

# WATERFORD BUSINESS PARK

9120 Burnet Rd Austin, TX 78758



Available SF  
**340-30,340 SF**

Renovated  
**2022**

Clear Height  
**16'-20'**

Location  
**AUSTIN, TX**



## FOR MORE INFORMATION

### Kevin Dougherty

Leasing Manager

BKM Management Company

P. 737.361.9441

E. [KDOUGHERTY@BKMMGMT.COM](mailto:KDOUGHERTY@BKMMGMT.COM)

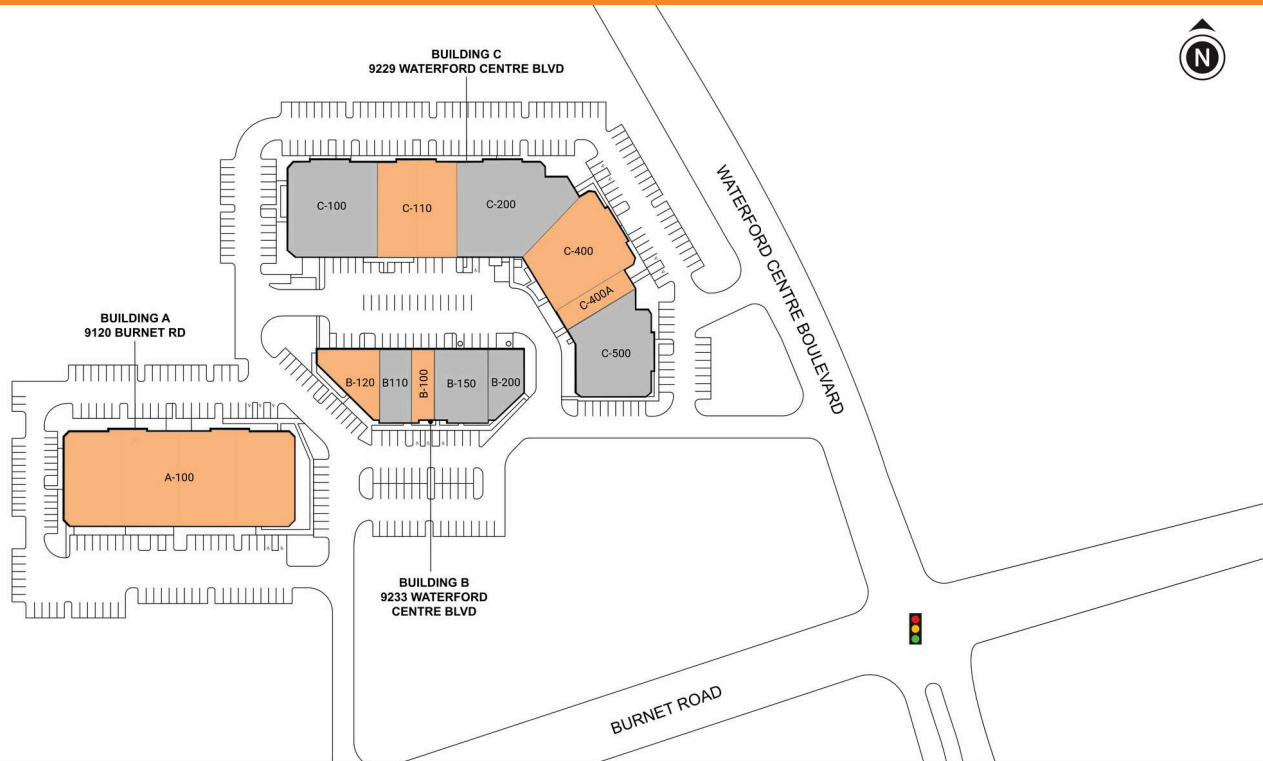
- Industrial/flex property with prominent frontage along Burnet Road
- Warehouse suites with loading access and office components
- Located within North Austin's established business district

# WATERFORD BUSINESS PARK

9120 Burnet Rd Austin, TX 78758



| LEGEND |                   |
|--------|-------------------|
| ▲      | DOCK HIGH DOORS   |
| ○      | GRADE LEVEL DOORS |



● AVAILABLE ● OCCUPIED

## CURRENT AVAILABILITIES

| BUILDING | SUITE  | TOTAL SF | OFFICE SF | OFFICE % | TYPE | CLEAR HT | GL  | DL  |
|----------|--------|----------|-----------|----------|------|----------|-----|-----|
| N/a      | A-100  | 30,340   | N/A       | N/A      | N/A  | N/A      | N/A | N/A |
| A        | A-110  | 8,864    | 0         | 0%       | OFF  | N/A      | N/A | N/A |
| A        | A-150  | 16,365   | 0         | 0%       | OFF  | N/A      | N/A | N/A |
| B        | B-100  | 3,161    | 0         | 0%       | OFF  | N/A      | N/A | N/A |
| B        | B-100B | 340      | 0         | 0%       | N/A  | N/A      | N/A | N/A |
| B        | B-100W | 568      | 0         | 0%       | IND  | N/A      | N/A | N/A |
| B        | B-110  | 2,794    | 0         | 0%       | OFF  | N/A      | N/A | N/A |
| B        | B-120  | 1,771    | 0         | 0%       | OFF  | N/A      | N/A | N/A |
| C        | C-110  | 13,137   | 0         | 0%       | N/A  | N/A      | N/A | N/A |
| C        | C-400  | 4,077    | 0         | 0%       | OFF  | N/A      | N/A | N/A |
| N/a      | C-400A | 4,077    | N/A       | N/A      | N/A  | N/A      | N/A | N/A |



# WATERFORD BUSINESS PARK

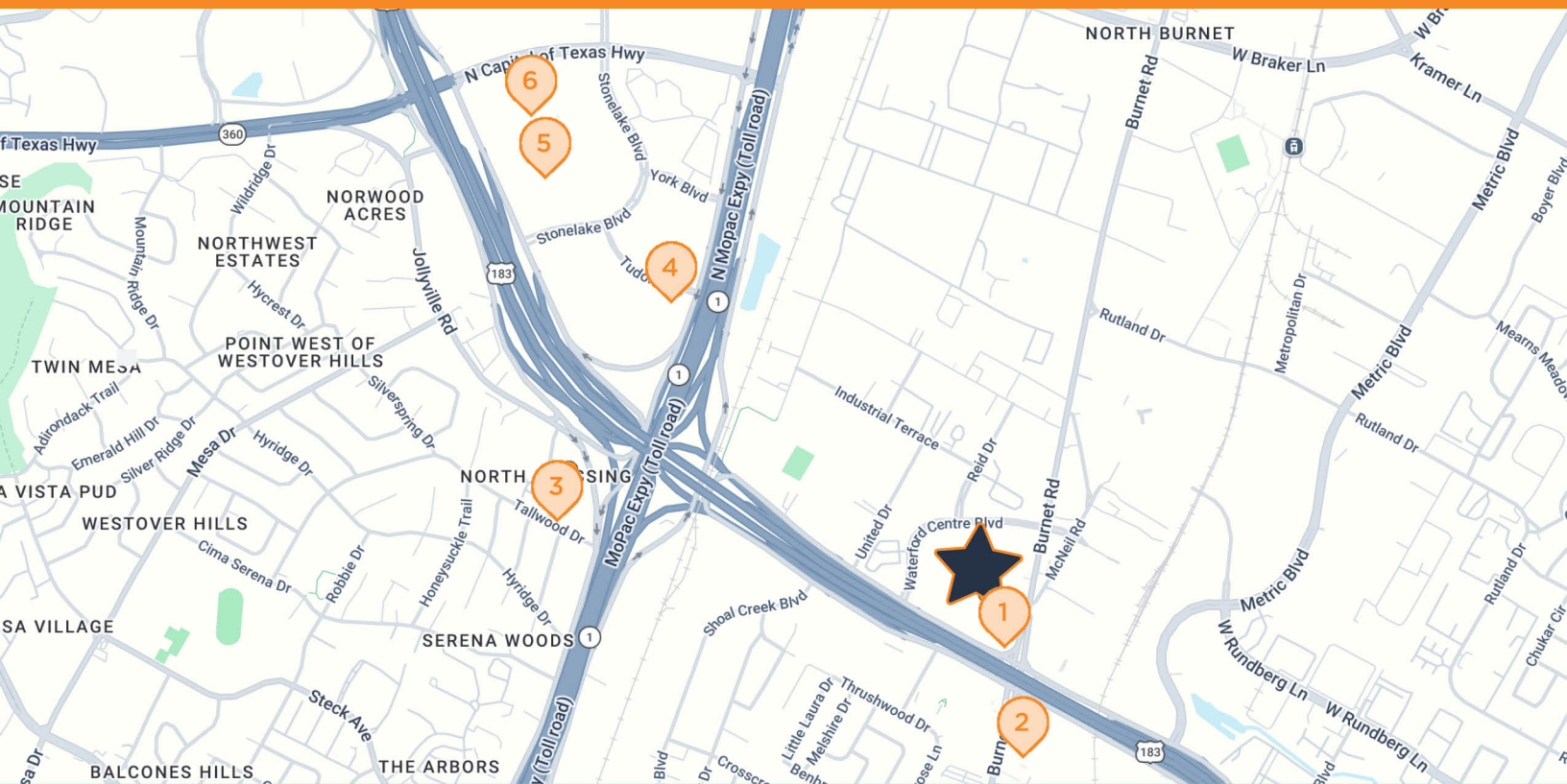
9120 Burnet Rd Austin, TX 78758





# WATERFORD BUSINESS PARK

9120 Burnet Rd Austin, TX 78758



## WATERFORD BUSINESS PARK

9120 Burnet Rd, Austin, TX 78758

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