


Gracy Farms

Property ID: 14703676
<http://listing.loopnet.com/14703676>

Gracy Farms 
 Gracy Farms / Burnet Rd.
 Austin, TX 78758
 County: Travis

For more information, click to email:
Tim Allen (512) 476-2506

Orsus Real Estate



For Lease	Active
Primary Type:	Shopping Center Strip Center
Total Space Available:	2,452 SF
Divisible To:	1,202 SF
Maximum Contiguous:	1,250 SF
Occupancy:	85%
GLA:	16,618 SF
Year Built:	2005
Date Last Verified:	7/9/2007
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Available Spaces

Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Sublease
I	1,250 SF	N/A	N/A	\$24.00/SF/Year	Immediate	Strip Center	N/A
Lease Type:		NNN					
C	1,202 SF	N/A	N/A	\$25.00/SF/Year	Immediate	Strip Center	N/A
Lease Type:		NNN					

Additional Photos



Additional Information

Property Description:
 Mangia Pizza, Taco Deli, Bebe Nails, Yoga-Yoga, Styles Hair Salon, Gabby's

Location Description:
 Located just north of new Domain Shopping Center, IBM, and Pickle Research Center.
 All Northbound Burnet traffic on to MoPac passes your front door.

No. Stories:	1	Additional Types:	Restaurant
NNN Expenses:	\$9.33		Retail (Other)
Anchor Tenant 1:	Mangia Pizza		Neighborhood Center
Anchor Tenant 2:	Yoga Yoga		

Highlights

- High traffic
- Great signage
- Great daytime population
- Great evening demos
- Building is highly visible



7/13/2006

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