

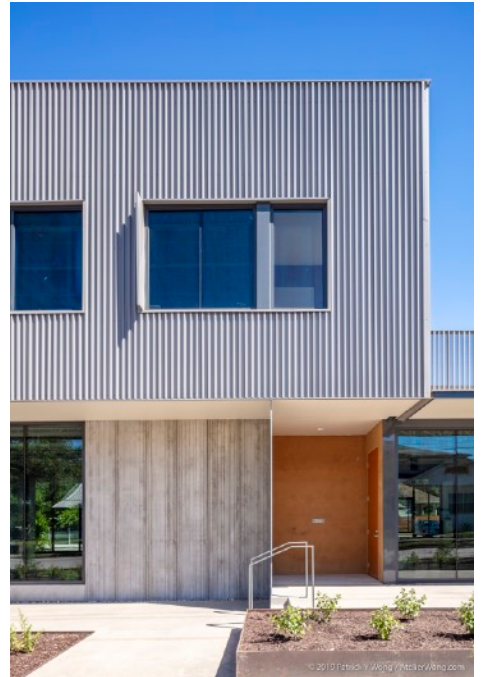
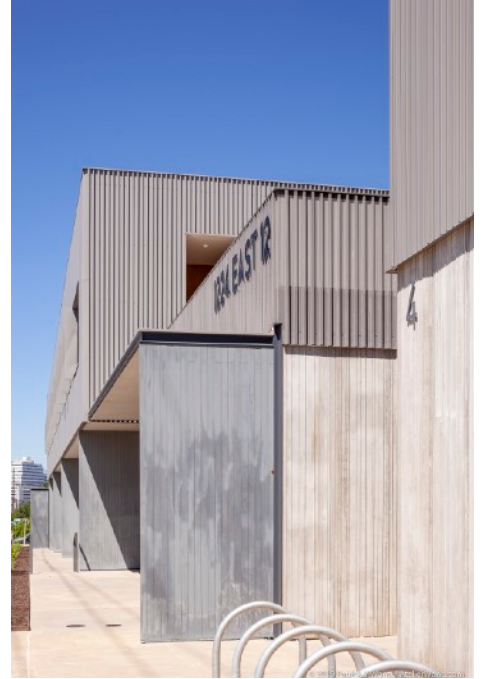
# For Lease Office

Next Door Creative Offices  
1224 E 12th Street, 78702  
Building 3: 705-991 SF

Skout<sup>x</sup>

Roland Galang  
Broker | LEED AP  
512 791.1584  
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Available  
Now

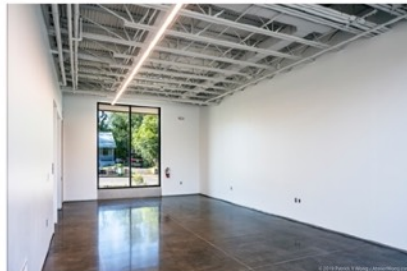
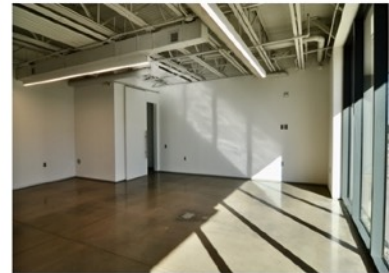
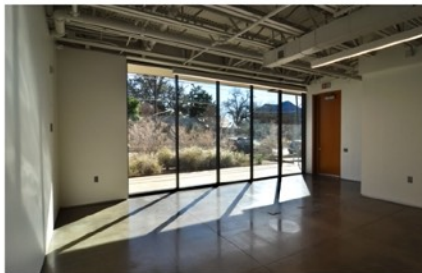


**Next Door Creative Offices**, by Pollen Architecture, is a curated creative community comprised of office and studio work spaces for artists & creative professionals. The project is designed to incorporate qualities seen in a reprinted industrial loft buildings. Smaller buildings wrap the perimeter of the block, surrounding a historic post oak tree in a central courtyard, along with rain garden and green spaces.

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



## 1224 East 12 - Photos [Suites 312 & 314S]



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

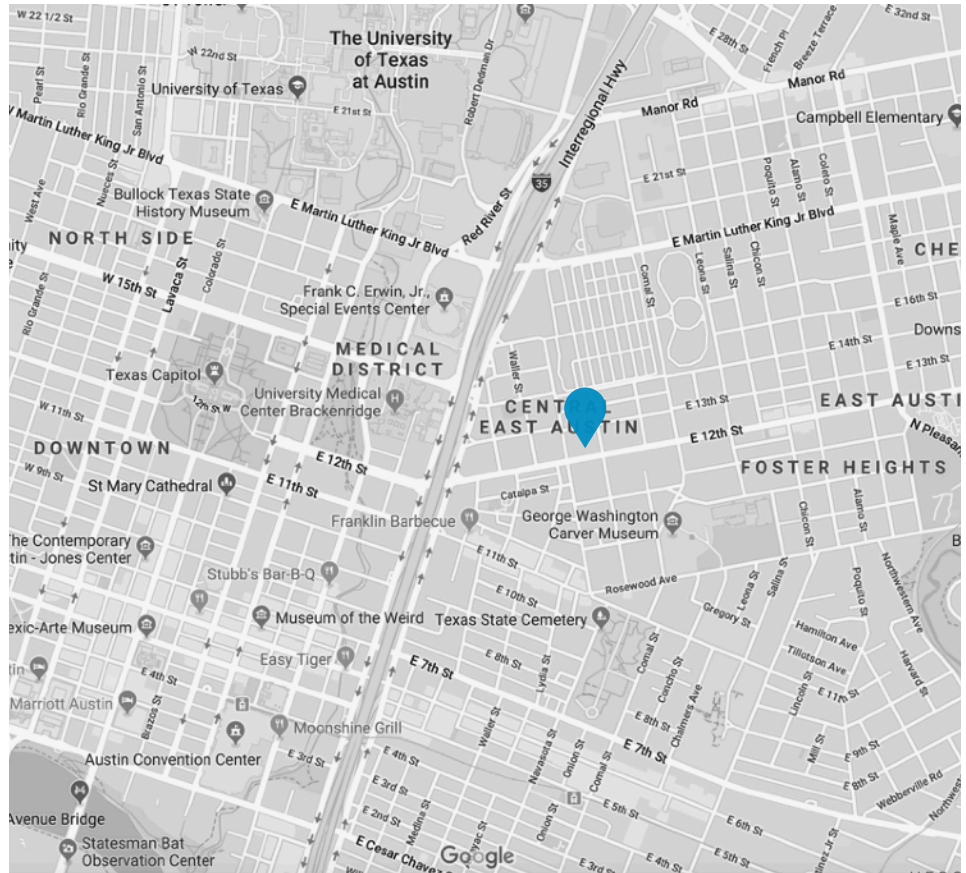
## 1224 East 12 - Overview



**1224 E 12th Street**  
Austin, TX 78702

Designed & Developed by:

**POLLEN**  
Architecture & Design



### Space

Type: Office

Size:

- Suite 312 - 991 SF
- Suite 314S - 705 SF

Features:

- E 12th street-facing windows
- Individual ground level entries
- Kitchenette & bathroom
- Reserved onsite parking

Rate: Call for Rate

Space Delivery Condition: Turn-key

### Building

- Multi-tenant
- Energy Efficient: high-quality green building materials & systems, operable windows, best solar orientation for ideal light quality in work spaces
- Shared Amenities - mail room, locker & shower rooms, elevator, common areas
- Connection to outdoor - shared balcony walkway, roof terrace w/ downtown views; direct connection to landscape areas
- Zoning: CS-MU

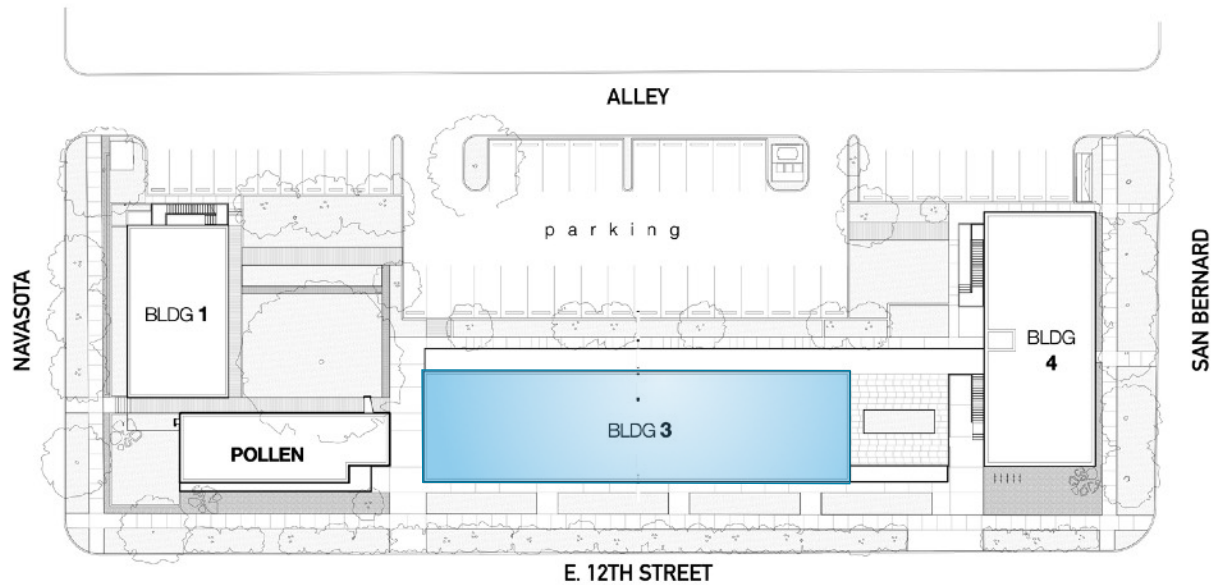
### Location

- East Austin - urban core
- Walkability Score = 78 [www.walkscore.com]
- Convenient location
  - ~0.5 mile to I-35
  - ~0.8 mile to UT Dell Medical Center
  - ~0.9 mile to Texas Capitol
  - ~1.3 miles to Austin Convention Center
  - ~6.8 miles to Austin Bergstrom International Airport
- Neighborhood Spots: Sour Duck, Quickie Pickie, Hillside Pharmacy, Micklethwait BBQ, East Side Pies, Figure 8 Coffee

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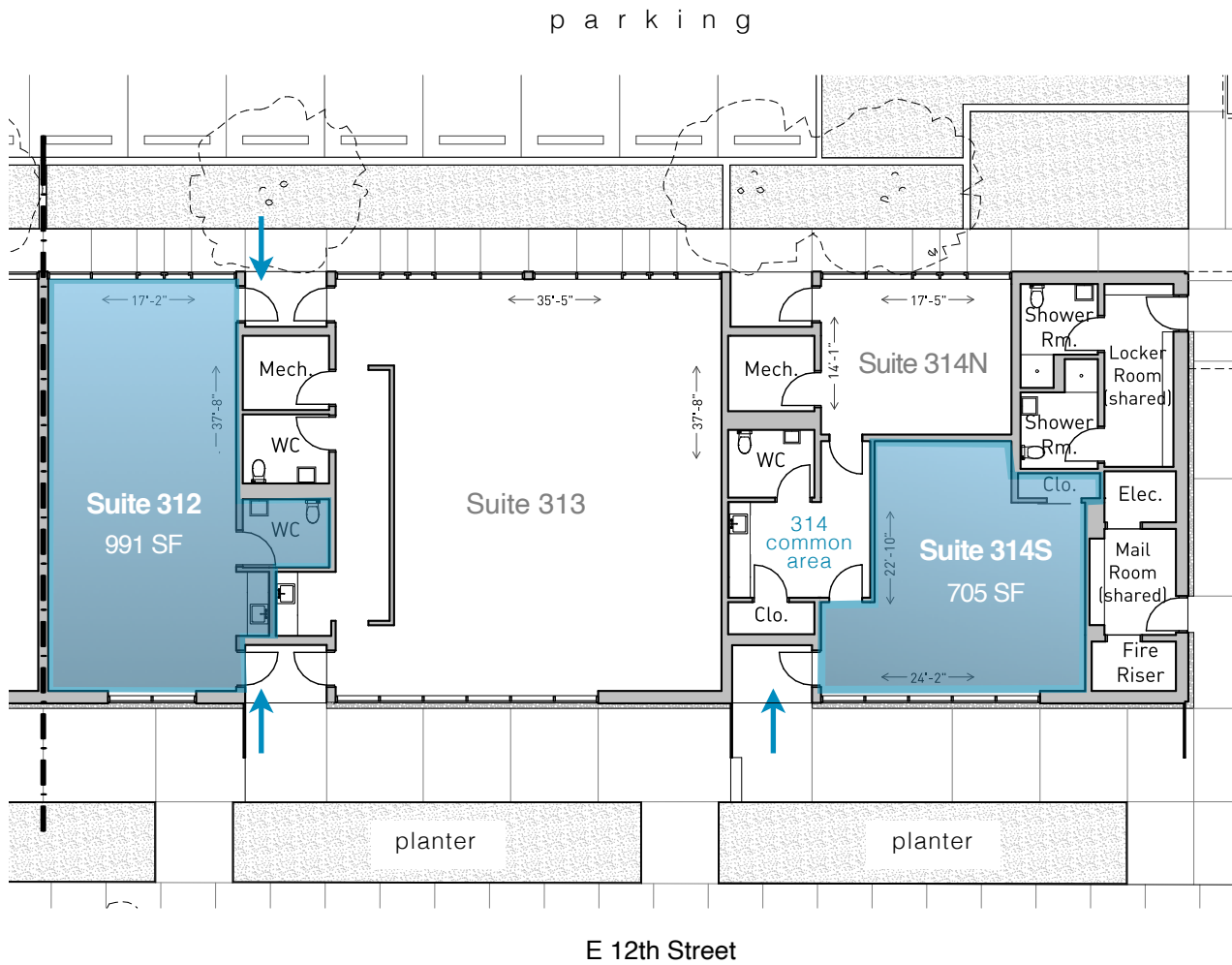
## 1224 East 12 - Site Map



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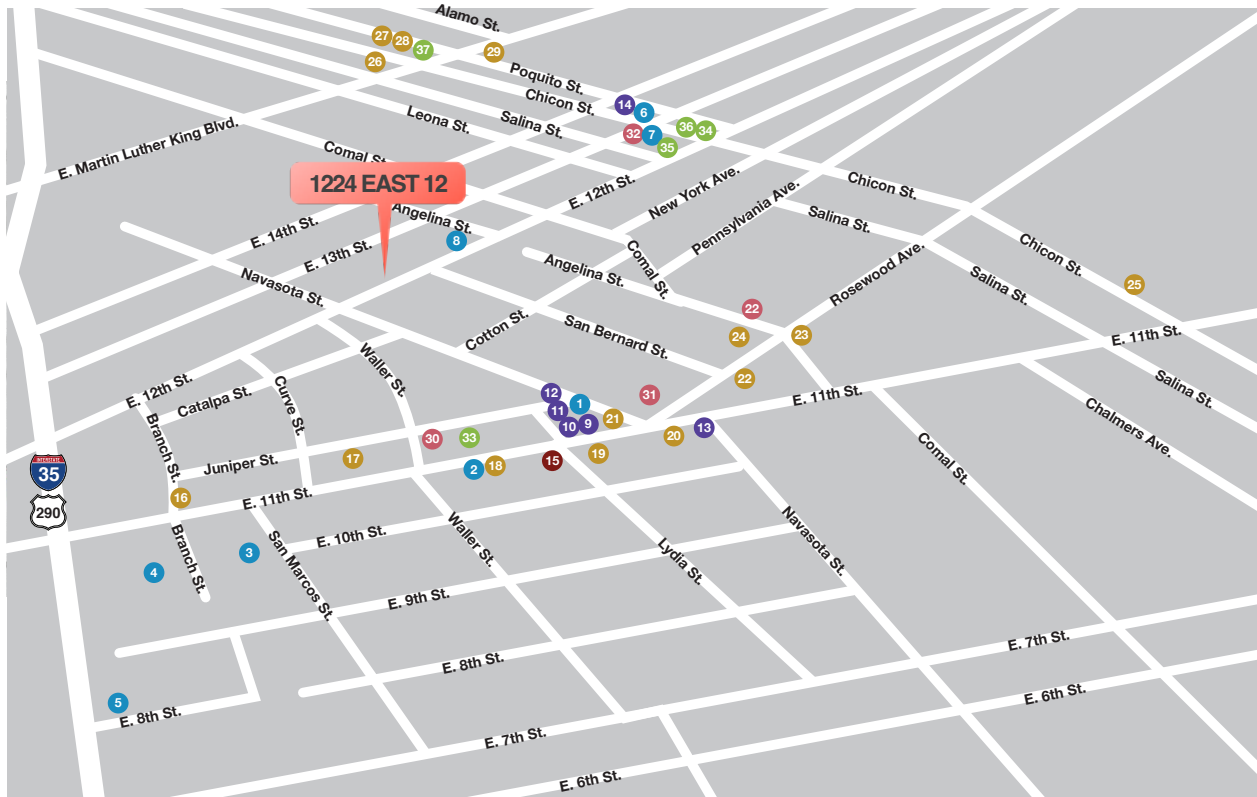
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## 1224 East 12 - Floor Plan [Suite 312 & 314S]



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# 1224 East 12 - Neighborhood



## Condominiums & Apartments

1. East Village Lofts
2. Eleven 11
3. AMLI Eastside
4. Eleven by Windsor
5. Tyndall
6. The Chicon - Gibbs
7. The Chicon - Joyce
8. Angelina + 12



## Local Shops

9. Helm Boots
10. Olive
11. Slavonk & Hortus Terraria
12. Tiny Taiga
13. Take Heart
14. Paws on Chicon



## Hotel

15. Hotel Eleven



## Dining

16. Franklin BBQ
17. Old Thousand
18. Blue Dahlia Bistro
19. Paperboy
20. Hillside Farmacy
21. Quickie Pickie
22. Micklethwait Craft Meats
23. Eastside Pies
24. Jean Jean's Cajun BBQ
25. Figure 8 Coffee Purveyors
26. Sour Duck Market
27. Austin Daily Press
28. Juice Land
29. Bennu Coffee



## Services

30. Sukha Yoga Eastside
31. Carver Branch Public Library
32. Urban Lagree



## Entertainment

33. Victory Grill
34. King Bee Lounge
35. Full Circle Bar
36. Rio Rita
37. The Wheel

## 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
- Counter Cafe
- Cuvee Coffee
- Domo Alley-Gato
- Eastside King
- El Chilito

- Fukumoto
- Gemelli Gelato
- Licha's Cantina
- Ramen Tatsuya
- Salt & Time
- Spartan Pizza
- Suerte
- Tamale House East
- Revival Coffee

### Retail

- Maggie Louise Confections
- Volcom Garden
- Waterman Supply Company

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## Information About Brokerage Services



### 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.

11-2-2015



#### 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
_____ 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)

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