

# WATERFORD BUSINESS PARK

9120 BURNET RD • AUSTIN, TX 78758



- Industrial/flex property with prominent frontage along Burnet Road
- Warehouse suites with loading access and office components
- Located within North Austin's established business district

## Property Summary

AVAILABLE SF	340-30,340 SF
BUILDING SIZE	105,700 SF
RENOVATED	2022
MARKET	Austin

For more information, please contact:

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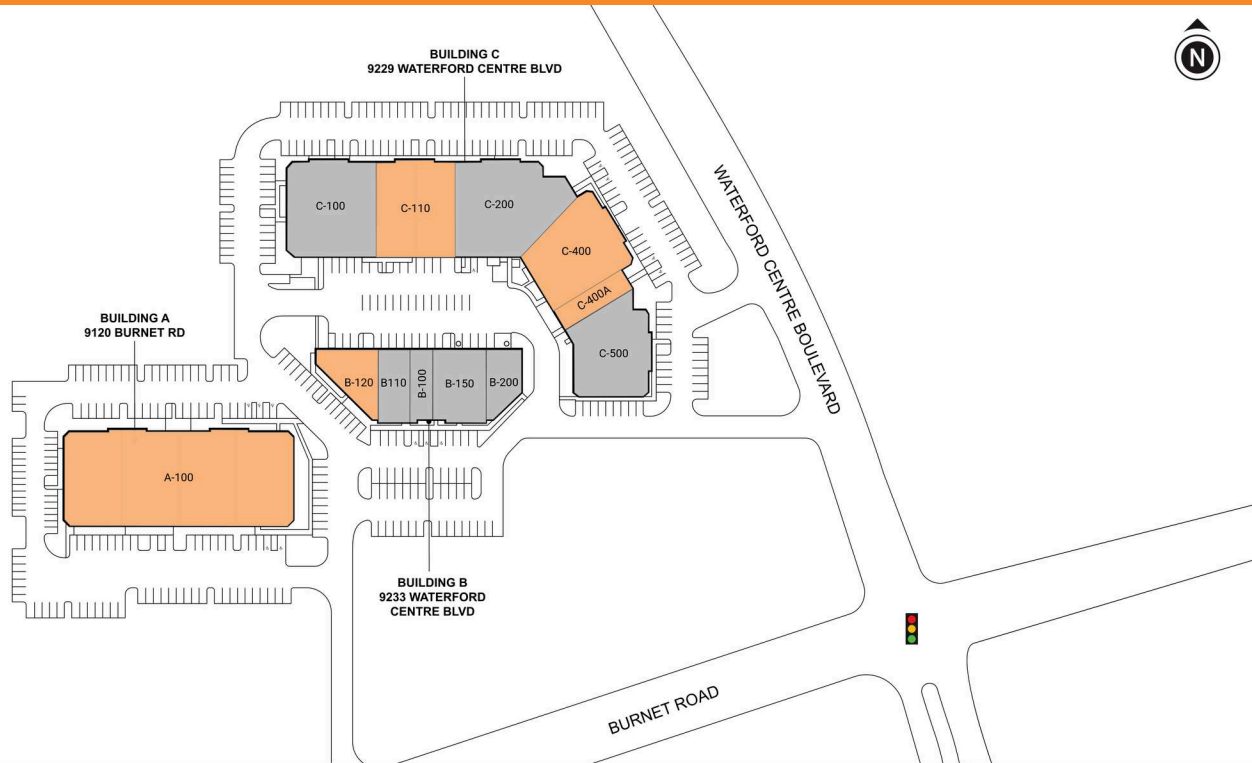
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**LEGEND**

- ▲ DOCK HIGH DOORS
- GRADE LEVEL DOORS



■ AVAILABLE ■ OCCUPIED

## Current Availabilities

BUILDING	SUITE	TOTAL SIZE	OFFICE SIZE	OFFICE %	TYPE	CLEAR HT	GL	DL
A-100	30,340							
B-100B	340							
B-100W	568							
B-120	1,771							
C-110	13,137							
C-400	7,625							
C-400A	4,077							

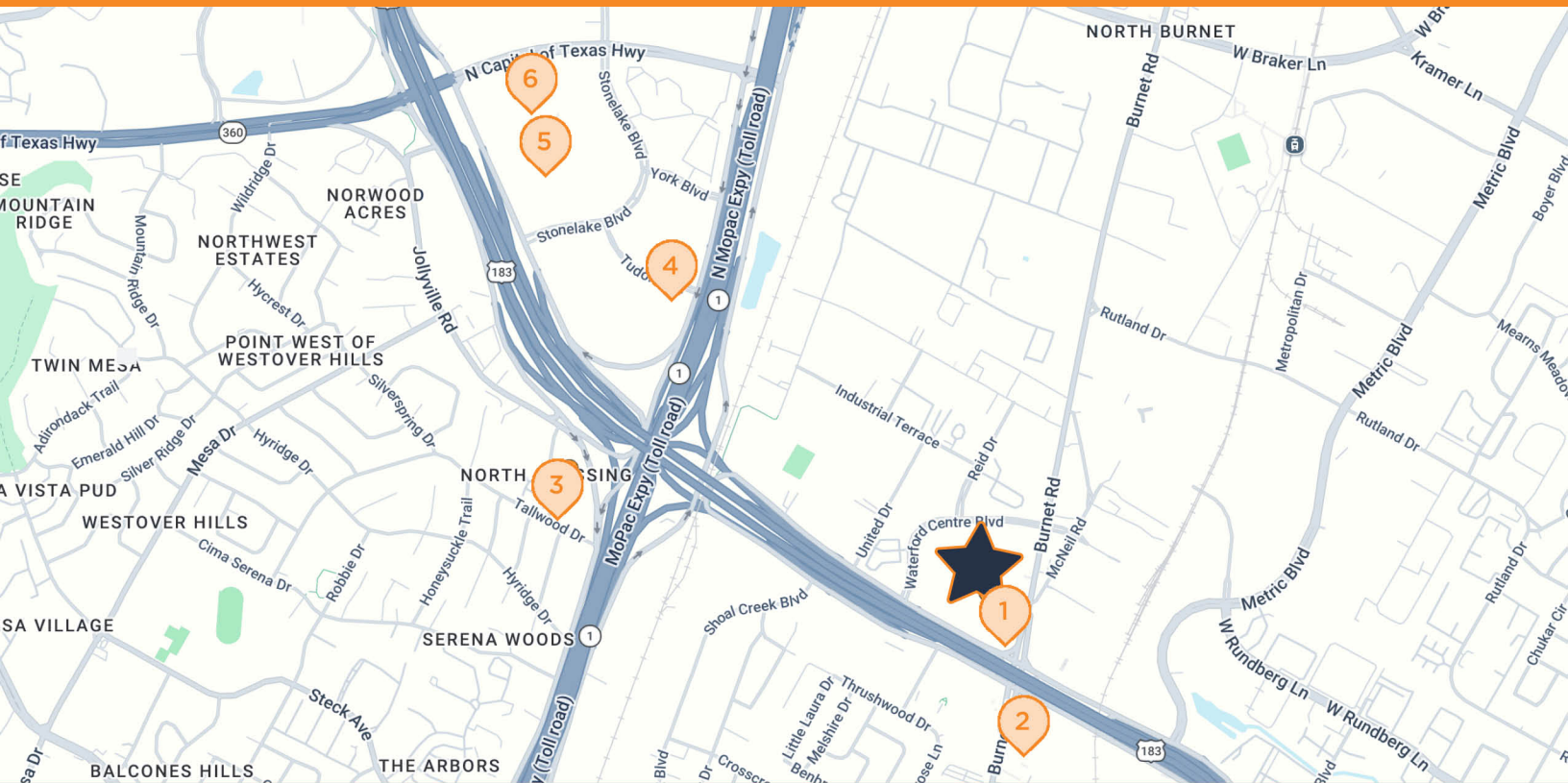
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- |          |  |          |   |
|----------|--|----------|---|
| <b>1</b> | <b>EXXON</b><br>9061 Research Blvd, Austin, TX                   | <b>4</b> | <b>HYATT PLACE</b><br>3612 Tudor Blvd, Austin, TX           |
| <b>2</b> | <b>OLIVE GARDEN</b><br>8833 Burnet Rd, Austin, TX                | <b>5</b> | <b>BEST BUY</b><br>9607 Research Blvd, Austin, TX           |
| <b>3</b> | <b>DOUBLETREE BY HILTON</b><br>8901 Business Park Dr, Austin, TX | <b>6</b> | <b>WHOLE FOODS MARKET</b><br>9607 Research Blvd, Austin, TX |