

# **For Sale**

## **Office Building**

107 Leland Street, 78704  
4423 SF

Zoning: LO-MU-NP

**Skout<sup>x</sup>**

Roland Galang  
Broker, LEED AP  
512 791.1584  
[Roland@SkoutAustin.com](mailto:Roland@SkoutAustin.com)

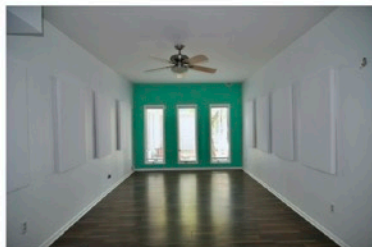
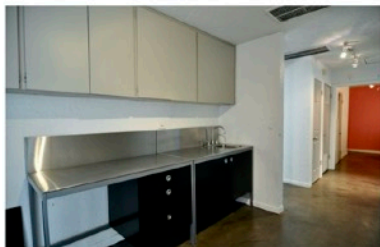
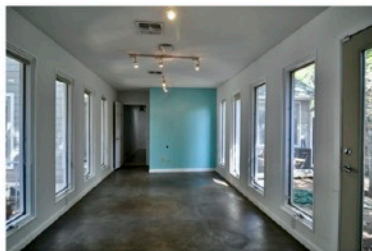
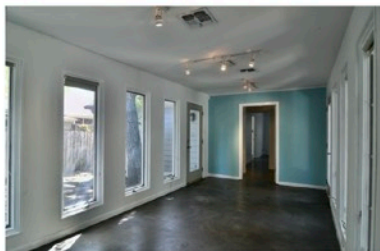
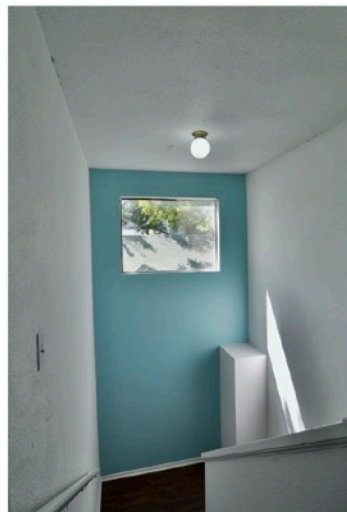
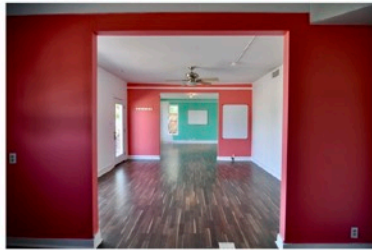
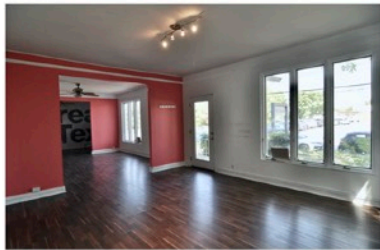
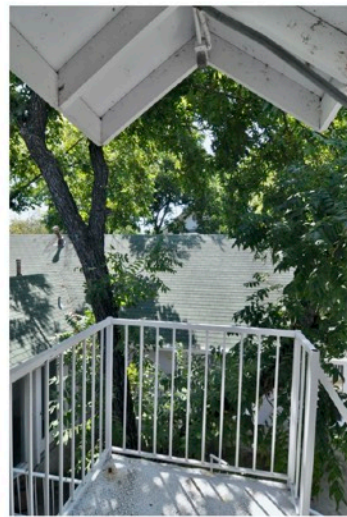
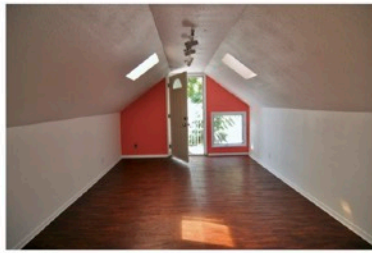
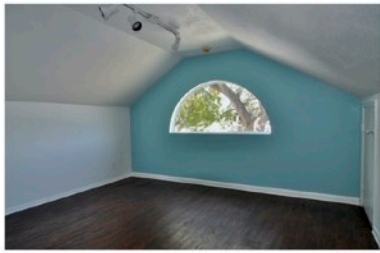


**107 Leland is a creative office building situated on approximately 0.255-acre lot in the SoCo district, walking distance to countless eateries, retailers & other businesses along the vibrant South Congress Avenue. Ideal for creative agency, startup, tech office, professional services and/or redevelopment opportunity.**

*All information contained herein is deemed reliable but not guaranteed.*



## 107 Leland - Office Building



# 107 Leland - Overview



## 107 Leland

107 Leland Street  
Austin, TX 78704



### Space

TYPE: Office Building  
LOT: 0.255 Acre [TCAD]  
BUILDING: 4423 SF [OWNER]  
PARKING: 10 Spaces  
ZONING: LO-MU-NP

**ASKING: \$2.5M**

### Building

- Two levels
- Numerous building entrances
- Multi-suites
- Common area spaces: conference room; break room; bathrooms; courtyards
- Onsite parking

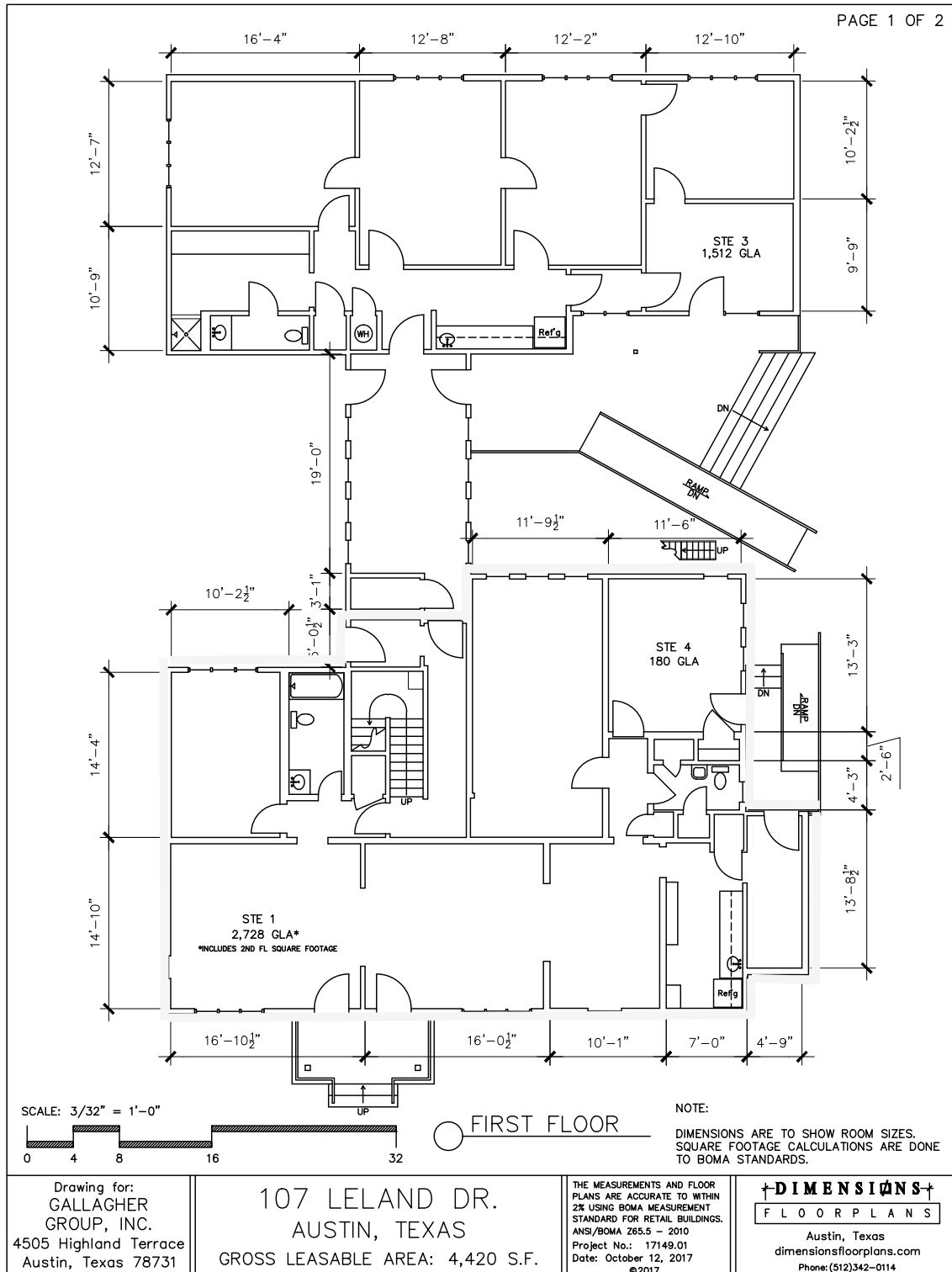
### Location

- Within one block from South Congress
- Convenient location
  - ~1.7 miles to I-35 & ~4.2 miles to MoPac
  - ~0.8 mile to Music Lane
  - ~0.9 mile to St Edward's University
  - ~1.8 miles to Austin Convention Center
  - ~2.2 miles to State Capitol
  - ~3.3 miles to UT Dell Med
  - ~7.4 miles to Austin Bergstrom Airport
- Neighborhood Spots
  - Magnolia Cafe, Torchy's, June's, South Congress Cafe, Home Slice Pizza, Hotel San Jose, South Congress Hotel

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Roland Galang | 512 791.1584 | [roland@skoutaustin.com](mailto:roland@skoutaustin.com)

# 107 Leland - Floor Plan Level 1

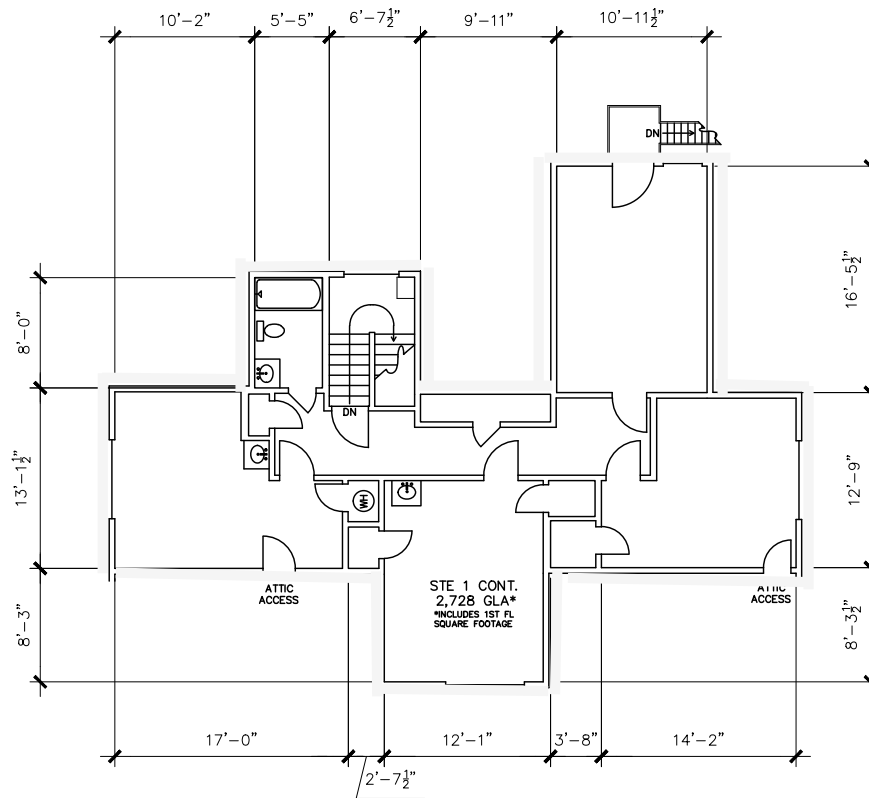


All information contained herein is deemed reliable but not guaranteed. Plans are not drawn to scale. For reference only.

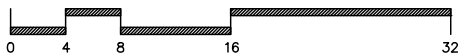
# 107 Leland - Floor Plan Level 2



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SCALE: 3/32" = 1'-0"



○ SECOND FLOOR

NOTE:

DIMENSIONS ARE TO SHOW ROOM SIZES.  
SQUARE FOOTAGE CALCULATIONS ARE DONE  
TO BOMA STANDARDS.

Drawing for:  
GALLAGHER  
GROUP, INC.  
4505 Highland Terrace  
Austin, Texas 78731

107 LELAND DR.  
AUSTIN, TEXAS  
GROSS LEASABLE AREA: 4,420 S.F.

THE MEASUREMENTS AND FLOOR  
PLANS ARE ACCURATE TO WITHIN  
2% USING BOMA MEASUREMENT  
STANDARD FOR RETAIL BUILDINGS.  
ANSI/BOMA Z65.5 - 2010  
Project No.: 17149.01  
Date: October 12, 2017  
©2017

**DIMENSIONS**  
FLOOR PLANS

Austin, Texas  
dimensionsfloorplans.com  
Phone: (512) 342-0114

All information contained herein is deemed reliable but not guaranteed. Plans are not drawn to scale. For reference only.

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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 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.

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

<b>Skout Real Estate</b>	<b>9004805</b>	<b>foundit@skoutasutin.com</b>	<b>512 595.3588</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Roland Galang</b>	<b>505715</b>	<b>roland@skoutasutin.com</b>	<b>512 791.1584</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)

IABS 1-0