

# For Sale

## Office / Commercial

Highland / Crestview  
6603 Shirley Avenue, 78752  
0.234 acre [TCAD]  
Zoning: TOD

# Skout<sup>x</sup>

Roland Galang, LEED AP  
Broker / Owner  
512 791.1584  
Roland@SkoutAustin.com



**6603 Shirley** is a renovated postwar building (originally constructed in 1955), which retains its mid-century character and structure. A thoughtfully designed-space that captures its industrial roots and exudes a MCM vibe. Open space flooded with natural light. Gated-access fenced outdoor area that can accommodate onsite parking.

Centrally located off North Lamar Blvd, in the revitalized Highland neighborhood, this rare find is in close proximity to Crestview TOD and Highland Austin Community College. Nearby dining faves include *Stiles Switch BBQ*, *Black Star Co-op Pub & Brewery*, *Barrett's Coffee*, *Tous les Jours Bakery*, *85°C Bakery*, *Kura Revolving Sushi*, *Sazan Ramen*.

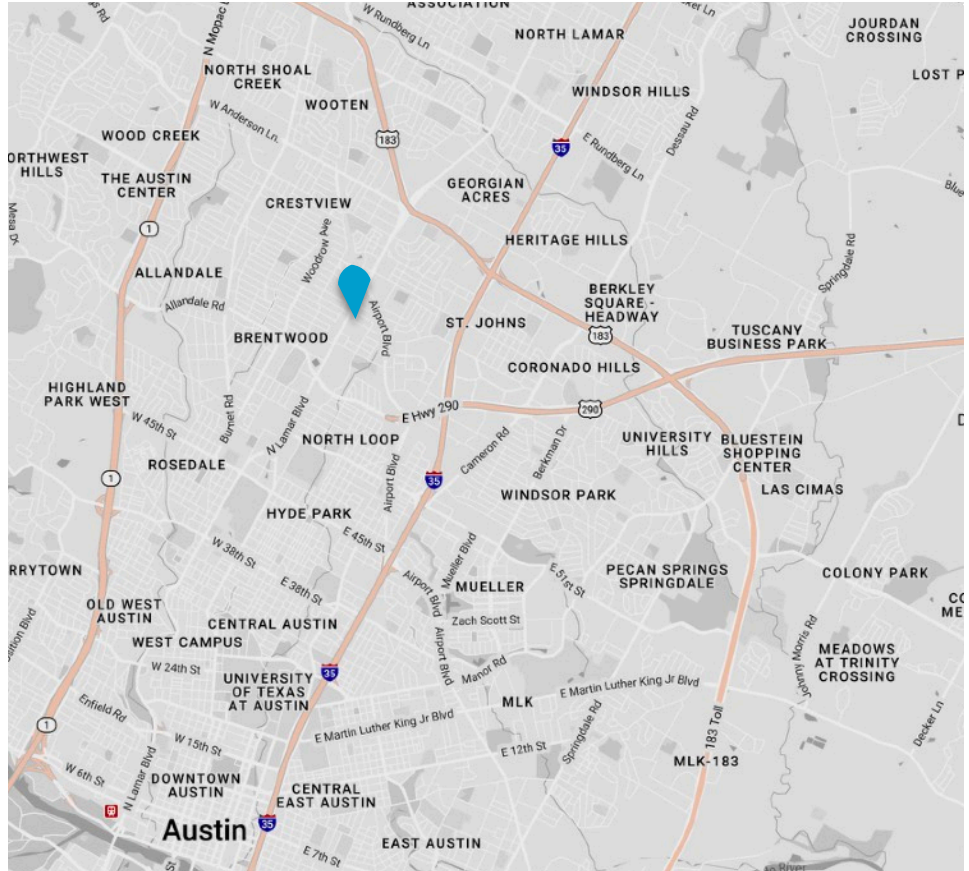
*All information contained herein is deemed reliable but not guaranteed.*

# 6603 Shirley - Overview



## 6603 Shirley

6603 Shirley Avenue  
Austin, TX 78752



### Building

TYPE: Office / Commercial

BLDG: 2888 SF

LOT: 0.234 acre [TCAD]

ZONING: TOD

### Features

- Open floorplan w/ 2 private offices
- Updated Plumbing: toilets & vanities; kitchen plumbed for water access
- Updated Electrical: entire building & side walls, tech closet
- Internet Wiring: length of building
- Updated HVAC: recently replaced AC compressor, ventilation & ducts
- Security: door access & alarm system; driveway gate access system
- Gated fenced outdoor area
- Onsite Parking

### Location

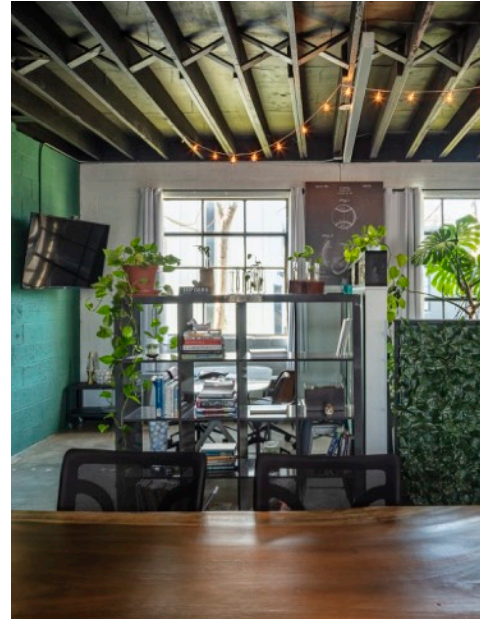
- Highland Neighborhood - North Central Austin
- Easy access to major thoroughfares - North Lamar Blvd, Airport Blvd, US 183
- Convenient Location
  - ~3 miles to I-35
  - ~4 miles to UT Austin
  - ~5 miles to Texas State Capitol
  - ~11 miles to Austin Bergstrom Airport
- Nearby Spots: Crestview TOD, Highland ACC Campus, Black Star Co-op Pub & Brewery, Barrett's Coffee, Ranch 99 Market, Tous Le Jous Bakery, 85°C Bakery, Kura Sushi, Sazan Ramen

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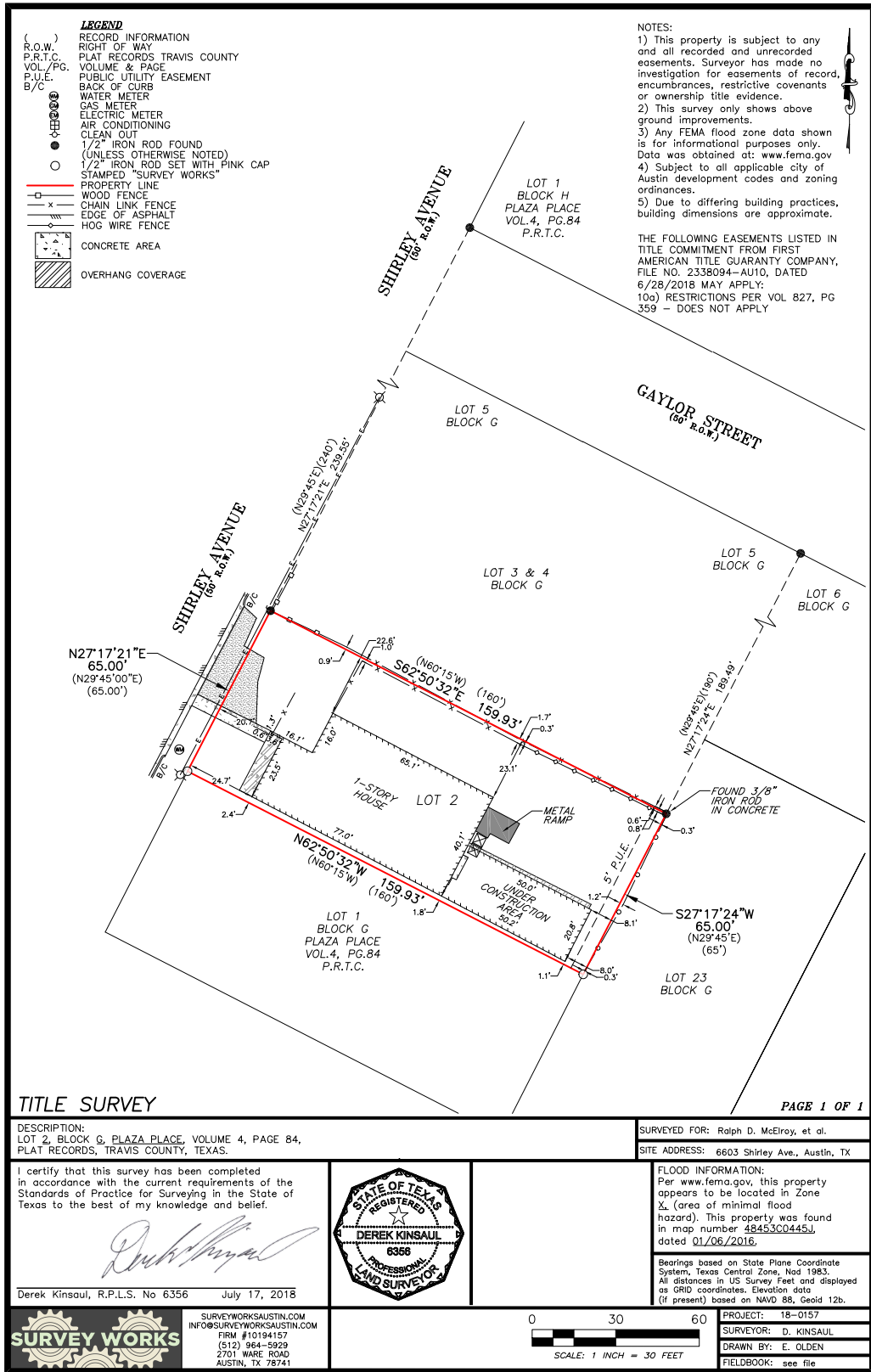
Roland Galang | 512 791.1584 | roland@skoutaustin.com



# 6603 Shirley - Photos



# 6603 Shirley - Survey



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



# The Hangar Neighborhood Map



- A The Crescent**  
Kura Revolving Sushi  
Sazan Ramen  
Steamie Dumplings  
85°C Bakery  
Kinokuniya Books  
Ranch 99 Market
- B Midtown Commons**  
Block Star Co-op Pub  
& Brewery
- C Crestview Commons**  
Bamboo House
- D Crestview Subdivision Homes**

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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