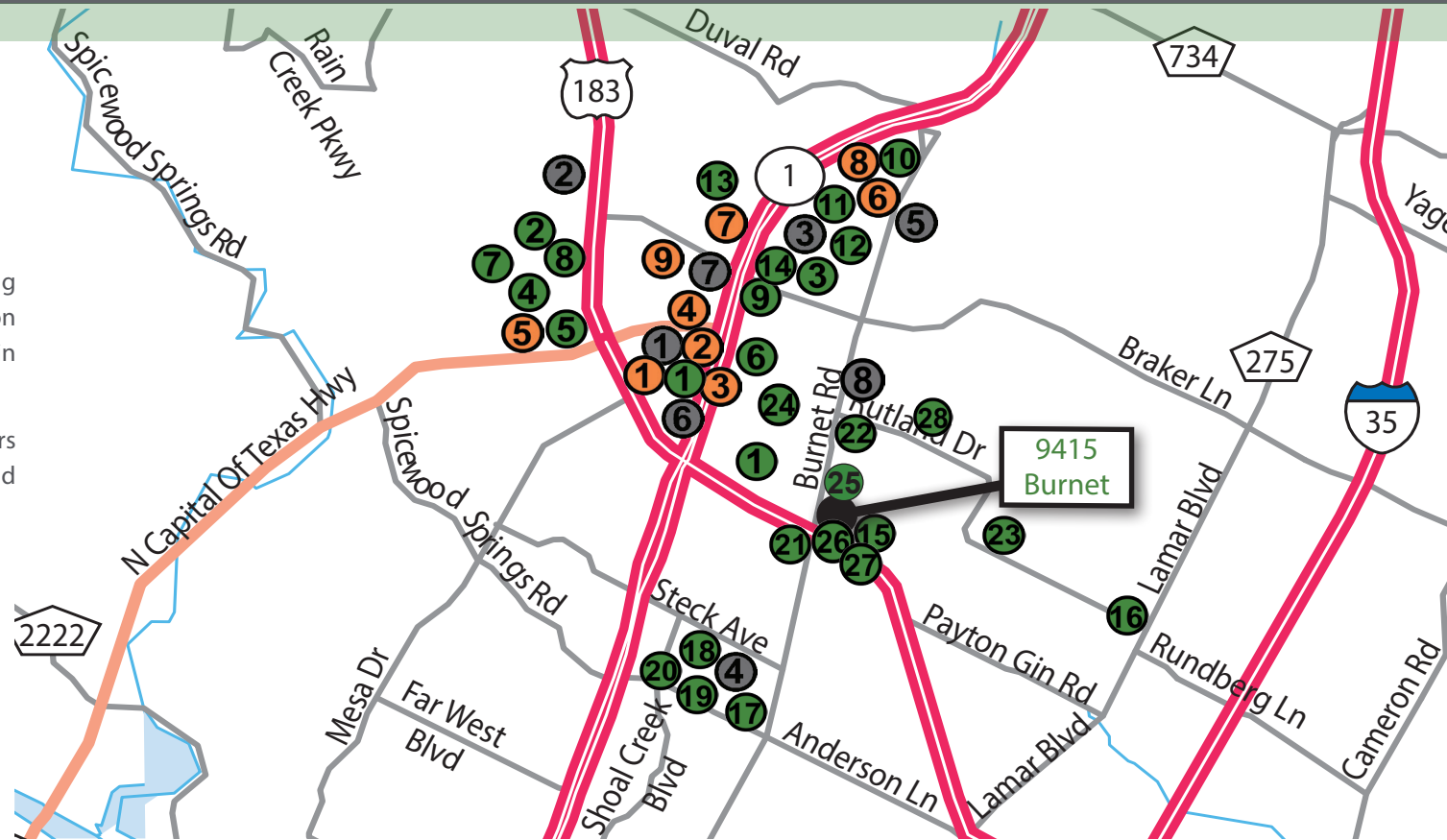
### North Central Austin

9415 Burnet Road is a 25,464 SF building located half a mile north of the intersection of US Highway 183 and Burnet Road in North Central Austin.

The building fronts Burnet Road and offers office/retail space on the ground level and office space on the second and third floors.

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### RESTAURANTS

- |                           |                              |                       |
|---------------------------|------------------------------|-----------------------|
| 1 Bucca di Bepo           | 10 McCormick & Schmick's     | 19 Fuddruckers        |
| 2 Cheesecake Factory      | 11 NXNW Restaurant & Brewery | 20 Einsteins          |
| 3 Maggiano's              | 12 Urban an American Grill   | 21 Olive Garden       |
| 4 Eddie V's Prime Seafood | 13 Roaring Fork              | 22 China House        |
| 5 Z'Tejas                 | 14 Kona Grill                | 23 Lucky Star Cafe    |
| 6 Truluck's               | 15 Mikado Ryotei             | 24 Austin Beer Works  |
| 7 P.F. Changs             | 16 Tacomore                  | 25 Garden Spot Cafe   |
| 8 Saltgrass Steakhouse    | 17 HopDaddy's                | 26 Thai House         |
| 9 BJ's Brewhouse          | 18 Korea House               | 27 Casa Chalupa       |
|                           |                              | 28 Adelbert's Brewery |

### ENTERTAINMENT

- 1 Regal Cinemas Gateway
- 2 Regal Cinemas Arbor 8
- 3 iPic Theaters - Domain
- 4 Alamo Drafthouse
- 5 TopGolf
- 6 Dave & Busters
- 7 Austin Planetarium
- 8 HI Speed Go Cart Racing

### HOTELS

- 1 Courtyard Marriott
- 2 Embassy Suites
- 3 Hyatt Place
- 4 Hyatt House
- 5 Renaissance Austin
- 6 The Westin Austin
- 7 Springhill Suites
- 8 Aloft at the Domain
- 9 Staybridge Suites





# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



11-2-2015

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

**Live Oak - Gottesman, LLC**      **590102**      **doug@liveoak.com**      **512.472.5000**

Licensed Broker/Broker Firm Name or      License No.      Email      Phone  
 Primary Assumed Business Name

**Doug Thomas**      **515612**      **doug@liveoak.com**      **512.472.5000**

Designated Broker of Firm      License No.      Email      Phone  
 Licensed Supervisor of Sales Agent/  
 Associate

Sales Agent/Associate's Name      License No.      Email      Phone

Buyer/Tenant/Seller/Landlord Initials      Date