



VICTORY PLAZA

5209 Burnet Rd., Austin, TX 78756

URBAN OFFICE SOPHISTICATION

victoryplazaonburnet.com



VICTORY PLAZA | AUSTIN, TX

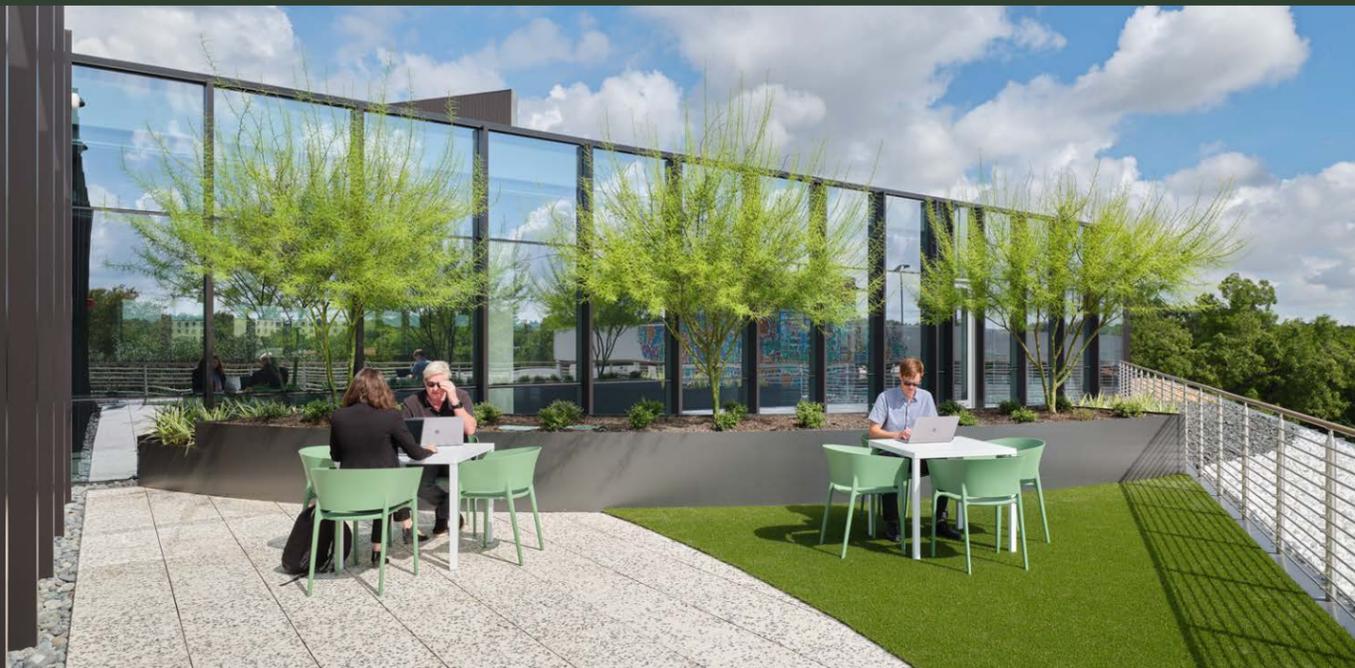
WELL-BUILT FOR YOUR WELL-BEING

Victory Plaza is a haven to foster creativity and professional excellence. Each unique feature of the building was thoughtfully curated with striking design elements that are sure to leave a lasting impact. Not just an office, a place to be victorious.



GREEN SPACES & MEETING PLACES

Victory Plaza was built to foster connectivity to the outdoors as well as the unique mix of urban amenities that surround it. The outdoor terraces and courtyard gathering plaza will be a renewing oasis to take meetings and connect with colleagues in a setting that inspires. With Austin retail staples just a few steps away, tenants will truly feel connected with the community and with their favorite coffee shops and taco spots.



VICTORY PLAZA HIGHLIGHTS

93,128 SF, THREE STORY CLASS A OFFICE

4:1,000 STRUCTURED PARKING

FLEXIBLE SIZE OPTIONS AND SPEC SUITE PROGRAM UNDERWAY

URBAN, WALKABLE ENVIRONMENT

CONVENIENT ACCESS TO THE DOMAIN, CBD, MOPAC & NORTH LAMAR

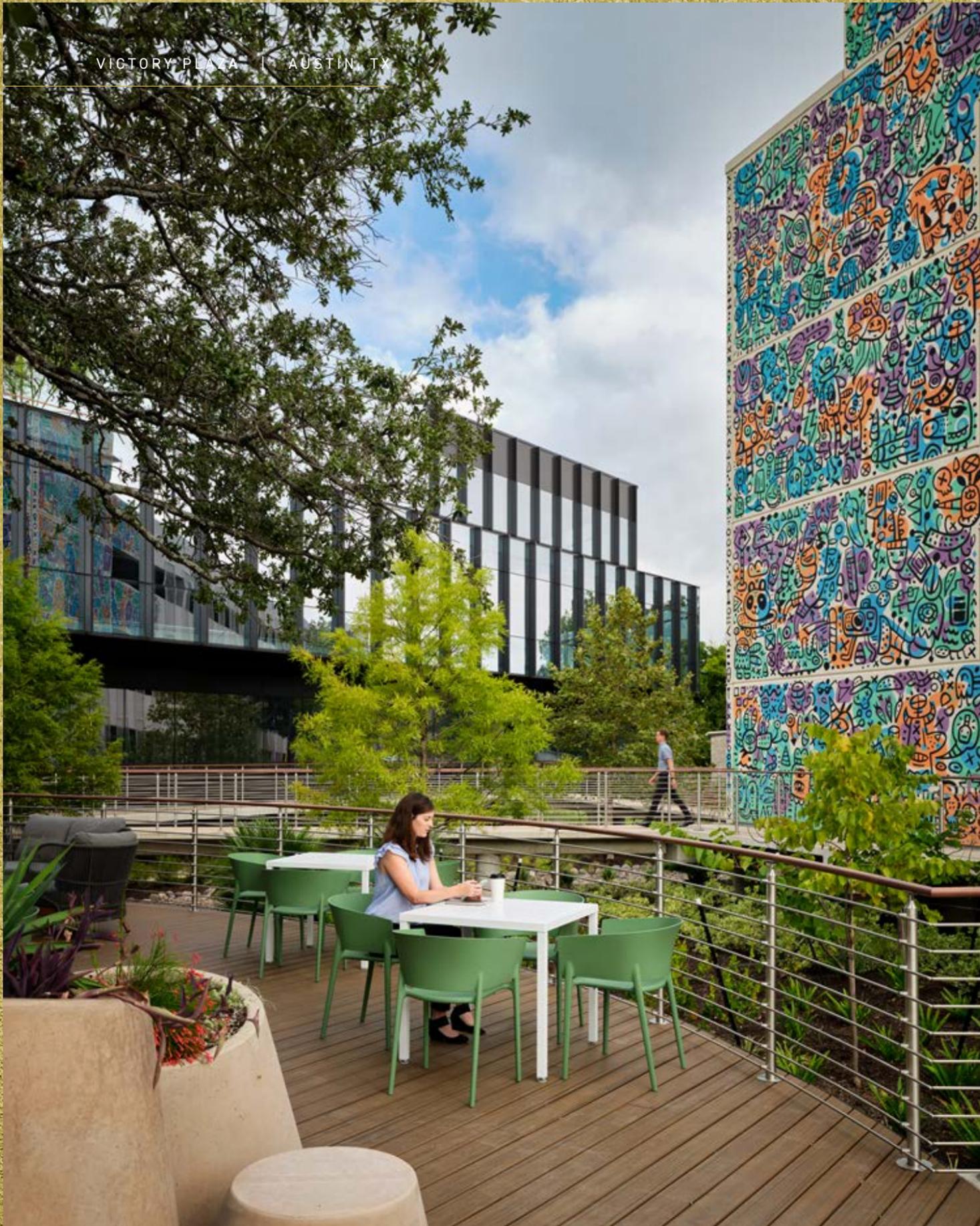
INVITING OUTDOOR COMMUNAL SPACE AND 2 ROOFTOP TERRACES

PROMINENT SIGNAGE OPPORTUNITIES

GENEROUS AND INVITING LANDSCAPING DESIGN

TENANT CONFERENCE FACILITY, ONSITE SHOWERS AND PICKLEBALL





NEARBY NEIGHBORHOODS

DRIVE TIMES:

Mopac: 3 minutes | 1.3 miles

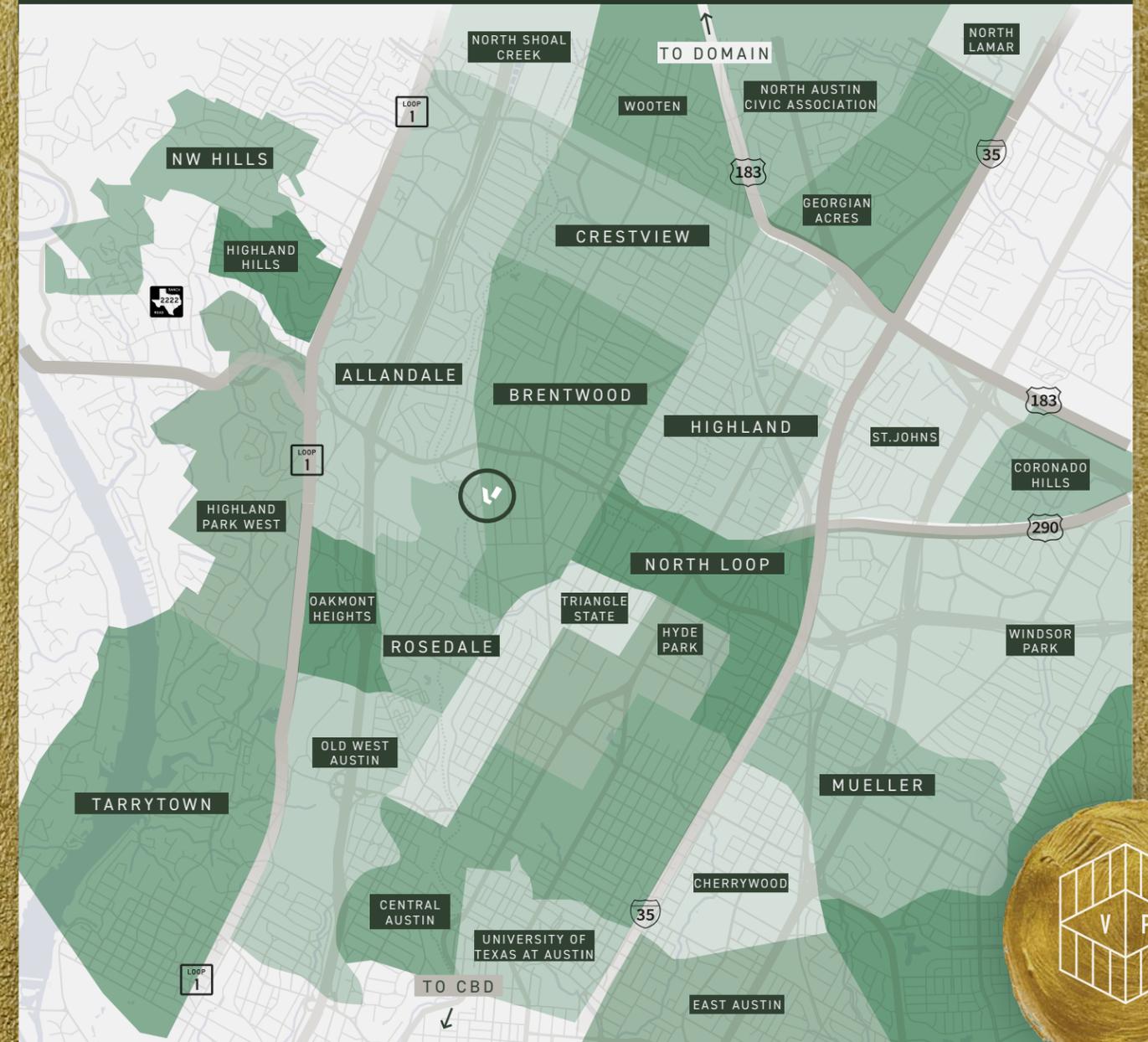
2222: 4 minutes | 1.6 miles

I-35: 6 minutes | 2.4 miles

CBD: 7 minutes | 4 miles

Capital of Texas Hwy: 9 minutes | 5 miles

Domain: 10 minutes | 5.4 miles



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VIBRANT AUSTIN

The Burnet Neighborhood is a vibrant reflection of Austin's authenticity.

This location has it all-high-end homes, affordable living and most notable - some truly delicious eateries. Burnet has something for everyone, and Victory Plaza is in the middle of it all.



Fonda San Miguel



La Mancha Tex Mex Tavern



épicerie café & grocery



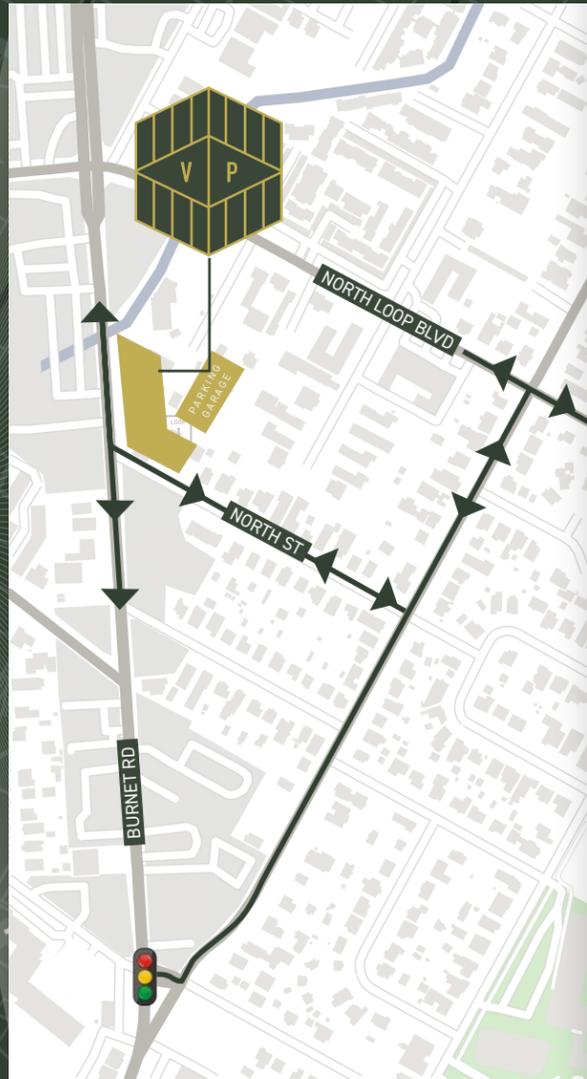
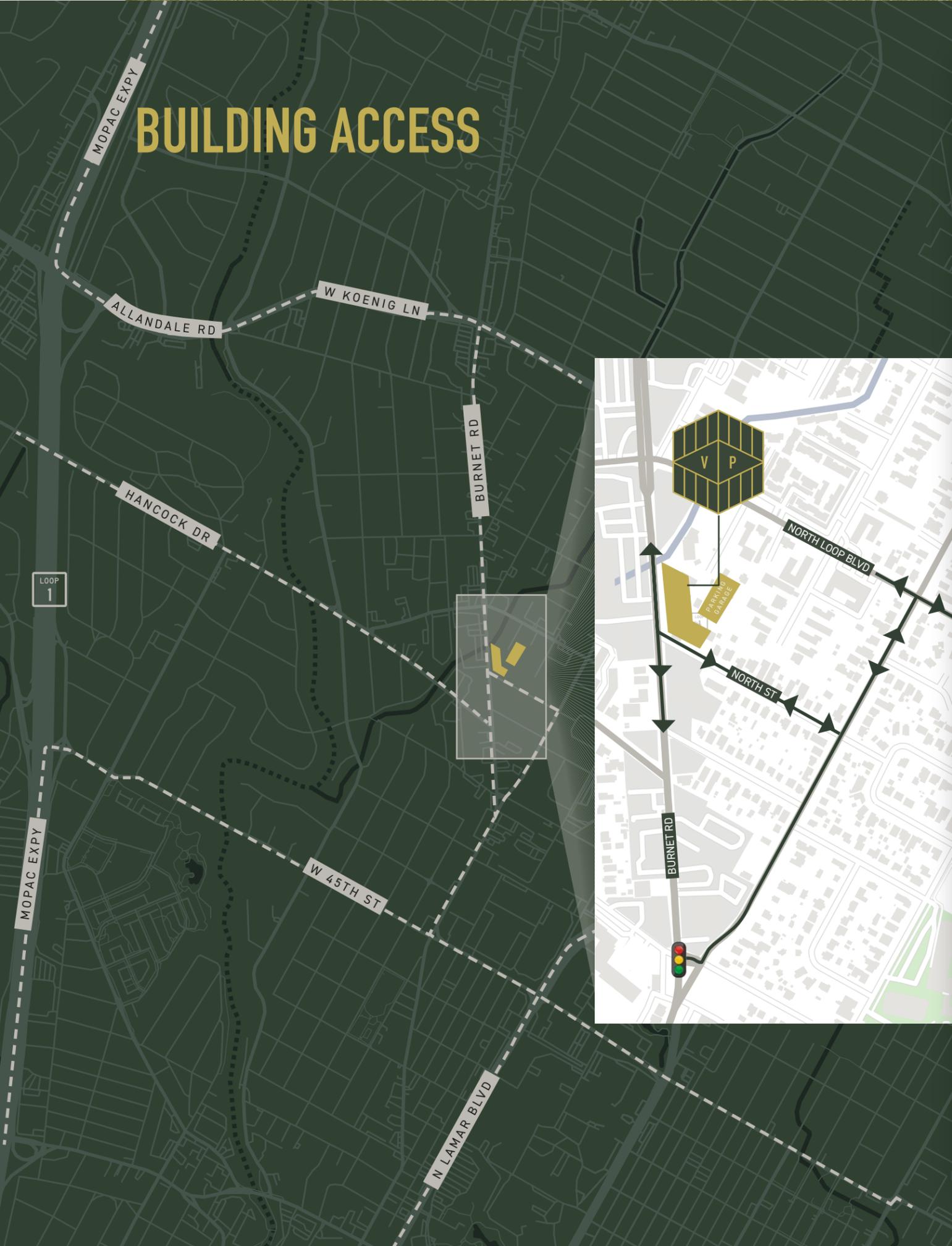
EAT + DRINK

- Torchy's Tacos
- Chi'Lantro
- Billy's On Burnet
- Picnik
- Pinthouse Pizza
- Tiny Pies
- Old Thousand II
- Fonda San Miguel
- Monkey Nest Coffee
- Hat Creek Burger
- The Peached Tortilla
- Citizen Eatery
- Sap's Fine Thai Cuisine
- Poke-Poke
- Epicerie
- La Mancha Tex Mex Tavern
- Taco Sweets
- Maru Japanese
- Gusto
- Stinson's Coffee & Bar
- Upper Crust Bakery
- Pacha Organic Cafe
- Uchiko
- El Tacorrido
- Little Woodrow's
- Little Longhorn Saloon
- Thunderbird Cafe & Tap Room

NOTABLE NEARBY

- H-E-B
- The Domain
- CVS
- Central Market
- Top Drawer Thrift
- Rosedale Village
- Ten Thousand Villages
- Spring Frost Boutique
- The Flower Studio
- Uptown Modern
- Crestview Shopping Center
- Austin Public Library
- Mayfield Park and Nature Preserve
- Parking at Triangle Park

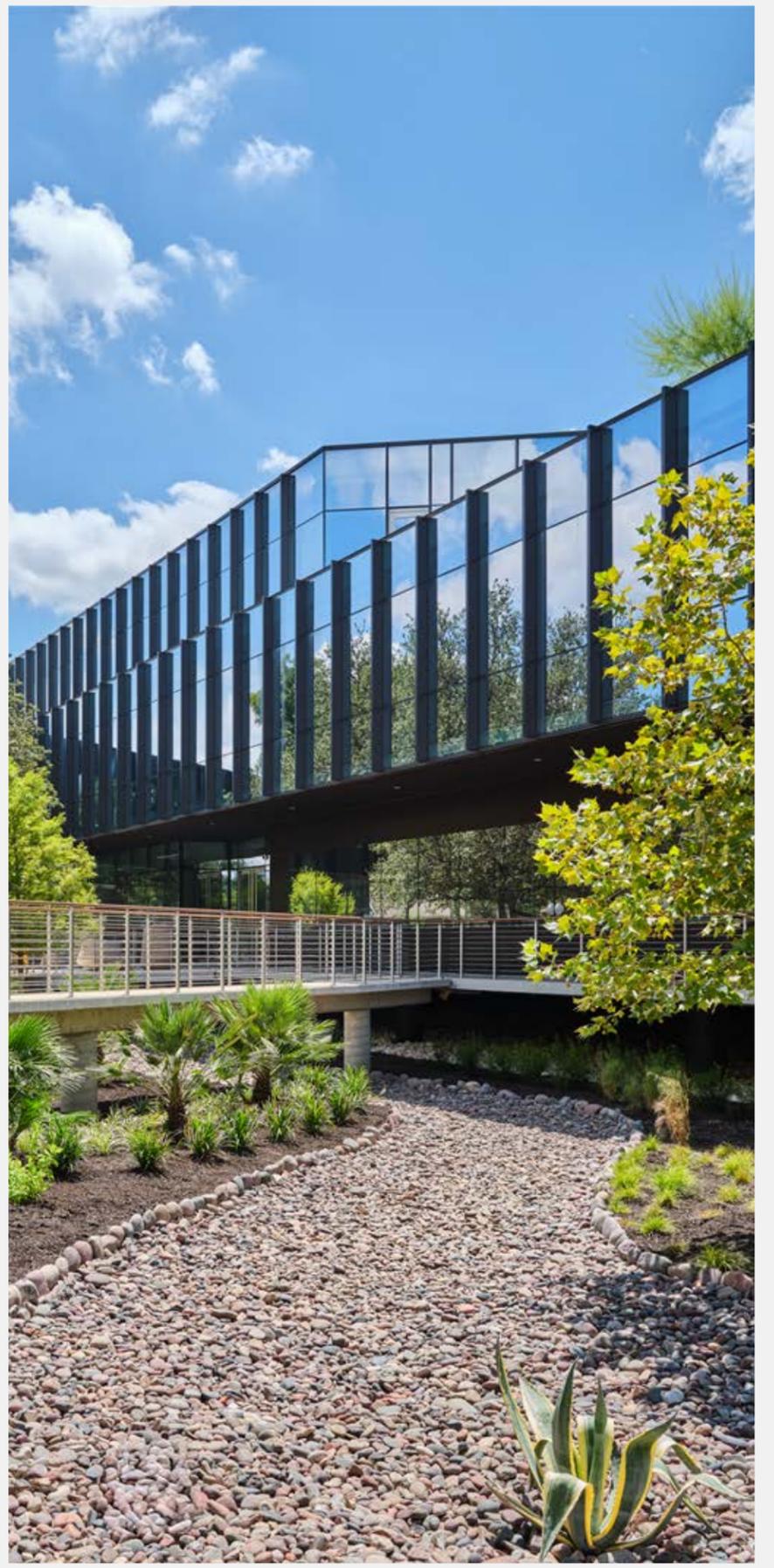
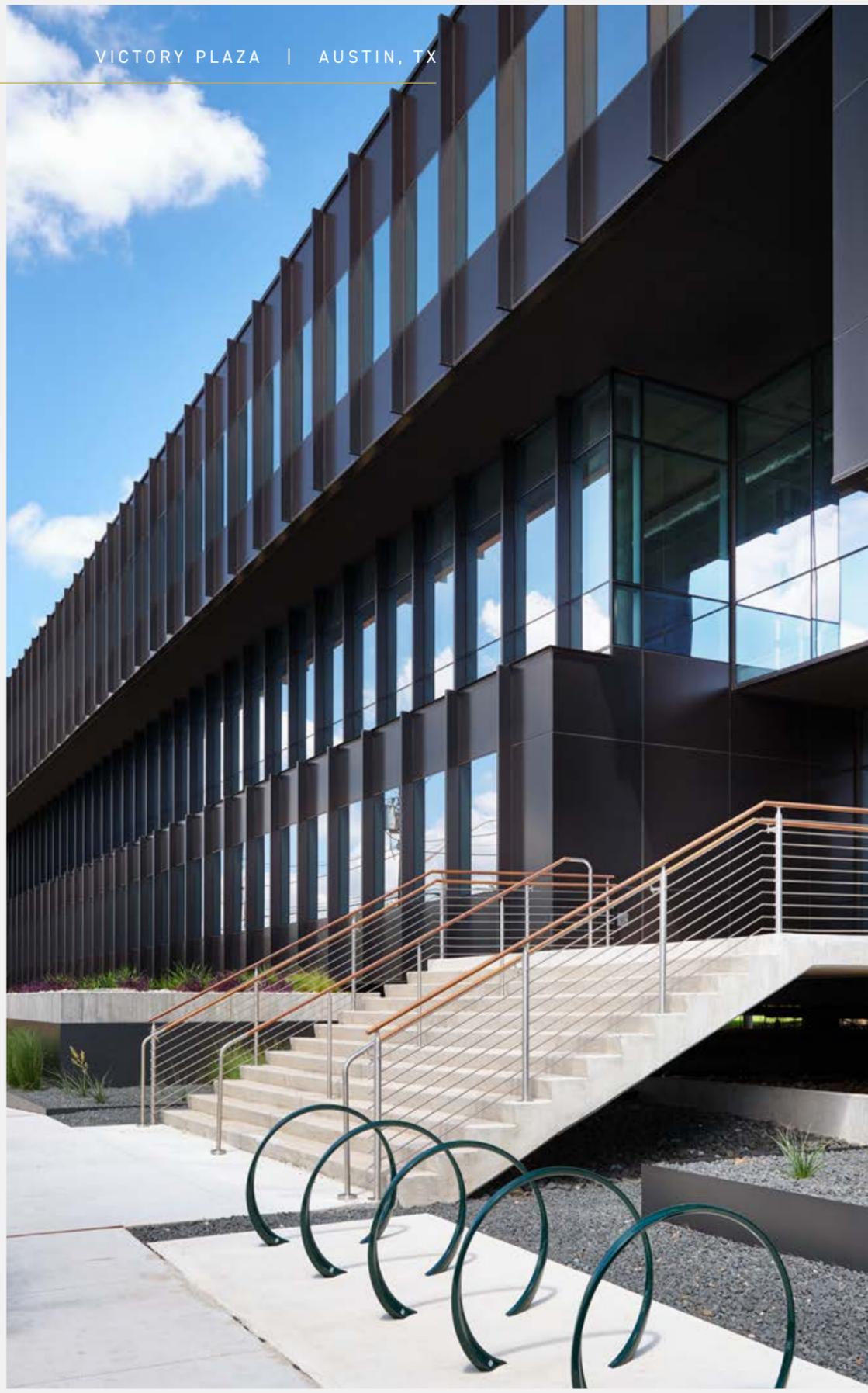
BUILDING ACCESS

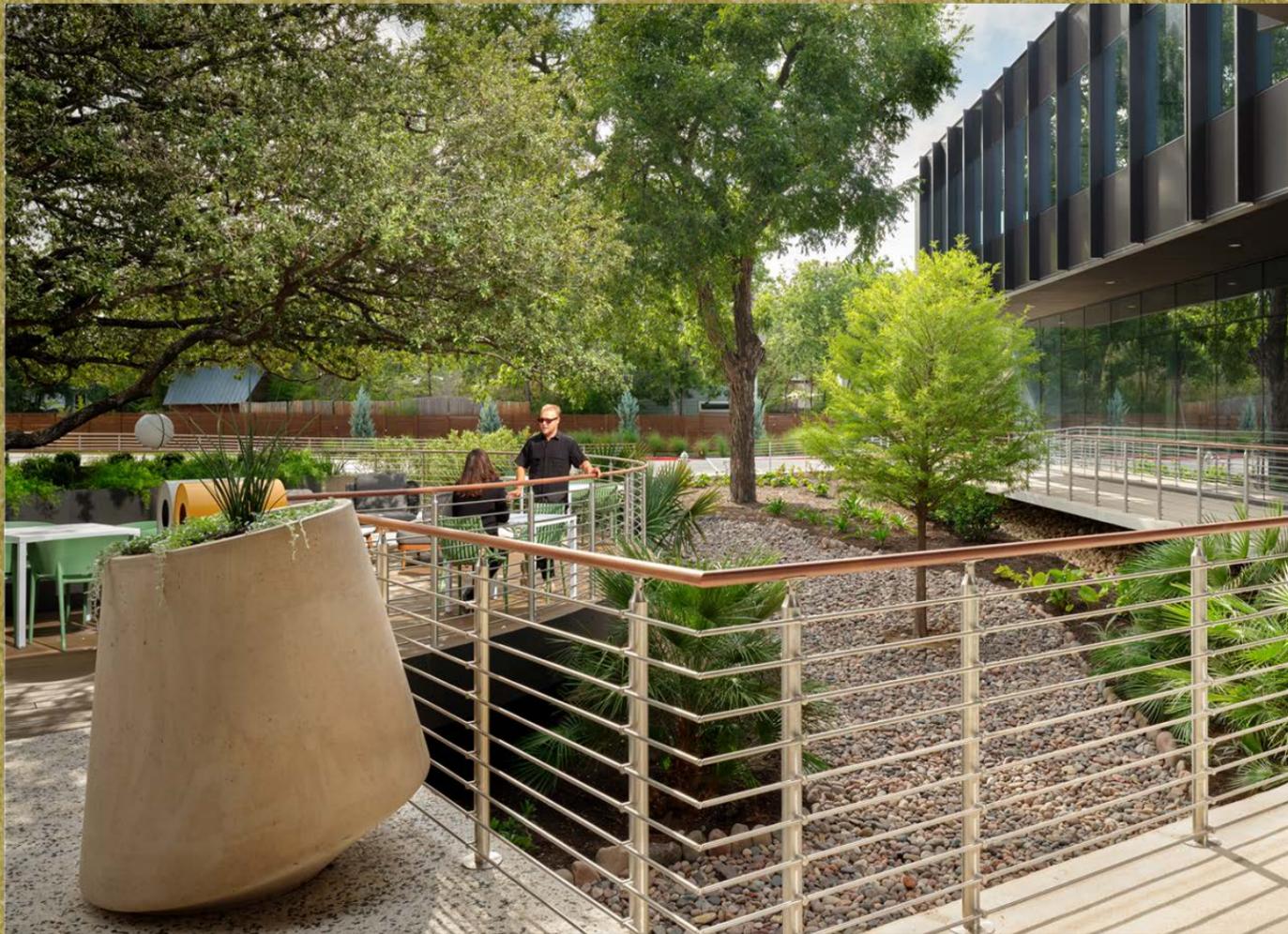


FLOOR 3 SPEC SUITES



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FOR MORE INFORMATION, CONTACT

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov