2404 Rutland Dr.

Austin, TX 78758

FOR LEASE

OFFERING SUMMARY

RBA:	19,349 SF
Land Acres:	1.18 AC
SF Available:	3,000 - 15,363 SF
Lease Rate:	$20 NNN
Parking:	4.0/1,000
Year Built:	1970
Renovated:	1996
Zoning:	NBG-NP

PROPERTY OVERVIEW

Located just East of Burnet Rd., 2404 Rutland sits half a mile south of the planned Austin FC Soccer Stadium's location, a 21,000 seat stadium that is to be the home of Austin FC, a Major League Soccer team expected to start playing in 2021. This office space is also located in the Domain area.

With 19,349 SF of office space, this building has great visibility for any business that wants to establish an office location in a growing community. The building has great visibility and access to Domain, 183, Mopac, and the Burnet Road corridors.

REID GILBREATH
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ASTERRA™ PROPERTIES

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Traffic Counts:

	Traffic Volume:
Burnet Rd - Rutland Dr N	44,518
Burnet Rd - Rutland Dr S	36,663
Metropolitan Dr E	17,872
Rutland Dr SW	984

Made with TrafficMetrix Products through CoStar.

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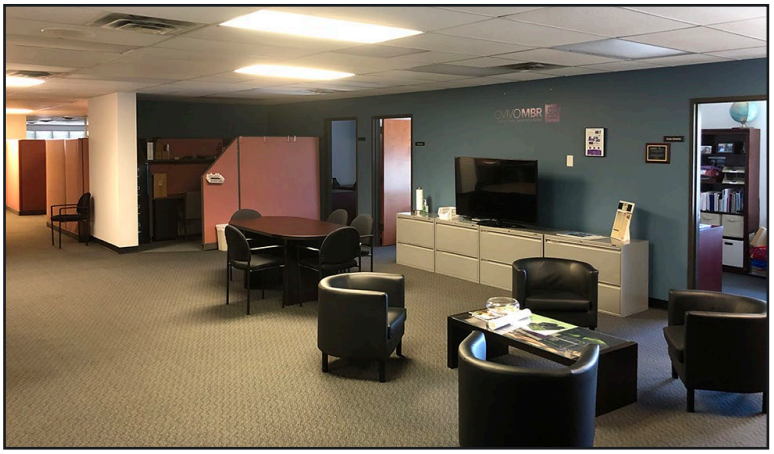

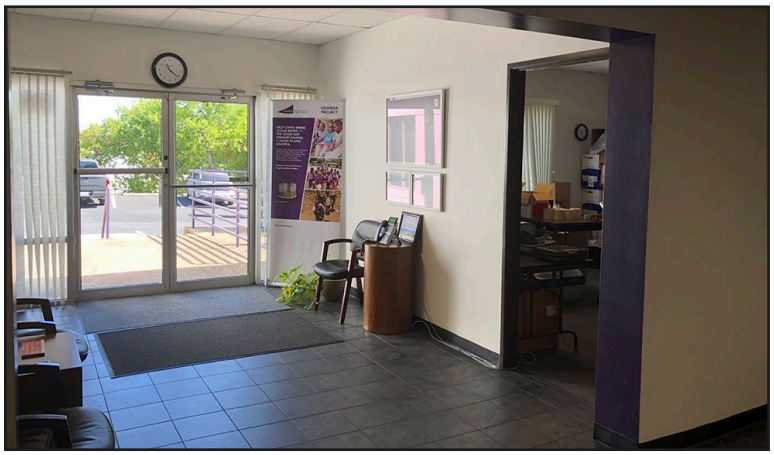

Demographics:

	1 Mile	3 Miles
Population	9,148	156,672
Households	3,246	69,001
Median HH Income	$42,265	$59,549
Daytime Employees	18,733	110,632
Population Growth (2019-2024)	+ 7.7%	+ 9%

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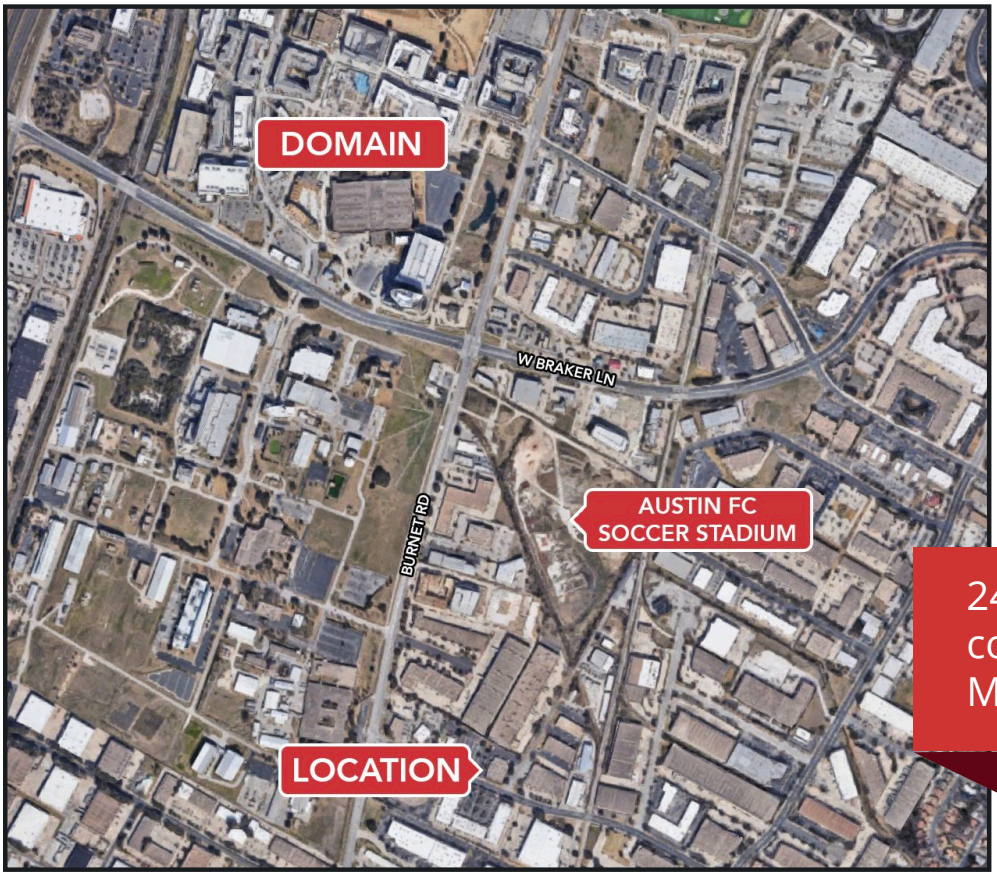

2404 Rutland Dr sits at the corner of Rutland Dr and McKalla Place.

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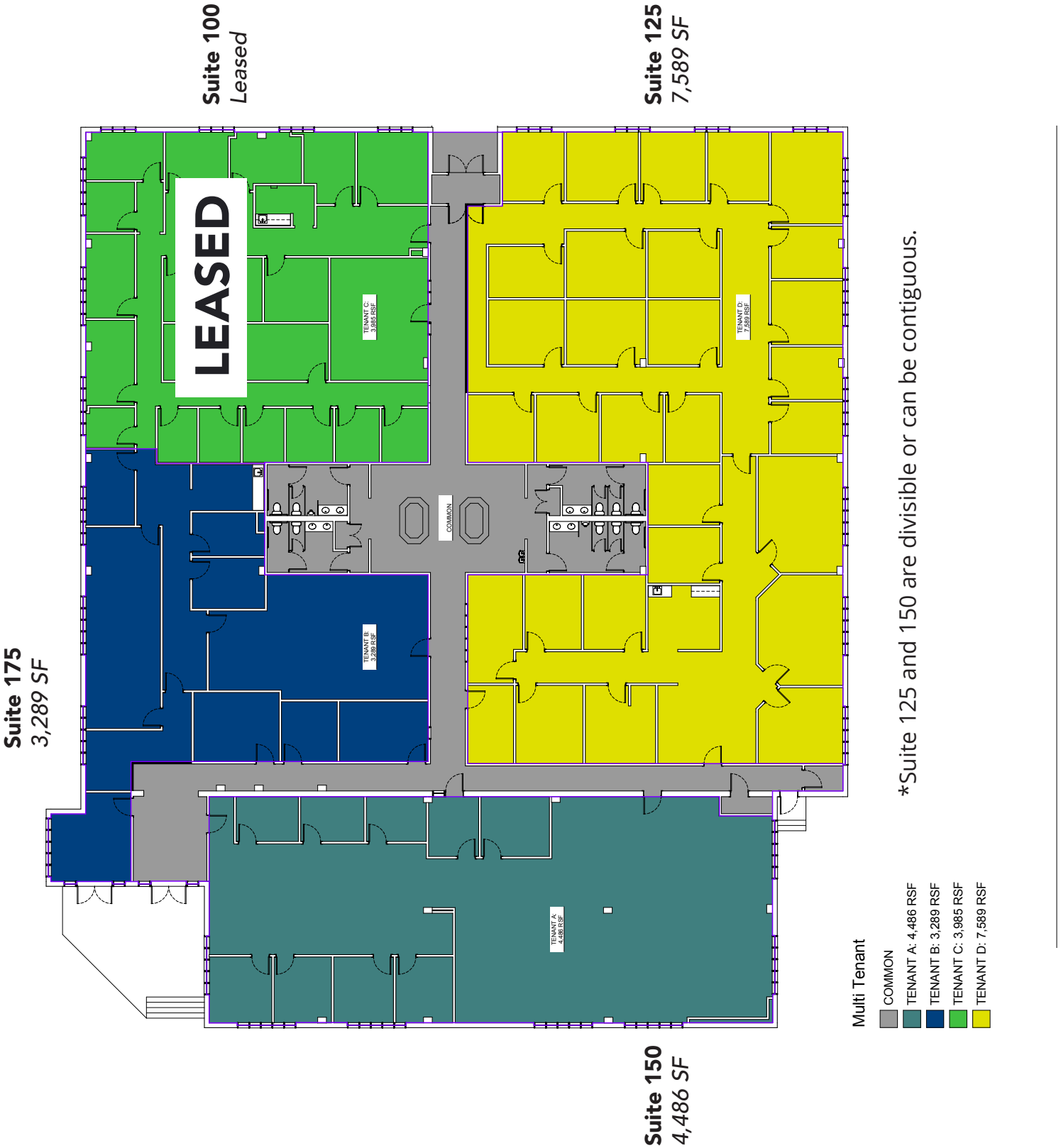

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Equal Housing Opportunity

Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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' 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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