

For Sublease Office

1211 E 11th Street, 78702
Suite 202: 1283 RSF

Skout^x

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*Creative
Office*



1211 East 11 offers best-in-class design in a small scale development. Featuring creative office space atop ground level retail, this energy-efficient building is an attractive anchor to Austin's dynamic East 11th Street corridor. With a walkability score of 89 & bike score of 98 [www.walkscore.com], 1211 E 11th is home to local favorites Take Heart & Miranda Bennett Studio and within easy walking distance to local eateries including Hillside Pharmacy, Quickie Pickie, Blue Dahlia, Micklethwait Craft Meats & renowned Franklin Barbecue.

All information contained herein is deemed reliable but not guaranteed.

1211 East 11 Overview



1211 E 11th Street

Suite 202

Austin, TX 78702

Designed & Developed by:



Lease Terms

Type: Office
[sublease]

Size: 1283 RSF

Total Rent: \$5643.38 / Month
Base Rate: \$4200 / Month
NNN Expenses: \$1443.38 / Month

Space Delivery Condition: Turn-key

Availability: Immediate

Building

- Easy access & high visibility on East 11th Street
- Walkable location with great neighborhood amenities nearby
- Partially covered roof terrace w/ downtown views
- Energy-efficient building shell w/high performance glass & continuous insulation
- Highly efficient HVAC system [reduces energy use by ~30%]
- Bike storage and showers

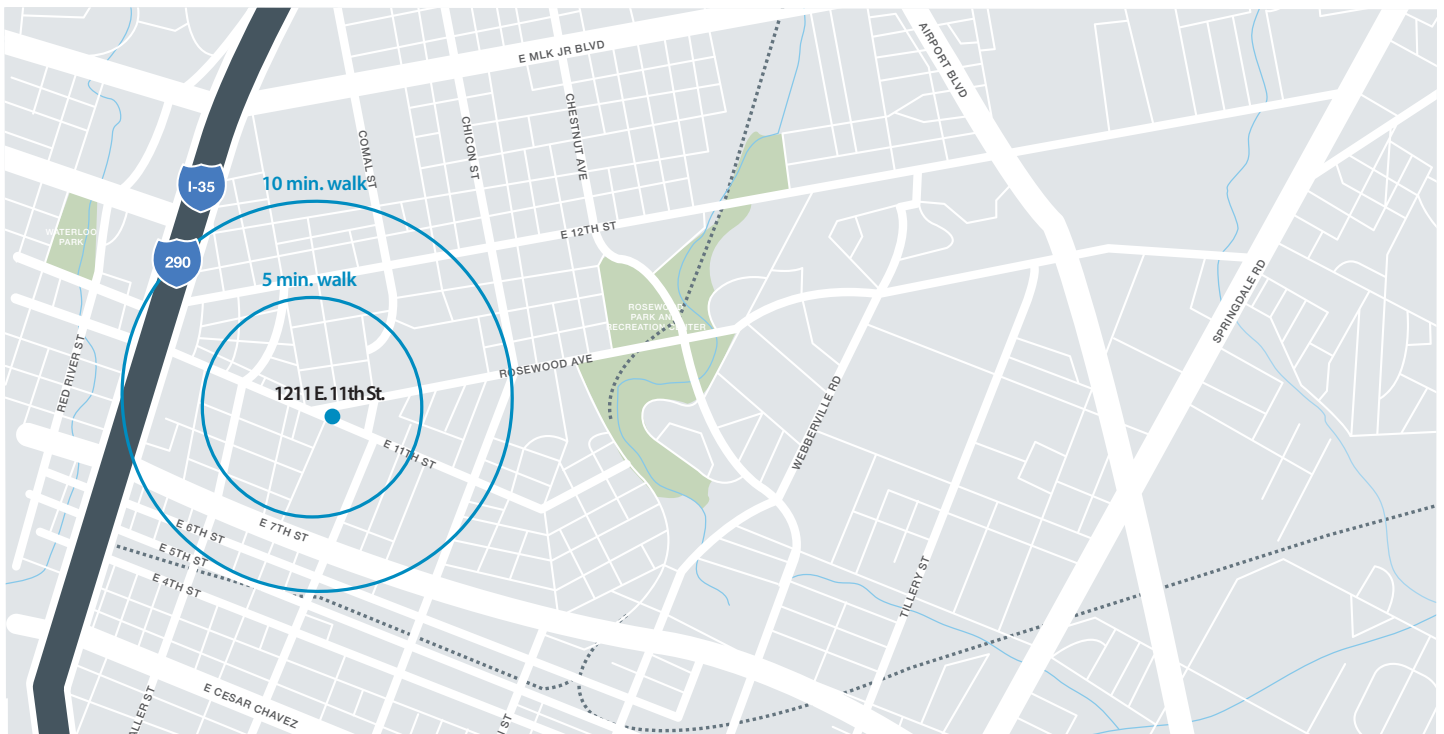
Location

- East Austin - urban core
- Walkability Score = 89 [www.walkscore.com]
- Convenient location
 - ~0.4 mile to I-35
 - ~0.9 mile to Texas Capitol
 - ~1.2 miles to UT Austin
 - ~1.3 miles to Austin Convention Center
 - ~6.9 miles to Austin Bergstrom International Airport
- Neighborhood Spots:
 - Hillside Farmacy, Quickie Pickie, Blue Dahlia, Micklethwait BBQ, Victory Grill, Franklin BBQ

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1211 E 11th Street Neighborhood



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1211 E 11th Street Neighborhood



Condominiums & Apartments

1. East Village Lofts
2. Eleven 11
3. AMLI Eastside
4. Eleven by Windsor



Local Shops

5. Helm Boots
6. Olive
7. Slavonk & Hortus Terraria
8. Tiny Taiga
9. Take Heart



Hotels

10. Hotel Eleven



Dining

11. Franklin BBQ
12. Old Thousand
13. Blue Dahlia Bistro
14. Paperboy
15. Hillside Farmacy
16. Quickie Pickie
17. Micklethwait Craft Meats
18. Eastside Pies
19. Jean Jean's Cajun BBQ
20. Figure 8 Coffee Purveyors



Services

21. Eastside Yoga
22. Dara Yoga
23. Carver Branch Public Library



Entertainment

24. Victory Grill
25. King Bee Lounge
26. Full Circle Bar
27. Rio Rita

- — — 5 minute walk
- — — 10 minute walk

East 6th & East 7th Attractions

Entertainment

Ah Sing Den
Brew & Brew
The Brixton
The Grackle
Revelry Kitchen + Bar
Shangri La
Whisler's

Dining

Bee Grocery
Brew & Brew
Buenos Aires Cafe
Chicon
Counter Cafe
Cuvee Coffee
Eastside King
El Chilito

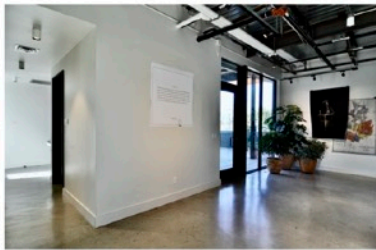
Fukumoto
Gemelli Gelato
Kuneho
Salt & Time
Spartan Pizza
Takoba
Tamale House East
Vintage Heart Coffee

Retail

Maggie Louise Confections
Volcom Garden
Waterman Supply Company

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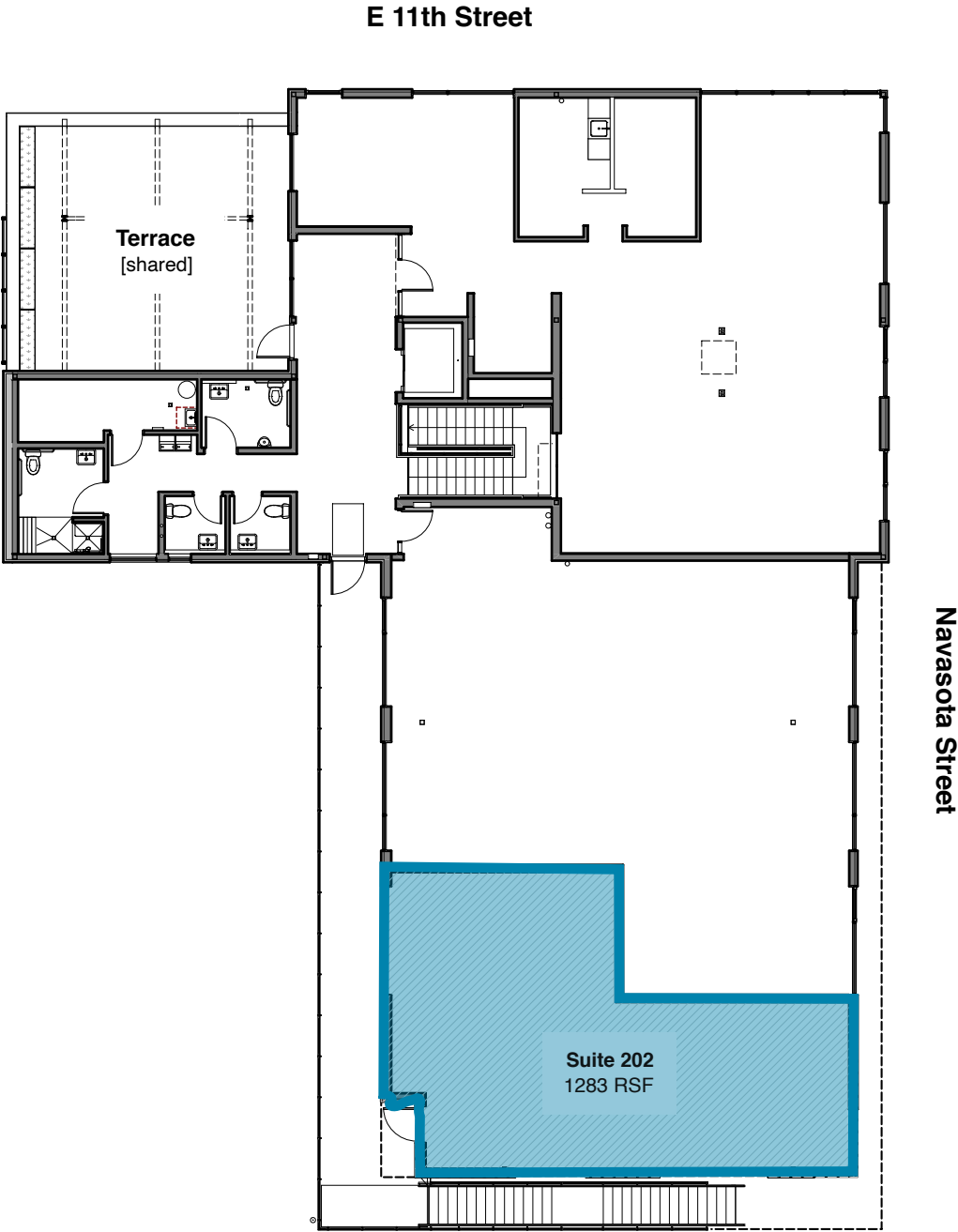
1211 East 11 - Photo Gallery



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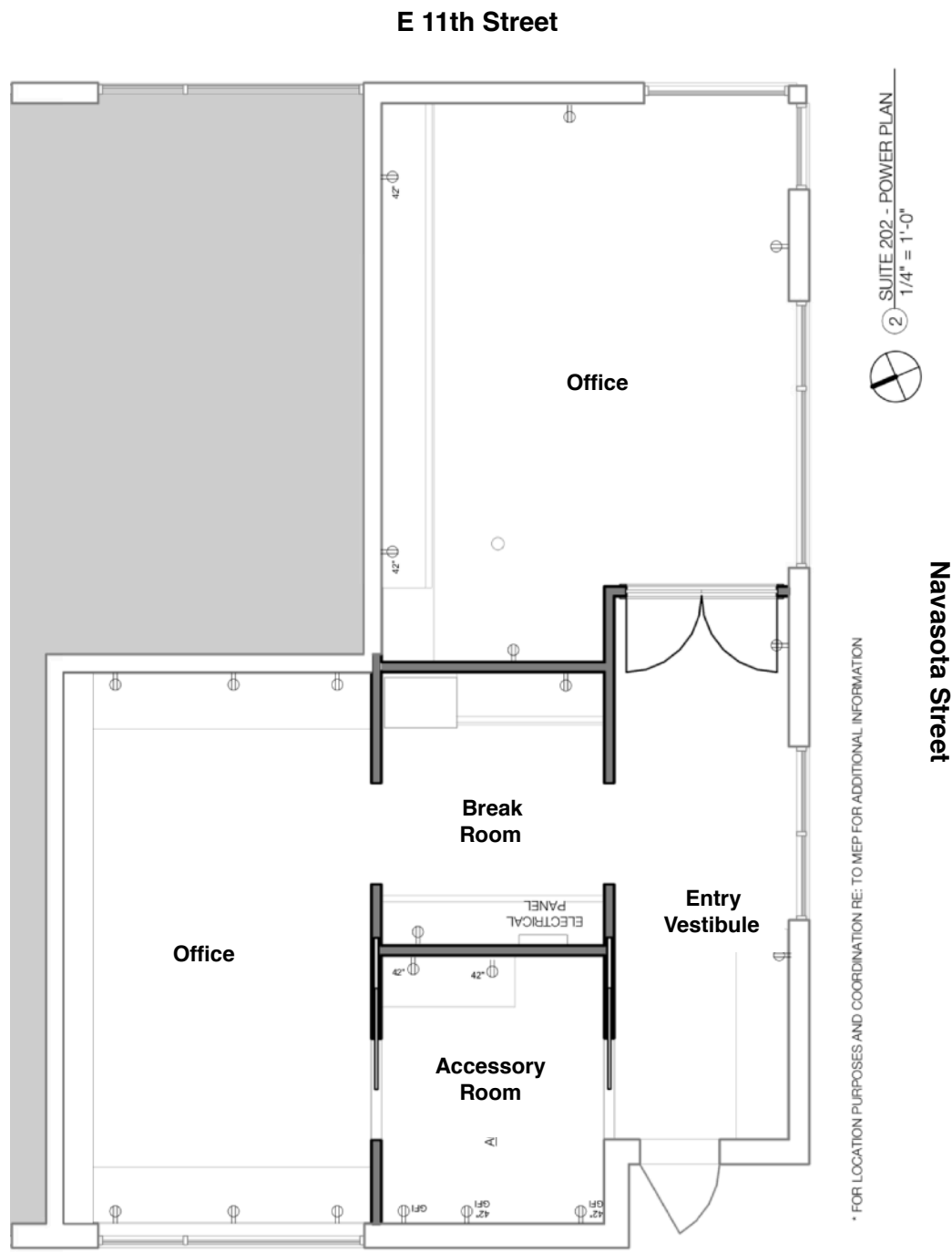
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1211 East 11 - Level 2 Floor Plan



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1211 East 11 - Suite 202 Floor Plan



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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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Donny Shanks	498219	donny@skoutasutin.com	512 595.3588
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

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