

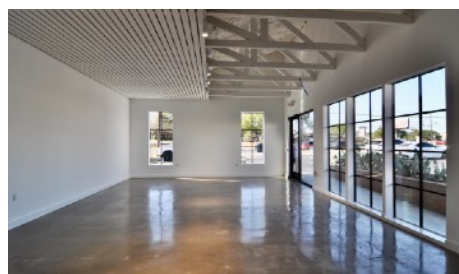
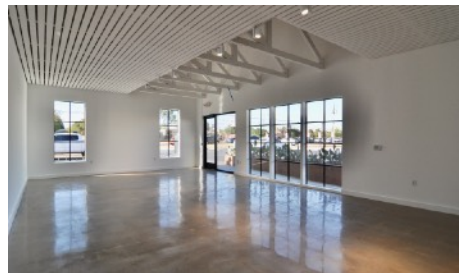
For Lease Creative Office / Retail

5609 S Congress Ave, 78745
Unit 200: 865 SF

Skout^x

Roland Galang
Broker | LEED AP
512 791.1584
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Lumberyard
Creative



Lumberyard Creative, a site once home to aging lumber bins, has been reimaged into a distinctive commercial destination featuring office and retail spaces. The design pays tribute to the property's industrial past while supporting modern creative and professional uses. The exterior blends corrugated metal and brick, striking a balance between durability and heritage. Inside, you'll find sealed concrete floors, exposed trusses, and abundant natural light, creating an inviting and flexible environment. Designed by *Chioco Design* and built by *Texas Construction Company*, Lumberyard Creative is home to *Texas Construction Company* and *Neighbors Dog Park & Coffee Shop*. Convenient location along major thoroughfares, with easy access to I-35 - US 290/SH71 interchange.

5609 S Congress Unit 200 - Overview



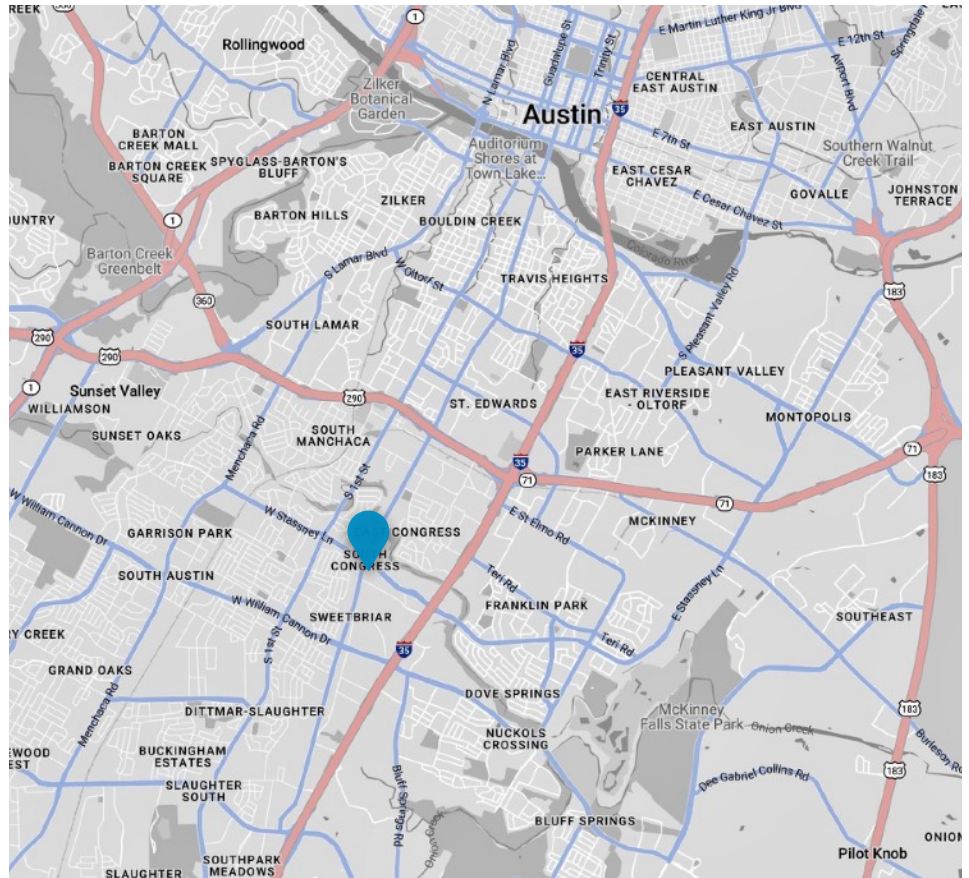
Lumberyard Creative

5609 S Congress Ave
Austin, TX 78745

Designed by:

CHIOCO | design

Built by:



Space

Type: Office / Retail / Studio

Available:

Unit 200: 865 SF

Rate: \$28-\$30/SF NNN

Space Delivery Condition:

Warm White Box

Terms: 12 months (minimum)

Features

- Front unit w/ individual entry
- Bright open space w/ sealed concrete floors
- Ample natural light
- Exposed trusses
- North-facing windows w/ metal awning & metal planters for privacy
- Onsite Surface Parking: 2 assigned spaces & others first come first serve
- Marquee Signage (to be built)

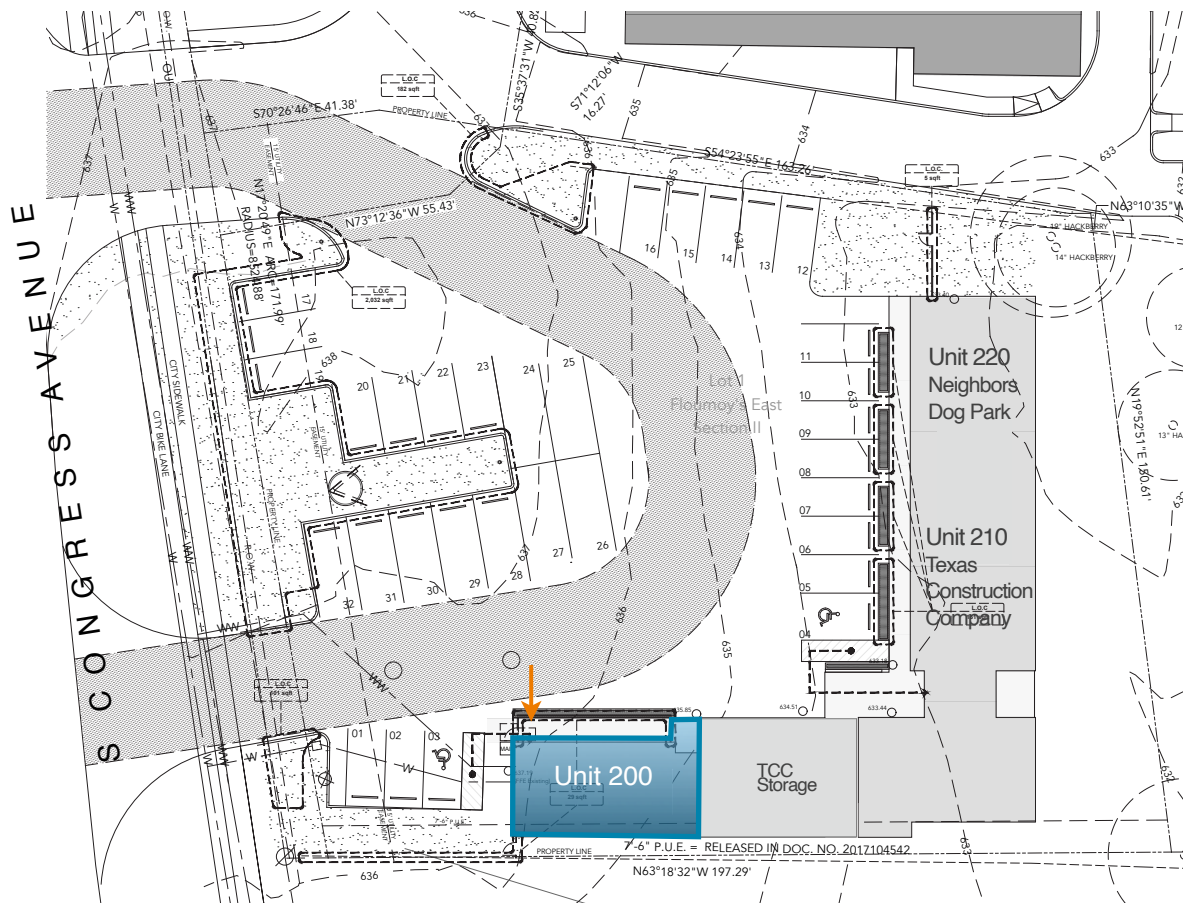
Location

- S Congress between William Cannon Drive & Stassney Lane
- Easy access to I-35 via SH71 (~5.6 miles)
- Convenient location
 - ~1.5 miles to St Elmo Arts District
 - ~2.3 miles to St. Edwards University
 - ~3.8 miles to Music Lane
 - ~5.0 miles to Convention Center
 - ~7.2 miles to UT Dell Medical Center
 - ~9.0 miles to Austin Bergstrom International Airport

All information contained herein is deemed reliable but not guaranteed.

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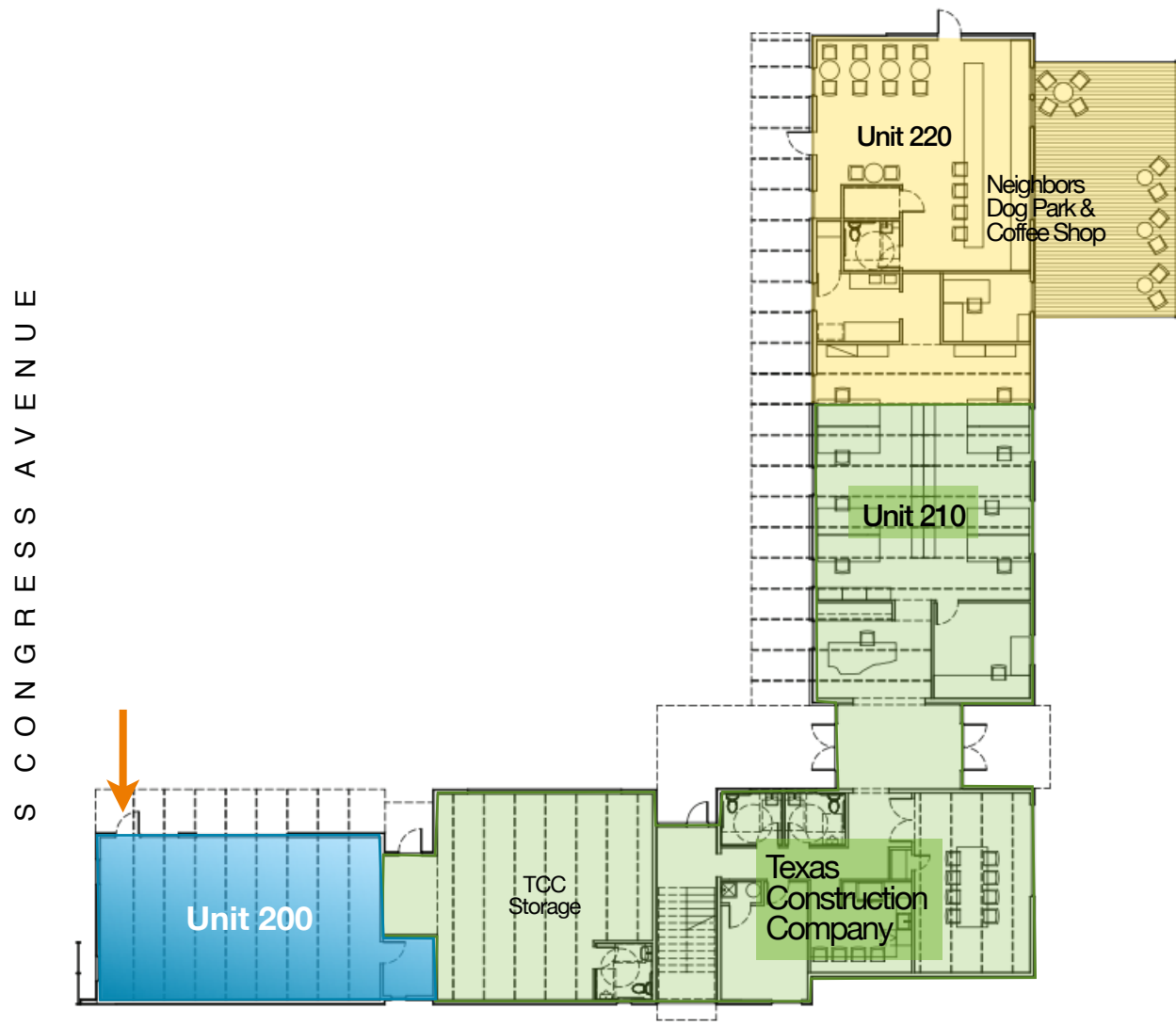
Lumberyard Creative - Site Map



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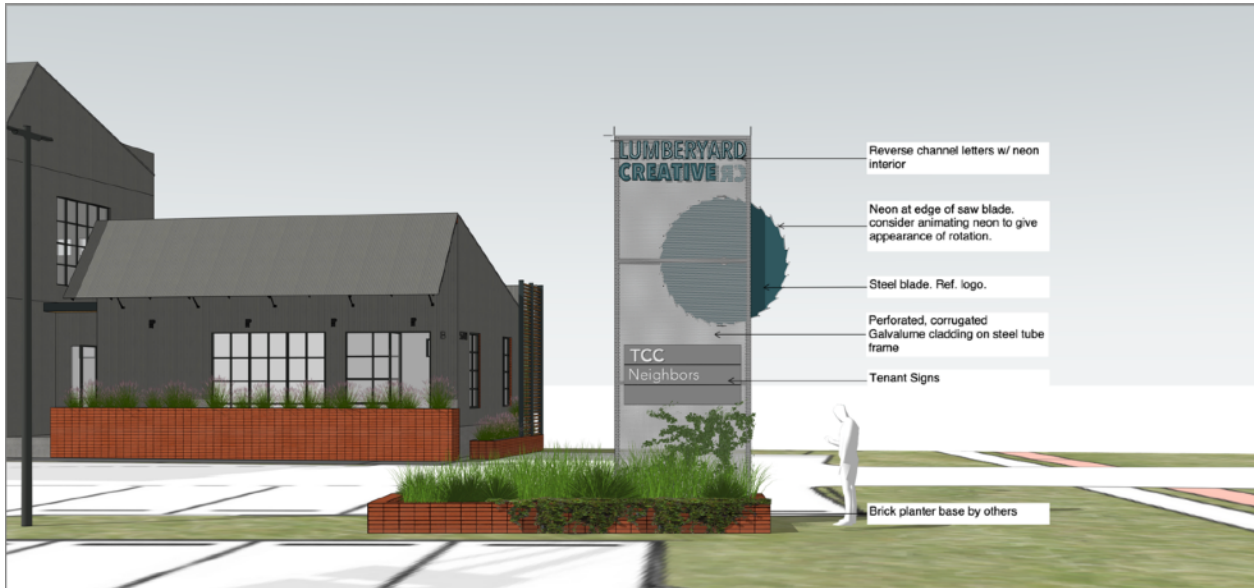
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Lumberyard Creative - Building Map



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Lumberyard Creative - Marquee Signage



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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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
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

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