



Bergstrom tech center



Bergstrom tech center

Office + Flex | For Lease



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Class A Professional + Creative Space.



New market serving coffee and providing breakfast and lunch meals/snacks



Fitness facility equipped with showers and lockers



Furniture available for plug-and-play spaces



Central courtyard with ping-pong, cornhole, putting green, and sitting areas



5 per 1,000 SF parking ratio (additional parking available)



Building conference rooms with breakroom



High-speed data lines and redundant power, raised floors in some spaces





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**MOVING ALLOWANCE
PROVIDED TO TENANTS**

(Inquire for Details)

Available Suites.

Building 310

Total Building Availability: 147,226 RSF

Suite 150	16,474 RSF
Suite 170	4,372 RSF <i>(Available 7/1/25)</i>
Suite 195*	26,278 RSF <i>(Available 7/1/25)</i>
Suite 200	27,368 RSF
Suite 250	18,086 RSF
Suite 295*	54,648 RSF <i>(Available 7/1/25)</i>

*Can be combined for 80,926 RSF

Building 312

Total Building Availability: 121,023 RSF

Suite 165B	14,904 RSF
Suite 200*	32,783 RSF <i>(Available 10/1/25)</i>
Suite 225*	19,781 RSF <i>(Available 10/1/25)</i>
Suite 250*	10,000 – 21,943 RSF <i>(Available 10/1/25)</i>
Suite 265*	31,612 RSF

*Entire 2nd floor available for 106,119 RSF

Click or Scan
For Virtual Tours



The Market is Now Open!

Building 310 Lobby

The Market at Bergstrom Tech includes:



Refreshments



Drinks



Breakfast/Lunch Items



Snacks

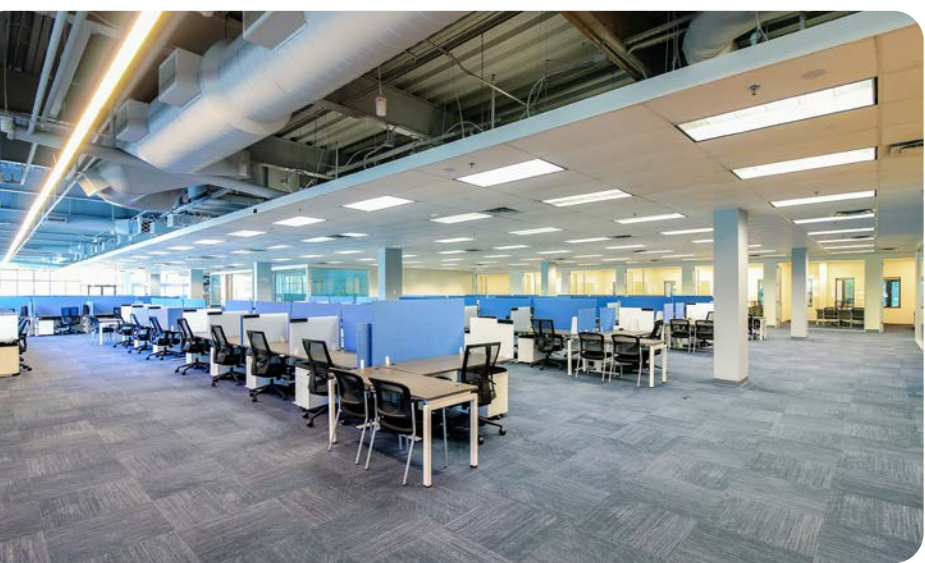


Seating Areas



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Central Courtyard

Restrooms

Fitness Center/Showers

Total Building Availability: 147,226 RSF

Suite 150
16,474 RSF



Click or Scan
to Virtually Tour
Suite 150

The Market @ Bergstrom Tech
Now Open!



Suite 195
26,278 RSF

Available 7/1/25

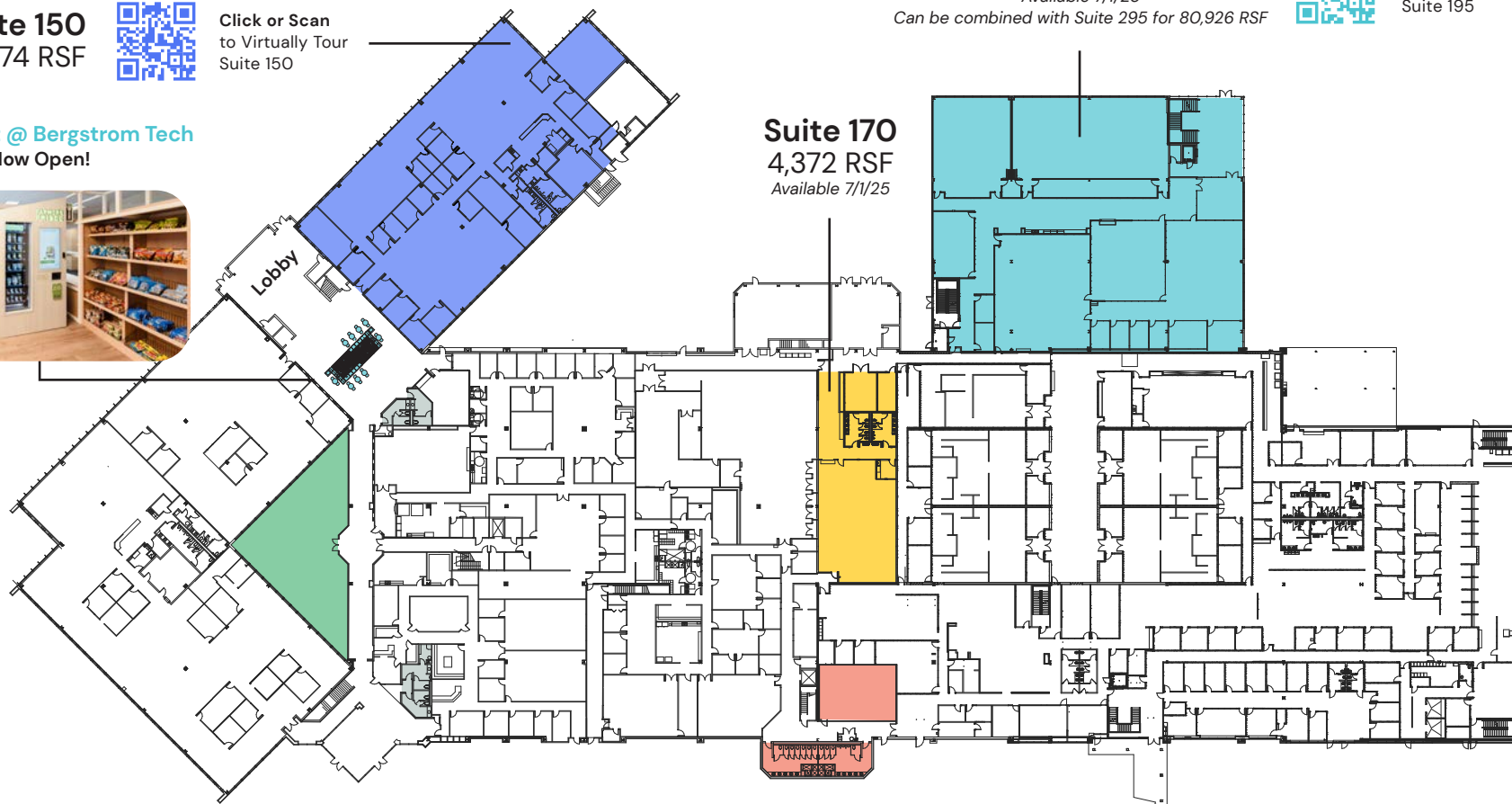
Can be combined with Suite 295 for 80,926 RSF



Click or Scan
to Virtually Tour
Suite 195

Suite 170
4,372 RSF

Available 7/1/25



Central Courtyard

Restrooms

Fitness center with building showers
located on first level.

Total Building Availability: 147,226 RSF

Suite 250
18,086 RSF



Click or Scan
to Virtually Tour
Suite 250

Suite 295
54,648 RSF

Available 7/1/25

Can be combined with
Suite 195 for 80,926 RSF



Click or Scan
to Virtually Tour
Suite 295

Suite 200
27,368 RSF

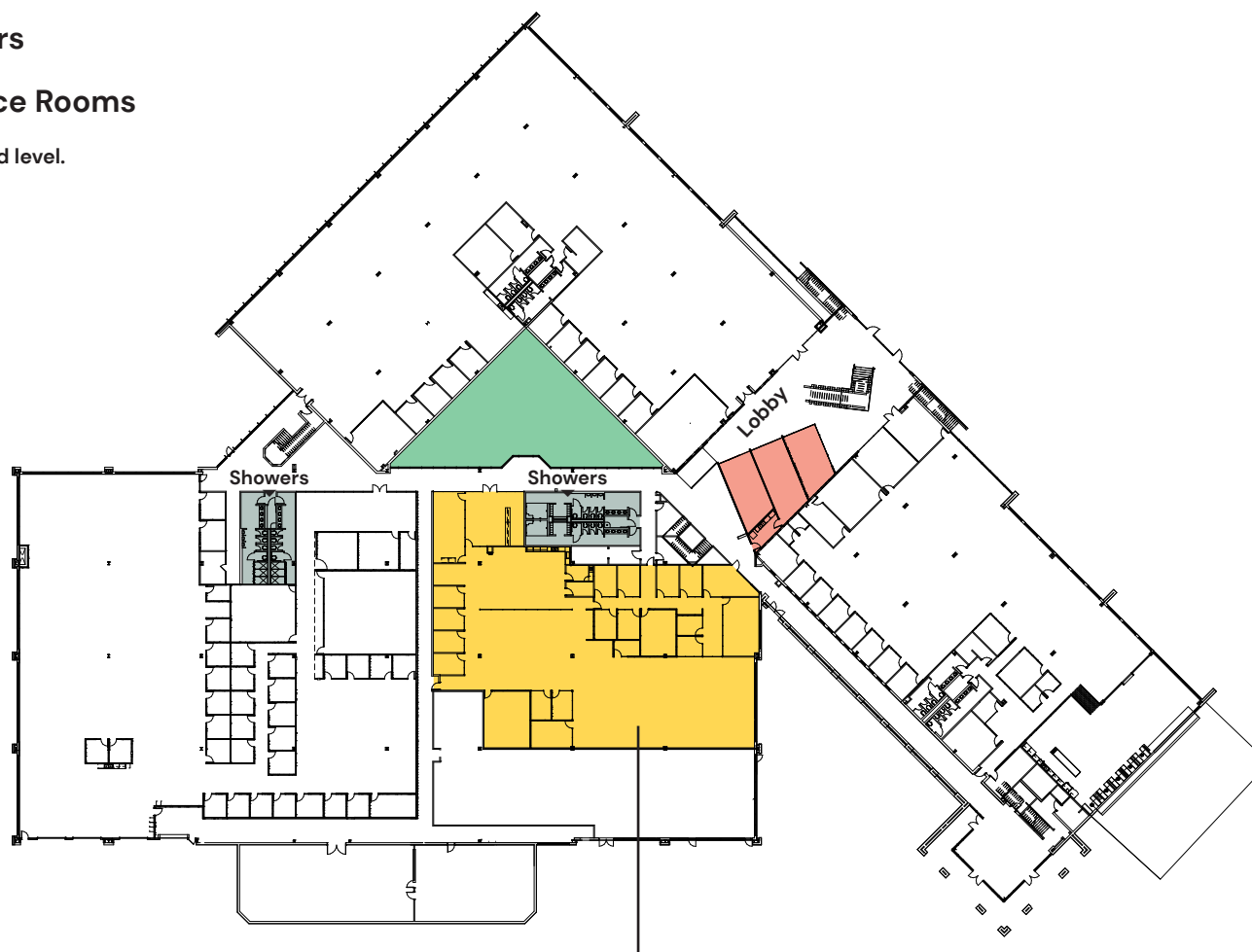


Click or Scan
to Virtually Tour
Suite 200

- Central Courtyard
- Restrooms/Showers
- Building Conference Rooms

Fitness center located on second level.

Total Building Availability: 121,023 RSF



Click or Scan
to Virtually Tour
Suite 165B



Suite 165B
14,904 RSF

Total Building Availability: 121,023 RSF

Central Courtyard

Restrooms

Fitness Center

Showers located on first level.

Suite 200
32,783 RSF
Available 10/1/25



Click or Scan
to Virtually Tour
Suite 200

Suite 250
10,000 – 21,943 RSF
Available 10/1/25
Divisible to 10,000 SF



Click or Scan
to Virtually Tour
Suite 250

Suite 225
19,781 RSF
Available 10/1/25



Click or Scan
to Virtually Tour
Suite 225

Suite 265
31,612 RSF



Click or Scan
to Virtually Tour
Suite 265

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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.

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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jason Steinberg	535355	jsteinberg@ecrtx.com	512.505.0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date