



904 West Avenue, Ste. 150  
Austin, Texas 78701

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[SkoutAustin.com](http://SkoutAustin.com)

*1139 W Braker Lane*

*Medical + Office Condominium —*

*Offering Memorandum*

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## 1139 W Braker Lane - Overview



Level One of the Edge Professional Office Condominium Building offers a rare ownership opportunity of a stabilized medical office condo in rapidly growing North Austin. Fully leased, there are three separate suites occupied by primary care practice, pharmacy & radio station. Conveniently located along Braker Lane, one of the key east-west corridors that traverses between two major thoroughfares I-35 & MoPac.

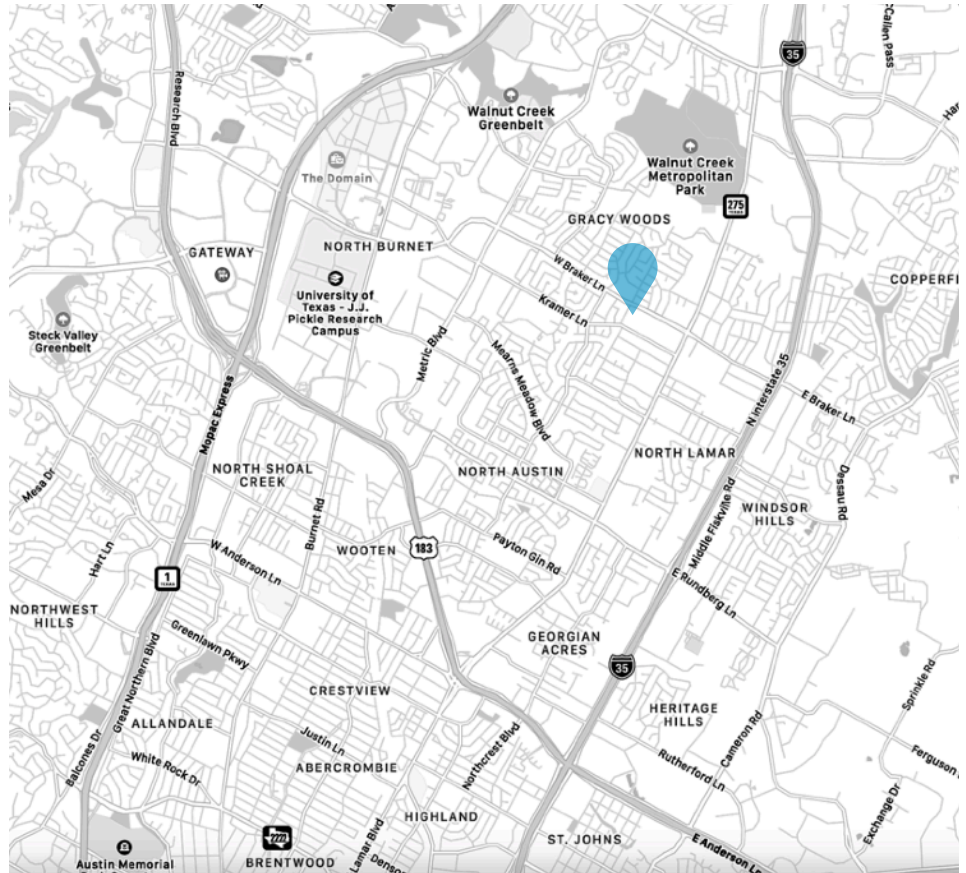
Central North Austin, once dominated by suburban communities, has emerged into a desired home for major technology and business operations, such as Dell, Samsung, Amazon, Facebook, and the future Apple campus.

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

## 1139 W Braker Lane - Quick Facts



**1139 W Braker Lane**  
Austin, TX 78753



### Office Condo Units

Type: Medical/Office Condo  
[multi-tenant]

Suite #: 101, 102, 103

Space: 6,072 rsf [total]  
Ste 101: 3,180 rsf  
Ste 102: 1,225 rsf  
Ste 103: 1,667 rsf

Offered At: Call for Pricing\*

*\*Established Primary Care practice For Sale separately. Inquire for details.*

### Building

Type: Professional Office  
Condominium

Size: 12,246 SF [two-story]

Parking: 46 + 2 ADA Spaces  
[building total]

Zoning: LR

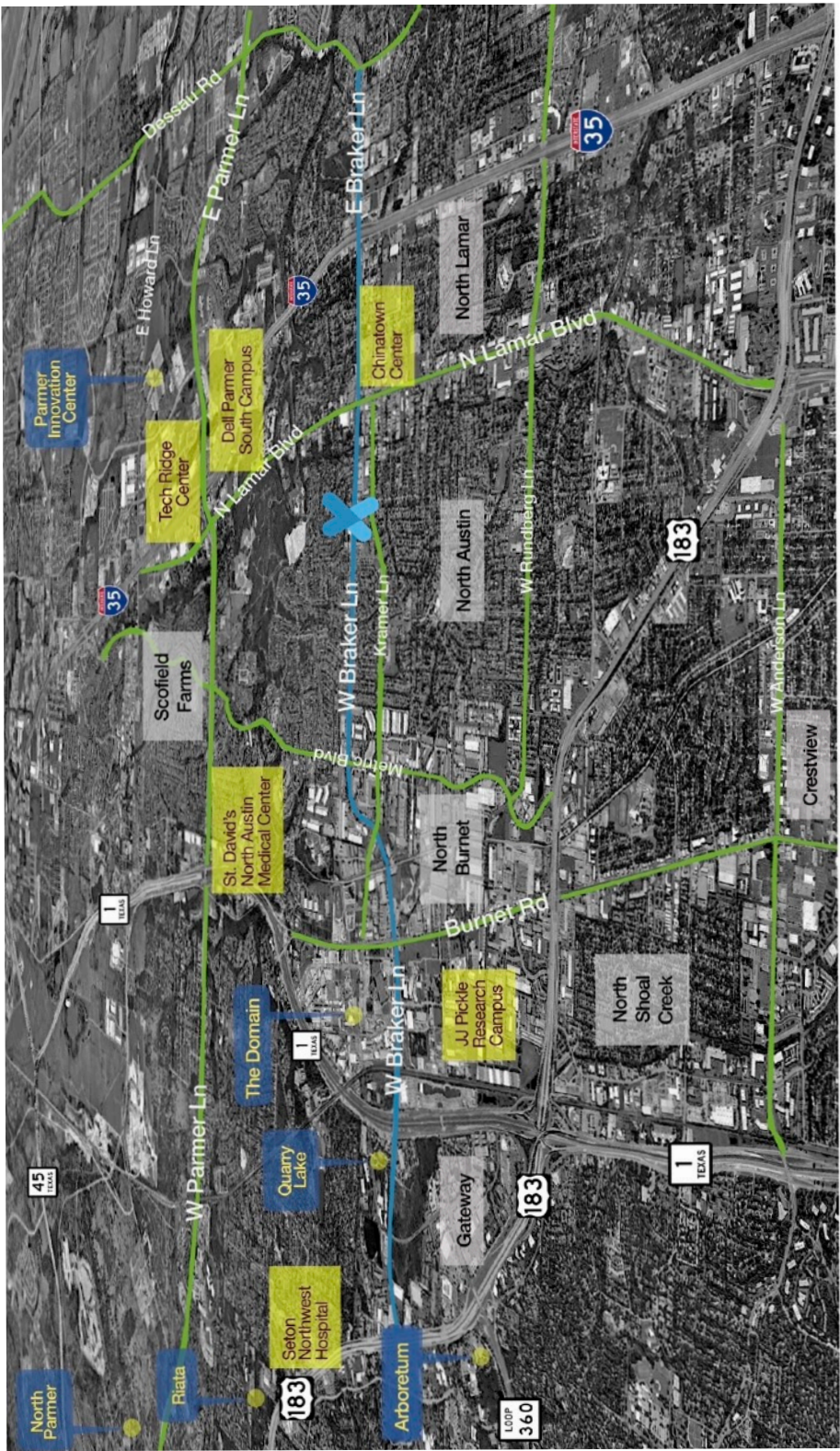
Built: 2015

### Location

- **Central North Austin**  
Booming technology & business hubs for major operations &/or corporations
- **Convenient location**  
~2.5 miles to I-35  
~3.5 miles to MoPac  
~3.8 miles to St. David's North Austin Medical Center
- **Neighborhood Spots:**  
Chinatown Center, The Domain, The Arboretum, Walnut Creek Park

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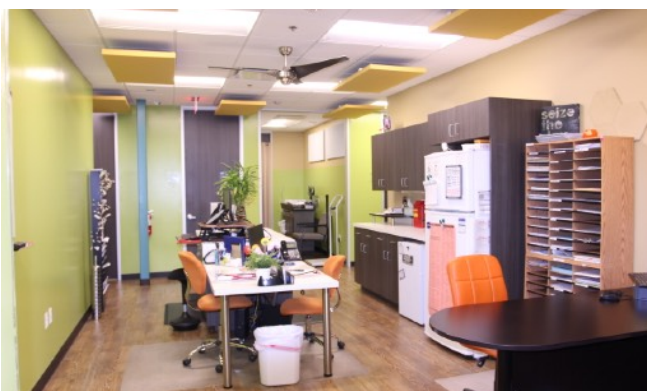
1139 W Braker Lane - Neighborhood



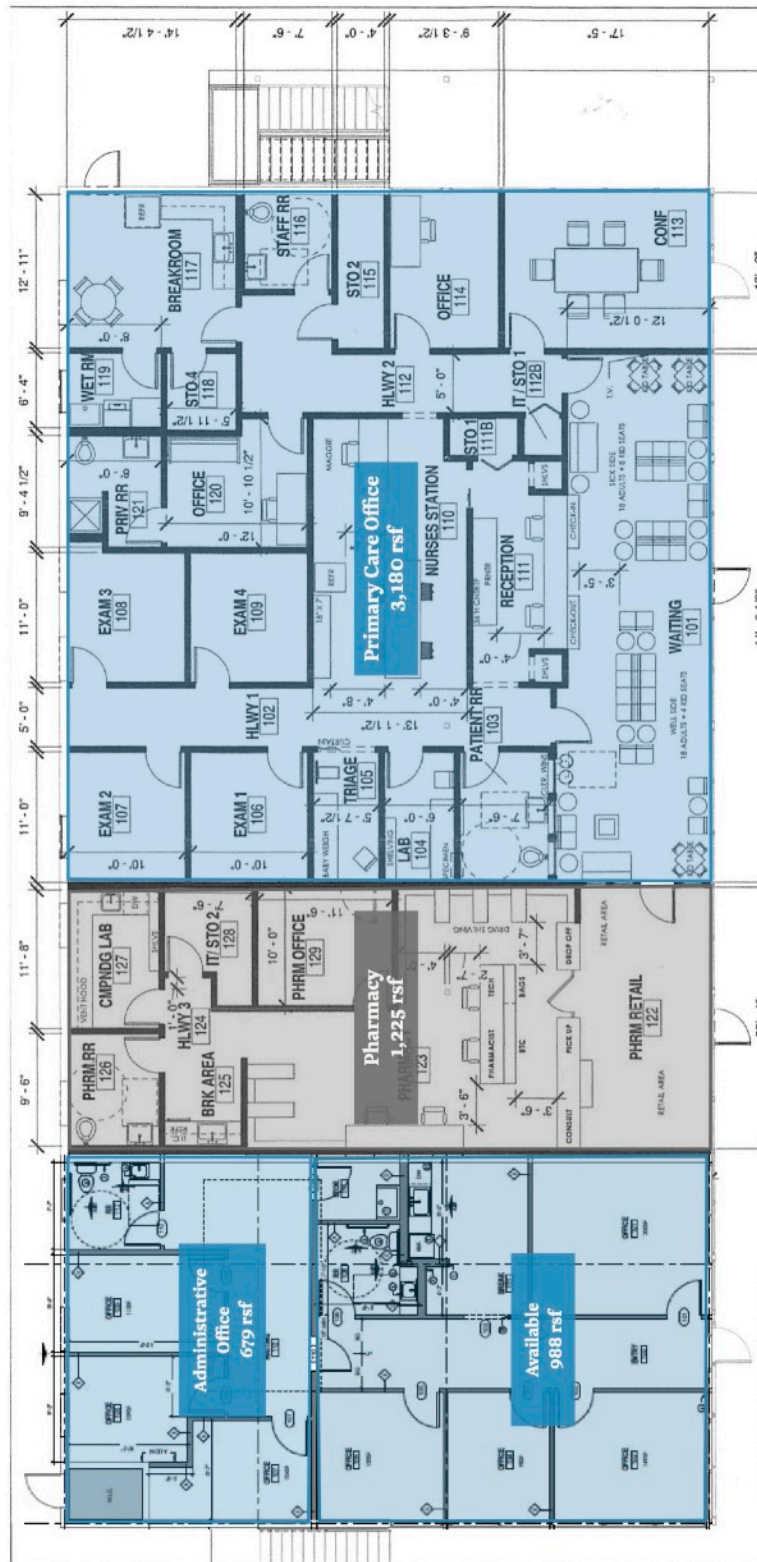
Parmer North	Riata	Domain	Parmer Innovation Center
>> Future Apple Campus	>> Apple	>> Indeed	>> 3M
>> BioWare	>> Cisco Systems	>> Amazon	>> Applied Materials
>> Dun & Bradstreet	>> Luminex	>> Facebook	>> Facebook
>> eBay/PayPal	>> Oracle	>> VRBO (Home Away)	>> General Motors IT Center
>> Polycom	>> Visa	>> IBM	>> Home Depot Tech Center
		>> Charles Schwab	
		>> Fidelity	>> Prologic
		>> CoreLogic	>> WeWork
		>> Accruent	>> WP Engine
		>> Cisco Systems	

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## 1139 W Braker Lane - Photos



# 1139 W Braker Lane - Level 1 Floorplan



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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
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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](http://www.trec.texas.gov)

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