

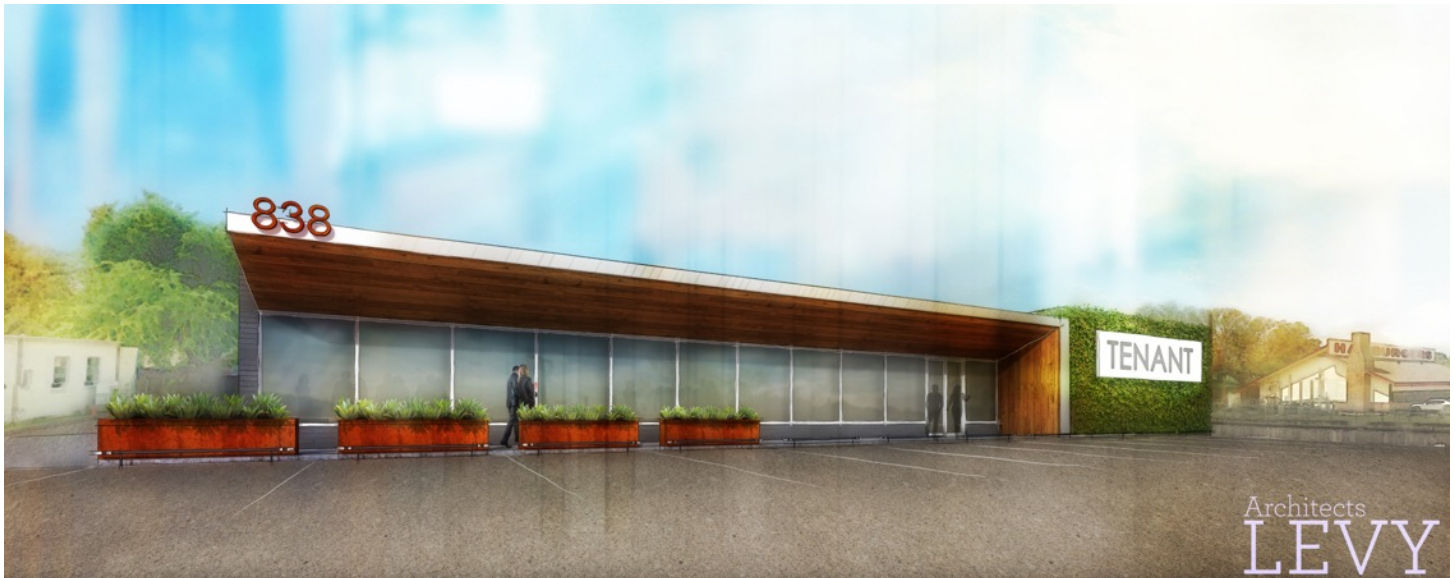
# For Sale or Lease Office

838 Airport Blvd, 78702  
7340 SF

Skout<sup>x</sup>

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Creative  
Office



**838 Airport Blvd** offers a unique workplace setting in the upcoming East Austin creative district near Airport Blvd and Springdale Road. This neighborhood fosters a growing creative class, along with development of numerous mixed-use, office & retail projects that will serve as future homes for Austin's designers, makers & creative entrepreneurs.

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

# 838 Airport Blvd Overview



## 838 Airport Blvd

Austin, TX 78702

### Lease Terms

Type: Office  
[single or multi-tenant]

Size: 7340 SF

Rate: \$22/SF NNN [NNN: \$8]

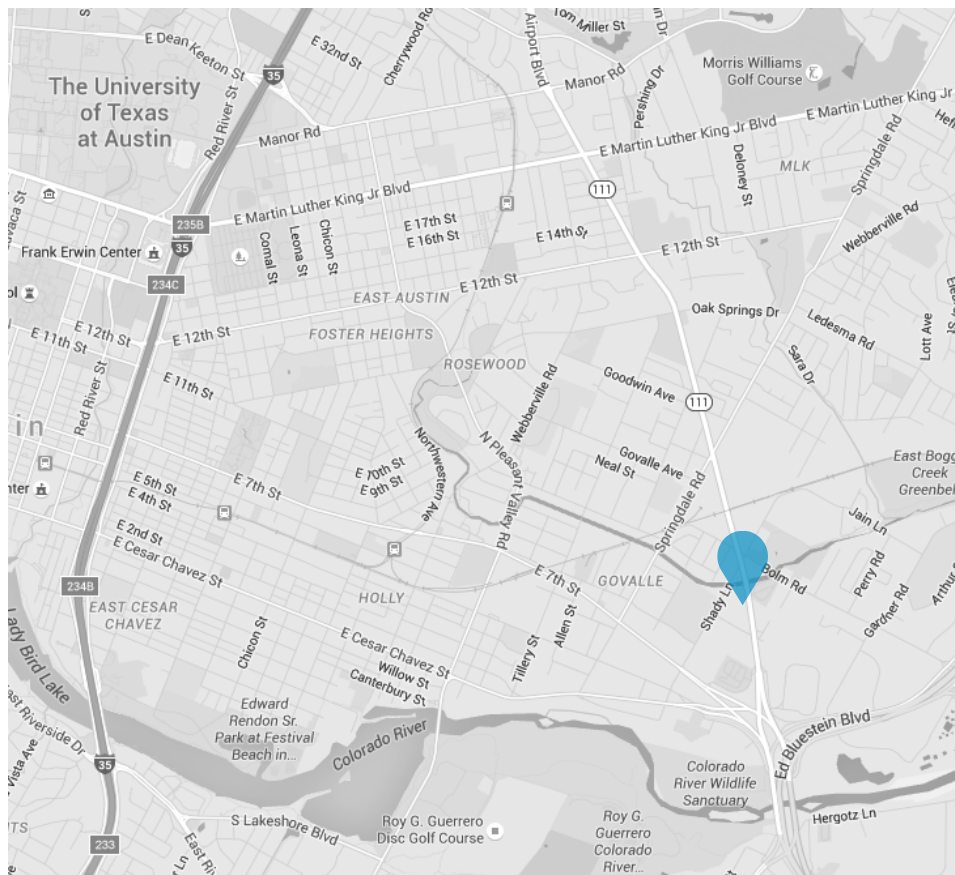
Space Delivery Condition:  
Exterior renovations by Landlord  
Semi-white box interior

Build-out Allowance: \$20/SF

Availability: January, 2017

### Sale Terms

Call for Details



### Space

- Potential single-tenant building
- Ample natural light
- Private outdoor courtyard
- Zoning: CS-MU-CO-NP
- Parking: 25 spaces

### Location

- East Austin - urban core
- Convenient location
  - ~0.5 mile to I-35
  - ~0.9 mile to Austin Convention Center
  - ~1.1 miles to State Capitol
  - ~1.4 miles to UT Austin
  - ~6.8 miles to Austin Bergstrom International Airport
- Neighborhood Spots  
Eden East, Justine's, Sawyer & Co., Sa-Ten Coffee & Eats, Flich Coffee, Hops & Grain

### 2015 Demographics

	3 Mile
Population	106,361
Households	40,876
Employees	87,704
Avg HH Income	\$54,970

[Source: CoStar]

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# 838 Airport Blvd Neighborhood



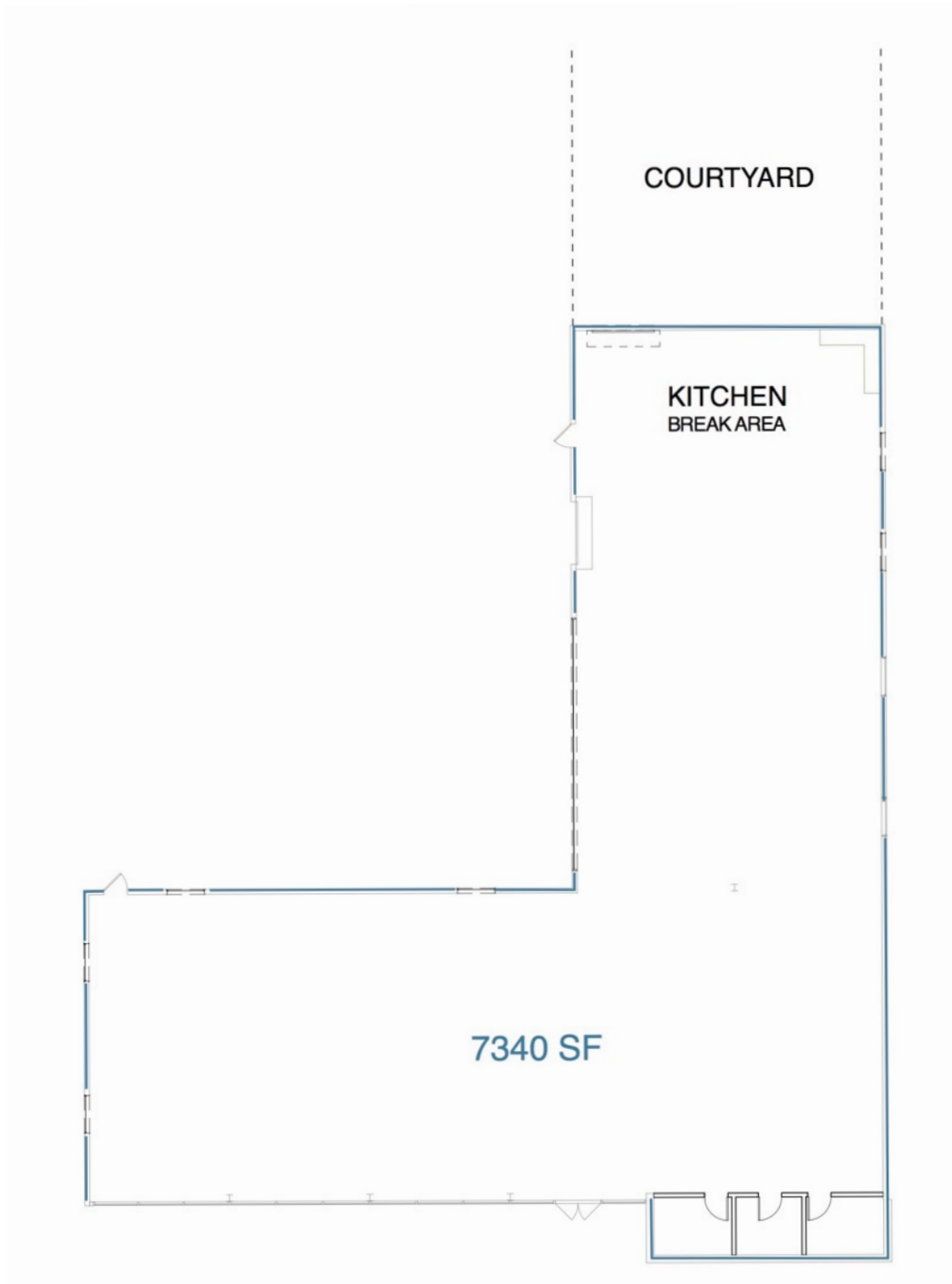
## Upcoming Projects

- 1 Springdale General - 1023 Springdale Road
  - New Mixed-use (Office/Retail)
  - New Construction
  - 165,000 SF
- 2 979 Springdale Road
  - Mixed-use (Office/Retail/Restaurant)
  - Adaptive reuse
  - 174,000 SF
- 3 828 Airport Blvd
  - Mixed-use (Office/Restaurant)
  - Adaptive reuse
  - 5,400 SF

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## 838 Airport Blvd - Single Tenant Floorplan



Not Drawn to Scale

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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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<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