

For Lease

Flex Space

North East
7216 E Hwy 290, 78723
5570 SF [owner]
Zoning: GR-NP

Skout^x

Tooney Thepsoumane | Vice President
512 565.8617 | Tooney@SkoutAustin.com
Roland Galang | Broker
512 791.1584 | Roland@SkoutAustin.com



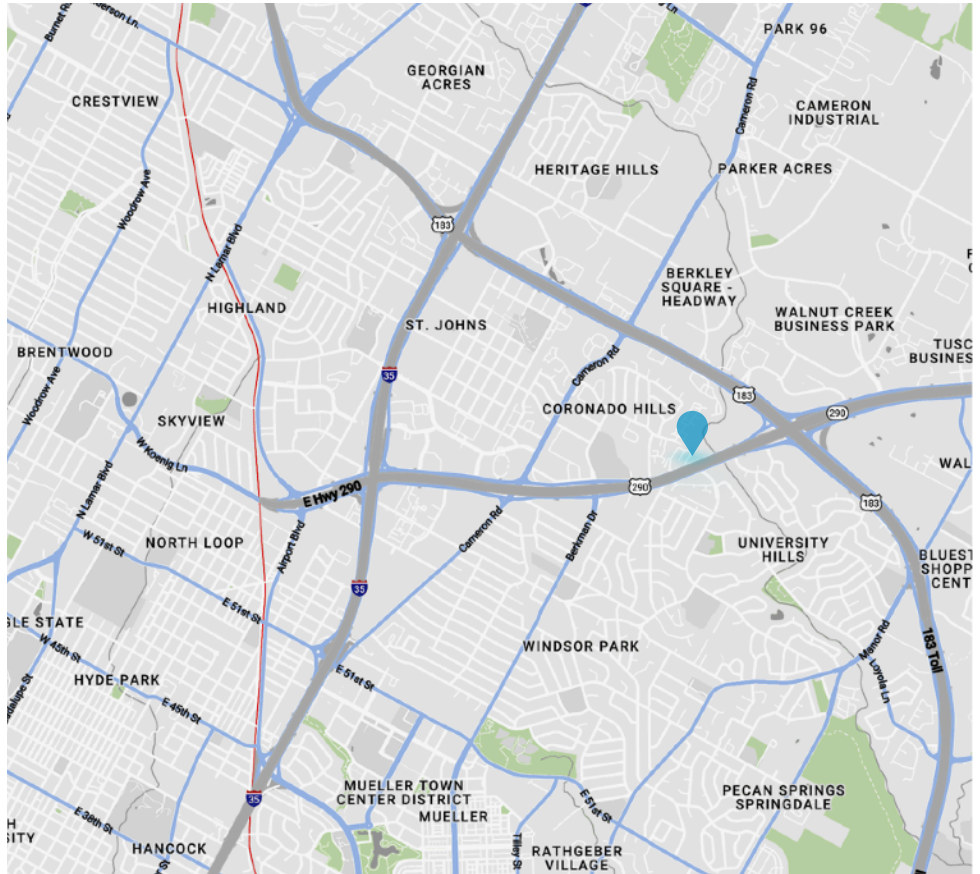
7216 E Hwy 290 is a two-story building with showroom area, conference room, shipping/receiving bays, warehouse, office/flex spaces. Convenient location on Hwy 290 East between US-183 and IH-35, with easy access to the NE Toll Roads and Austin Bergstrom Airport.

All information contained herein is deemed reliable but not guaranteed.

7216 E Hwy 290 - Overview



7216 E Hwy 290
Austin, TX 78723



Building / Space

Type: Flex Space / Industrial

Bldg: 5570 SF

Level 1: ~4000 SF
Level 2: ~1570 SF

Lot: 0.38 Acres

Rate: \$18/SF NNN

Space Delivery Condition:
Full Build-Out

Date Available: **Available Now**

Zoning: GR-NP

Features

- Showroom by front entrance
- Hot Warehouse: ~1572 SF with 20' clear height
- Hot Receiving Bays: ~578 with two 18' foot roll-up doors
- Shipping/Receiving Area + flexible work spaces, bathrooms
- Level 2: additional work space, bathroom, network/storage areas
- 15+ Onsite Parking Spaces

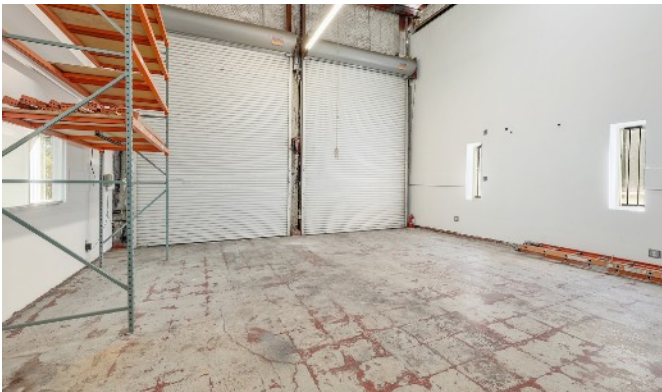
Location

- Direct access from E Hwy 290 frontage
- Convenient Location
 - ~5 miles to US 183 & I-35
 - ~6 minutes to UT Austin
 - ~10 minutes to Mueller Town Center
 - ~15 minutes to Airport
- Nearby Neighborhoods: Windsor Park; University Hills; Mueller; St Johns; Highland; Crestview; Brentwood; Northloop/Hyde Park

All information contained herein is deemed reliable but not guaranteed.

Tooney Thepsoumane | 512 565.8617 | tooney@skoutaustin.com

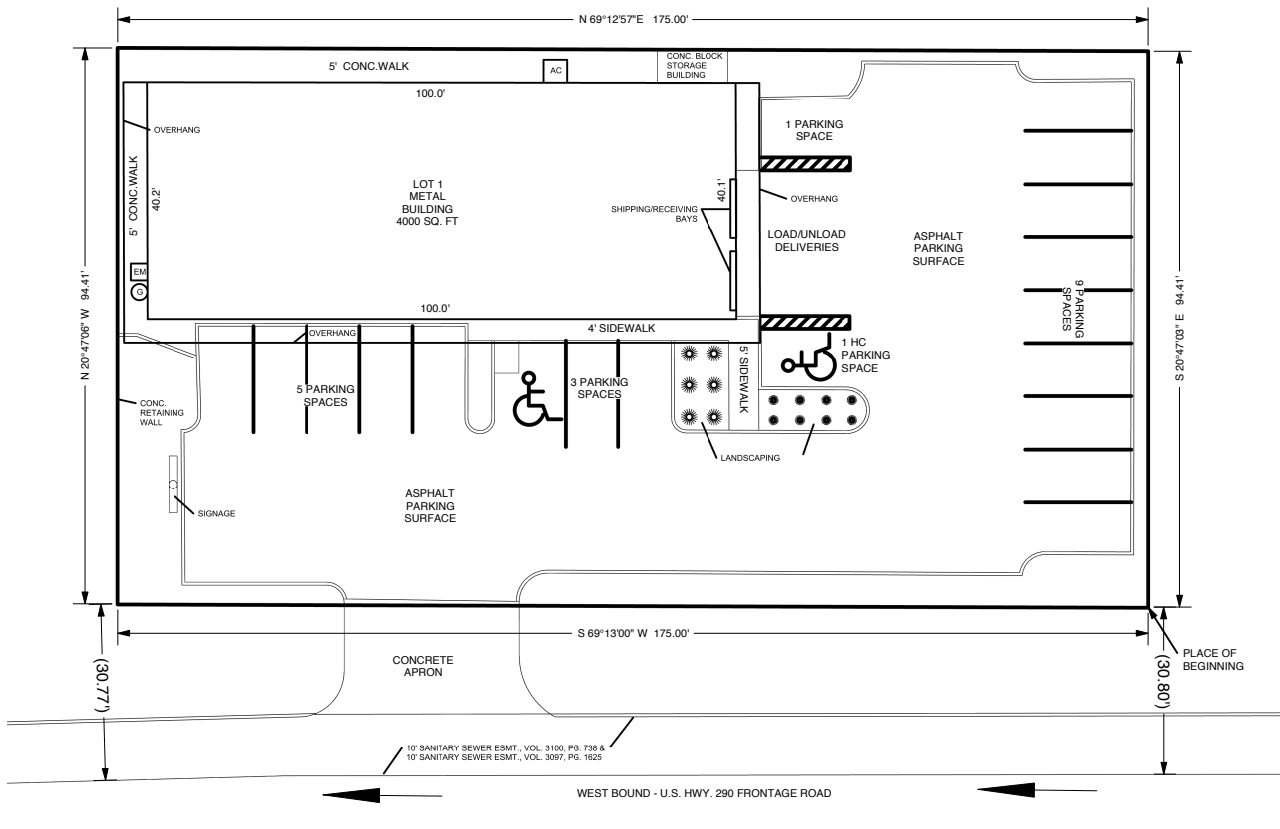
7216 E Hwy 290 - Photo Gallery [Level 1]



7216 E Hwy 290 - Photo Gallery [Level 2 & Warehouse]

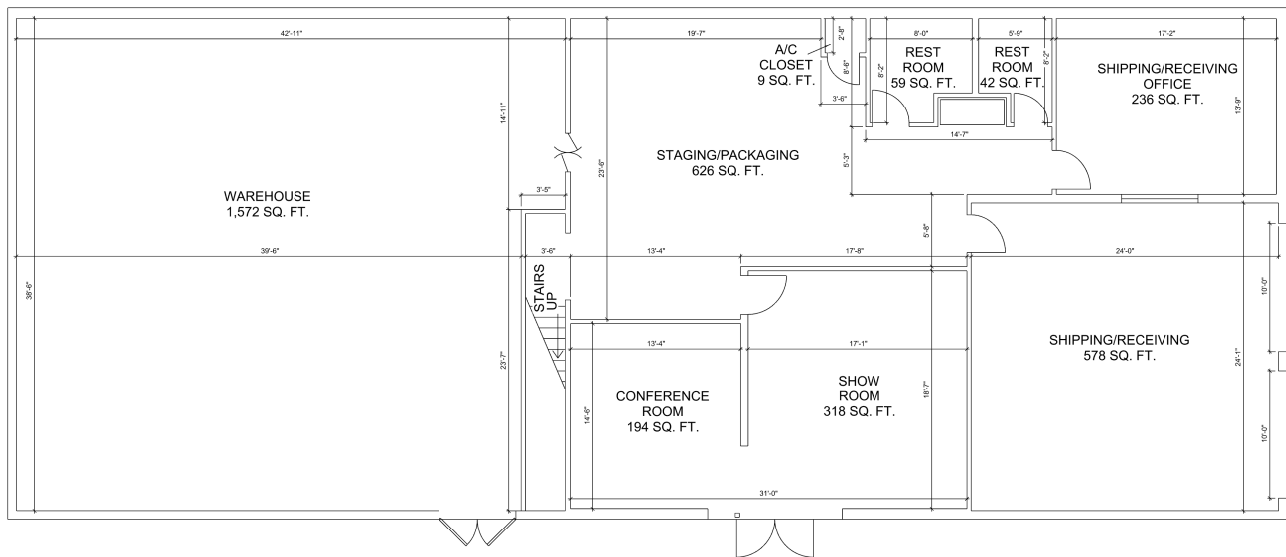


7216 E Hwy 290 - Site Map



All information contained herein is deemed reliable but not guaranteed. Plans are not drawn to scale. For reference only.

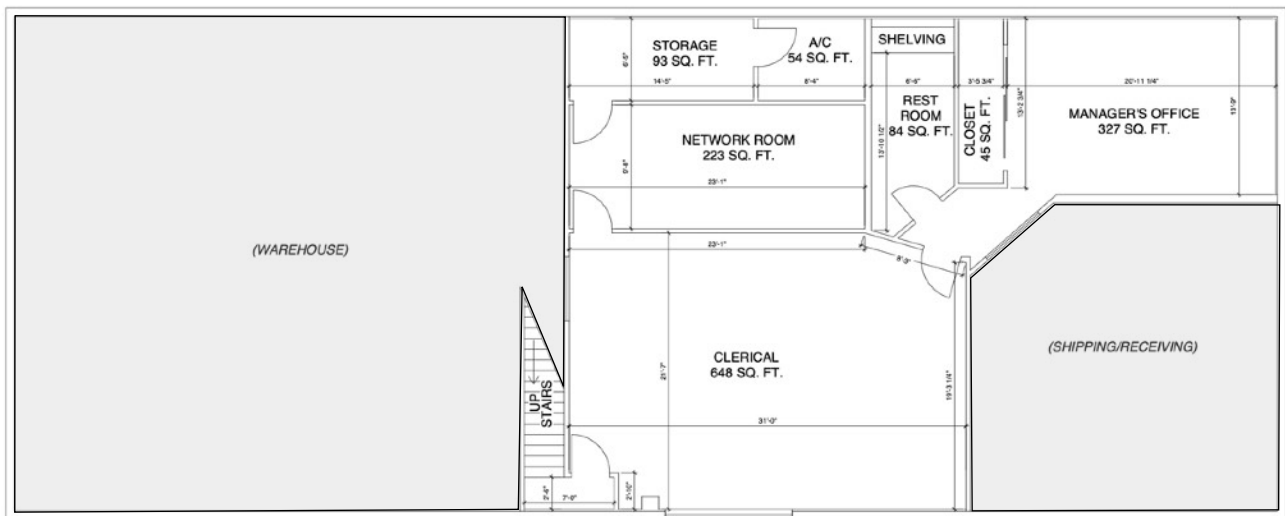
7216 E Hwy 290 - Floor Plan Level 1



All information contained herein is deemed reliable but not guaranteed. Plans are not drawn to scale. For reference only.

Tooney Thepsoumane | 512 565.8617 | tooney@skoutaustin.com

7216 E Hwy 290 - Floor Plan Level 2



All information contained herein is deemed reliable but not guaranteed. Plans are not drawn to scale. For reference only.

Tooney Thepsoumane | 512 565.8617 | tooney@skoutaustin.com



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.

Skout Real Estate	9004805	foundit@skoutasutin.com	512 595.3588
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Roland Galang	505715	roland@skoutasutin.com	512 791.1584
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Viboun Thepsoumane	672419	tooney@skoutasutin.com	512 565.8617
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date