

For Lease

“The Hangar”

Warehouse / Old Airplane Hangar

604 Williams Street, 78752

Main Bldg: 7,087 SF

Shop Bldg: 1,500 SF

Skout^x

Roland Galang, LEED AP

Broker / Owner

512 791.1584

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The Hangar at 604 Williams, once an airplane hangar back in the 1920s, has been home to a local testing equipment manufacturer for the past few decades and most recently a garden retail center. Situated on a 1.237 acres, The Hangar retains much of its original character & structure amongst its remaining industrial neighbors in the revitalizing Highland area. Central location hugging the intersection of North Lamar & Airport Blvd.

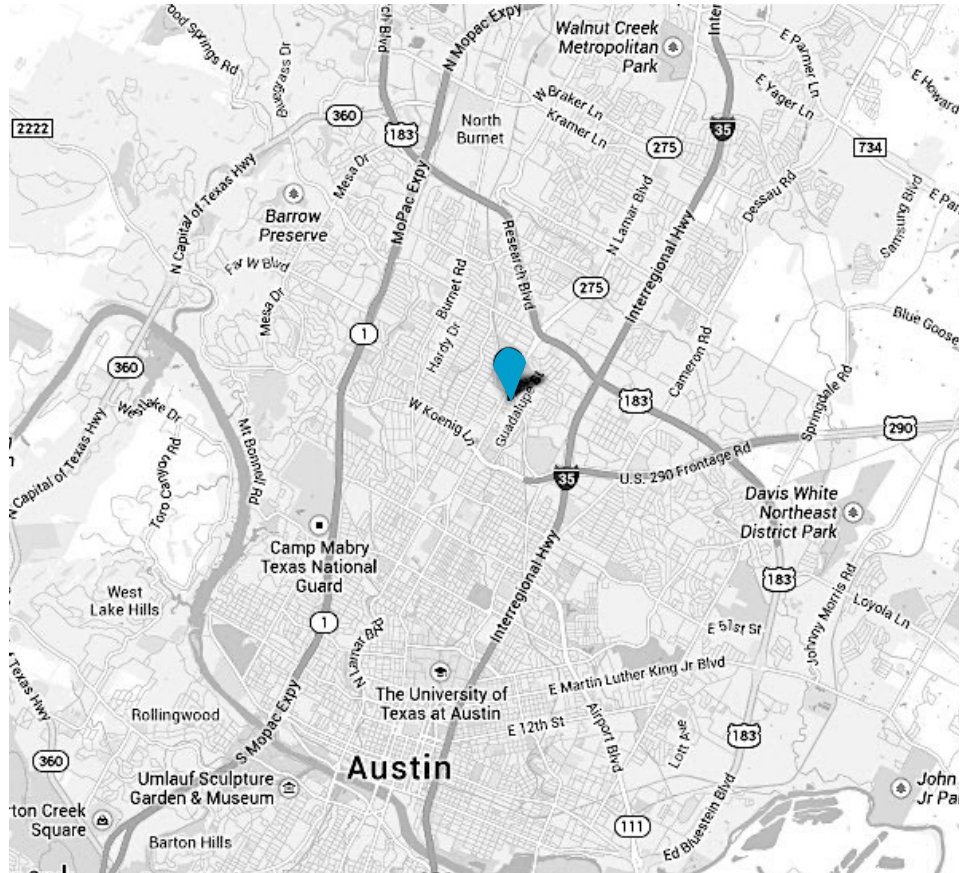
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The Hangar - Overview



The Hangar

604 Williams Street
Austin, TX 78752



Space

Type: Warehouse / Hangar Bldg

Size: **Main Building**

7,087 SF

[bonus mezzanine: ~2,259 SF]

Shop Building

1,500 SF

Rate: Negotiable

TI: Negotiable

Availability: **Call for Details**

Building Features

- **Lot:** 1.237 Acres
- **Mezzanine [bonus]:** ~2,259 SF
- **Original Character:** high arched roof, steel frame industrial windows
- **Improvements:** conditioned front office+loft space; glass electric commercial roll-up garage doors; custom steel property fencing+lighting
- **Dock-High Loading**
- **Zoning:** TOD
- **Parking:** Up to 50 spots on site

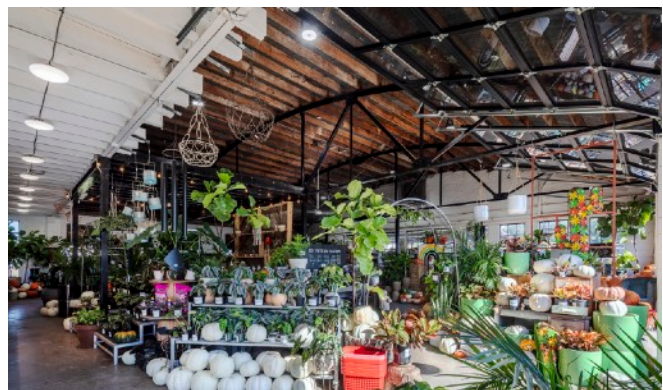
Location

- 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 Cafe Bakery, Kura Sushi, Sazan Ramen

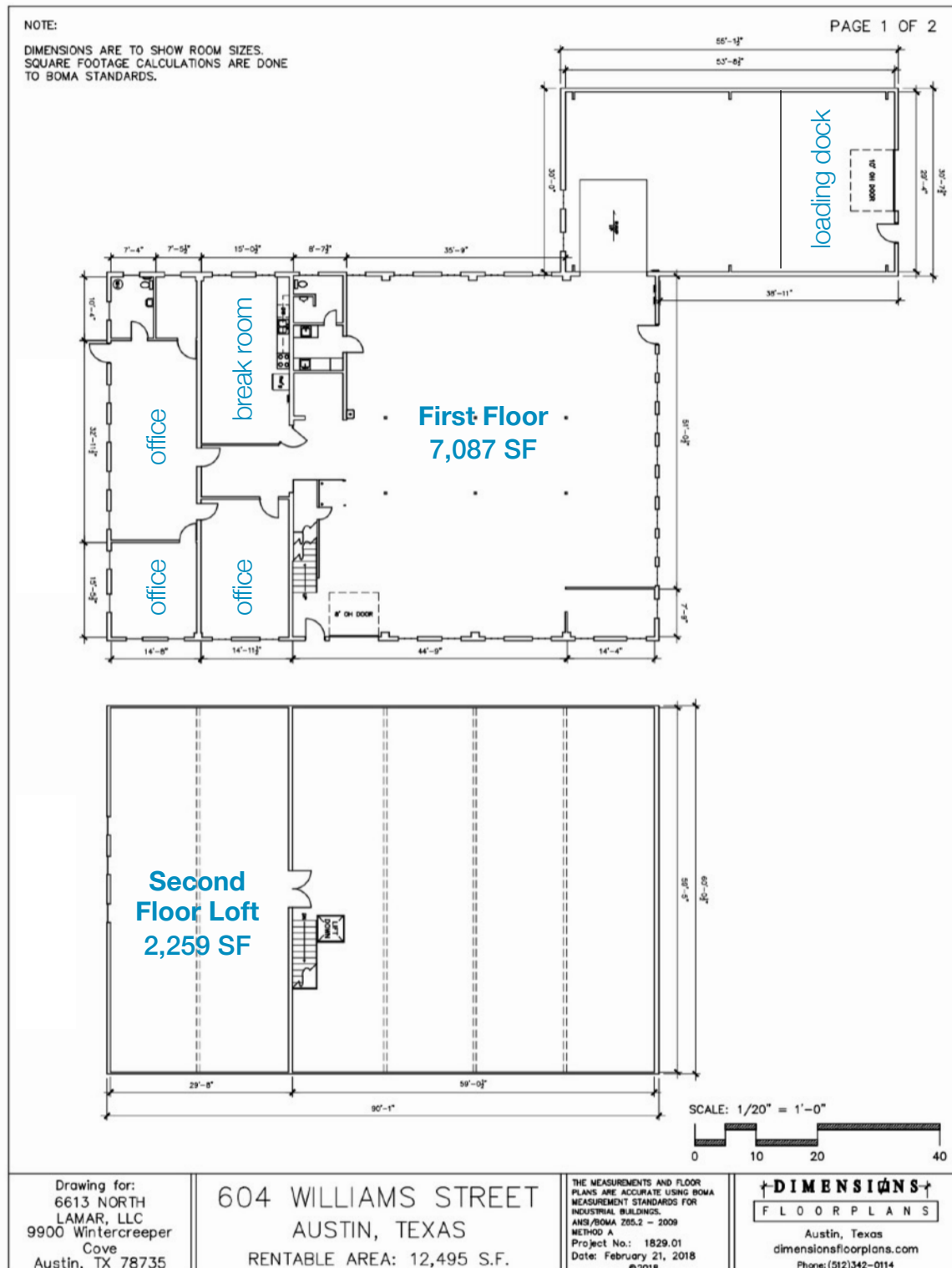
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The Hangar Photos // Garden Seventeen



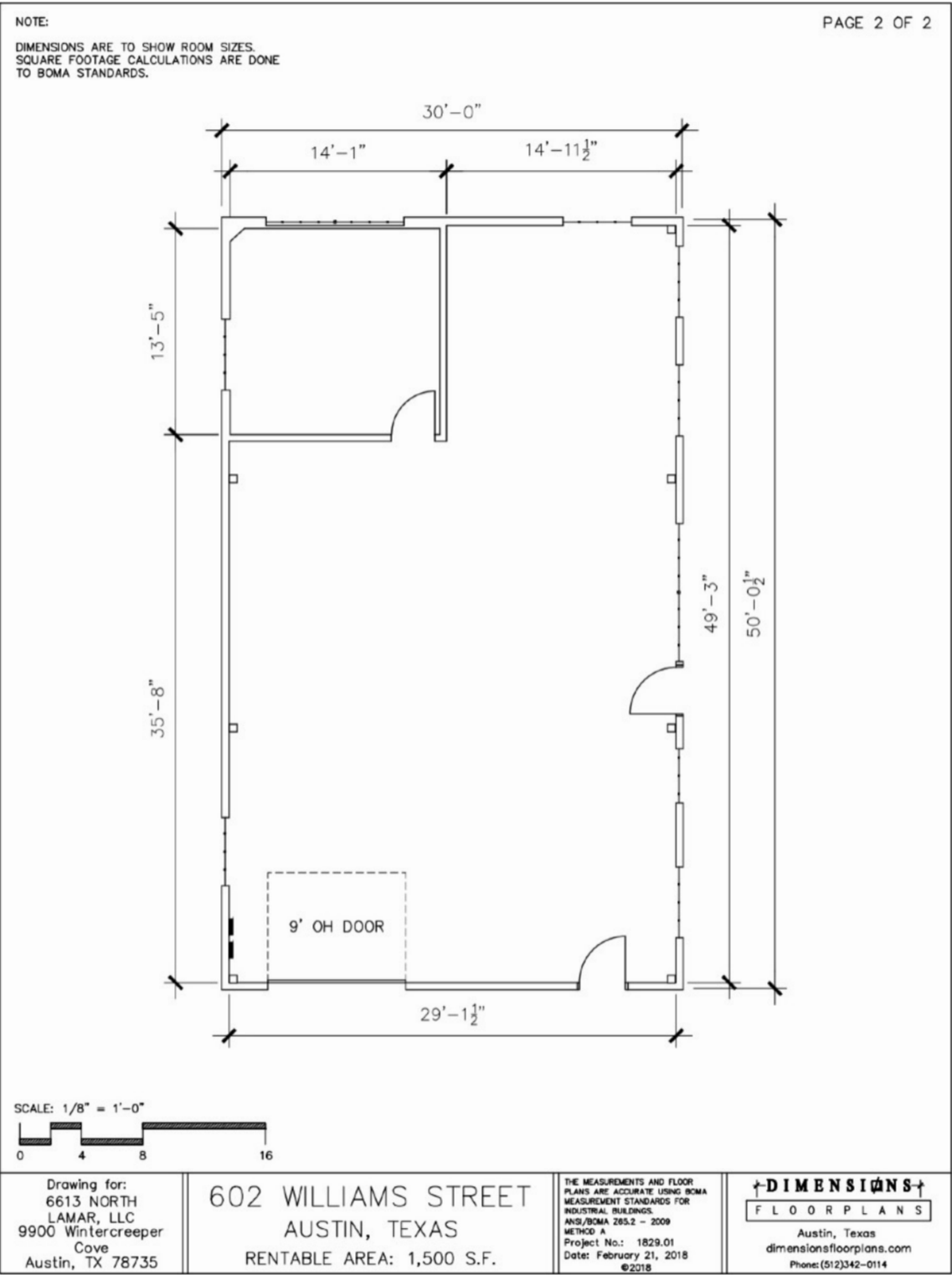
The Hangar - Main Building



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The Hangar - Shop Building



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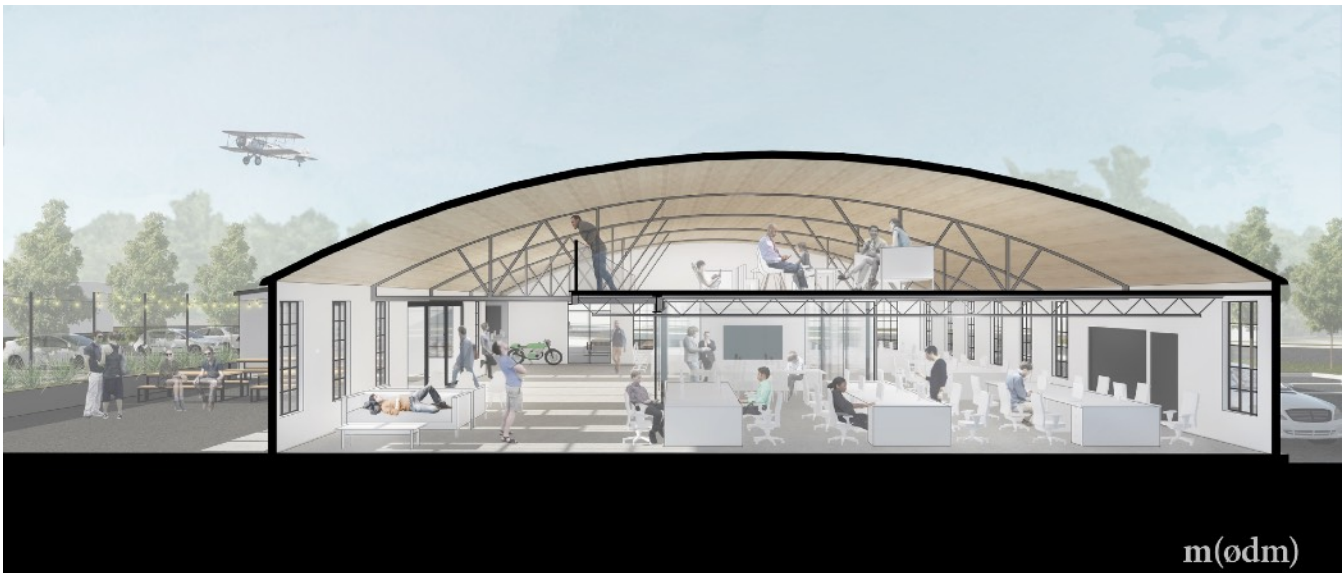
The Hangar Neighborhood Map



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 2. Kura Revolving Sushi
 3. Fuzzy's Taco Shop
 5. Ola Poke
 8. Manna Korean Restaurant
 9. Stiles Switch BBQ & Brew
 10. Threadgill's
 11. Michi Kamen
- 
 6. Tous les Jours Bakery & Cafe
 4. Black Star Co-op Pub & Brewery
- 
 1. 99 Ranch Market & Bakery
 7. Han Yang Market [Korean]
 Walgreens
- 
 Crestview MetroRail Station
 A. Midtown Commons
 B. Crestview Commons
 C. Crestview Subdivision Homes

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The Hangar - Past & Future



The Hangar - Potential Site 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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N/A			
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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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