2801 S IH-35

Austin, TX 78741

FOR LEASE:

18,482 SF Office Available
42,863 SF Building on 2.94 AC

- *Easy Access to Nearby Roadways/Amenities*
- *Five Minutes Away from Downtown Austin*
- *Ample Parking*

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Executive Summary

This property provides an excellent opportunity for those seeking office space located just 5 minutes from downtown Austin. This 42,863 SF office building located in the booming East Austin sub-market sits on 2.94 acres with ample parking and easy access to some of Austin's fastest growing areas

Currently available is Suite 100, consisting of 14,692 SF of office space with a lobby/receptionist area, two large offices, multiple private offices, private restrooms, workrooms, break room, vault and gym. Available in the first quarter of 2022 is Suite 120 consisting of 3,791 SF of office space, including a break room, private restrooms, and two private offices.

This special property is near the booming East Riverside corridor, has South IH-35 frontage near East Oltorf and provides easy access to IH-35, East Riverside Drive, HWY 290 and South Congress Avenue.

Highlights

- Ample Parking
- Easy Access to Downtown and Airport
- Located Near Multiple Large Development Projects
- Conveniently Located by Major Highways: 35, 290/71, and 183

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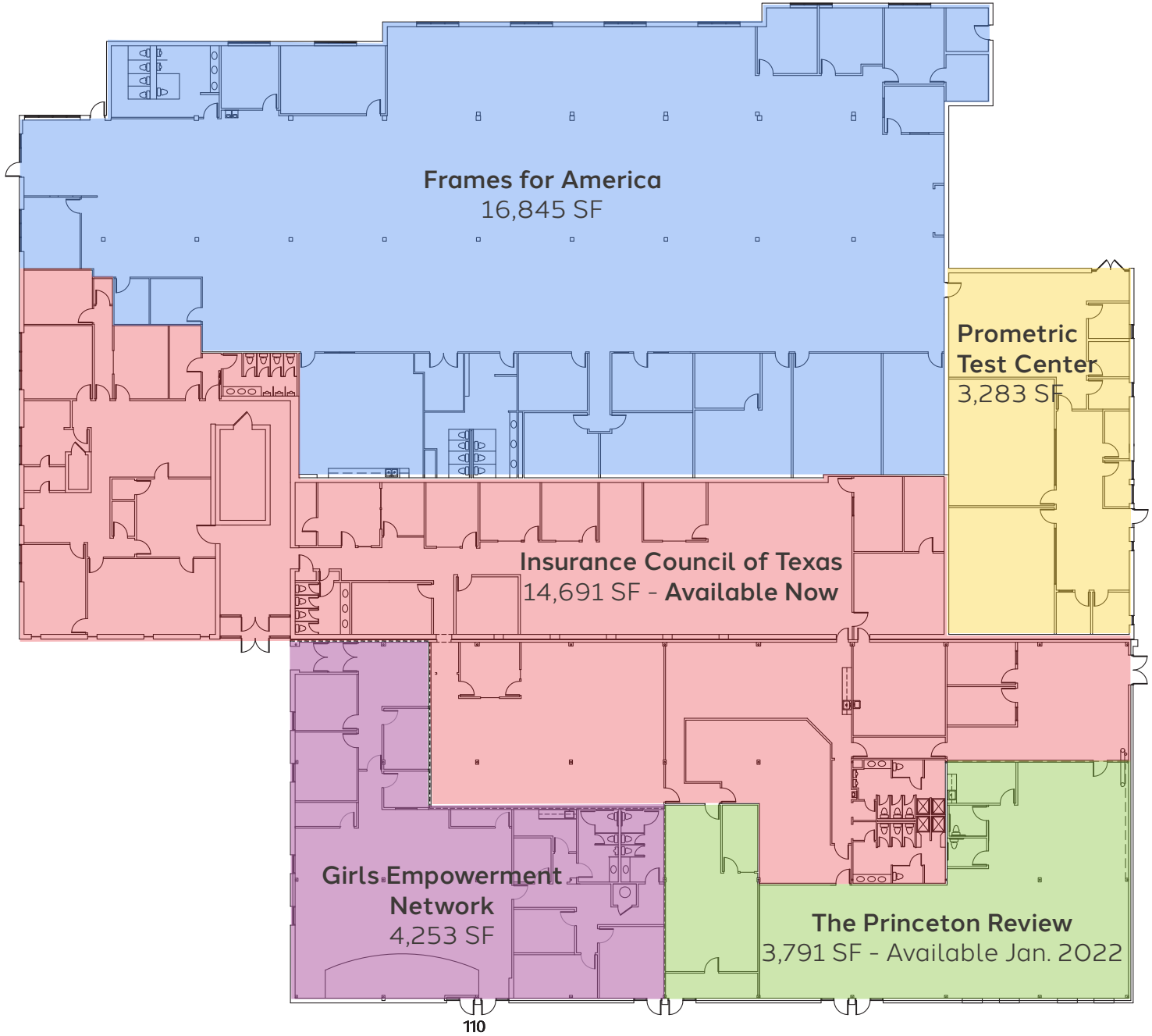
Saint Elmo
Public Market
ST. EDWARD'S UNIVERSITY
ASTERRA PROPERTIES

Listing Details

Lease Rate:	$16.50/SF NNN
Available Suites:	100 | *120 (Available Feb. 2022)*
Available SF:	14,691 SF | *3,791 SF (Available Feb. 2022)*
Property Type:	Office
Total Building SF:	42,863 SF
Land Area:	2.94 AC
Zoning:	GR-NP
Parking:	343 Surface Spaces
Year Built:	1970

THE PLAN LAYOUTS, BUILDING FEATURES DEMISING WALLS AND AREA TOTALS HEREIN SHOULD BE CONSIDERED APPROXIMATE. SPECIFIC ITEM LOCATIONS AND CRITICAL DIMENSIONS SHOULD BE FIELD VERIFIED.



EXISTING
FLOOR PLAN
SCALE: NONE

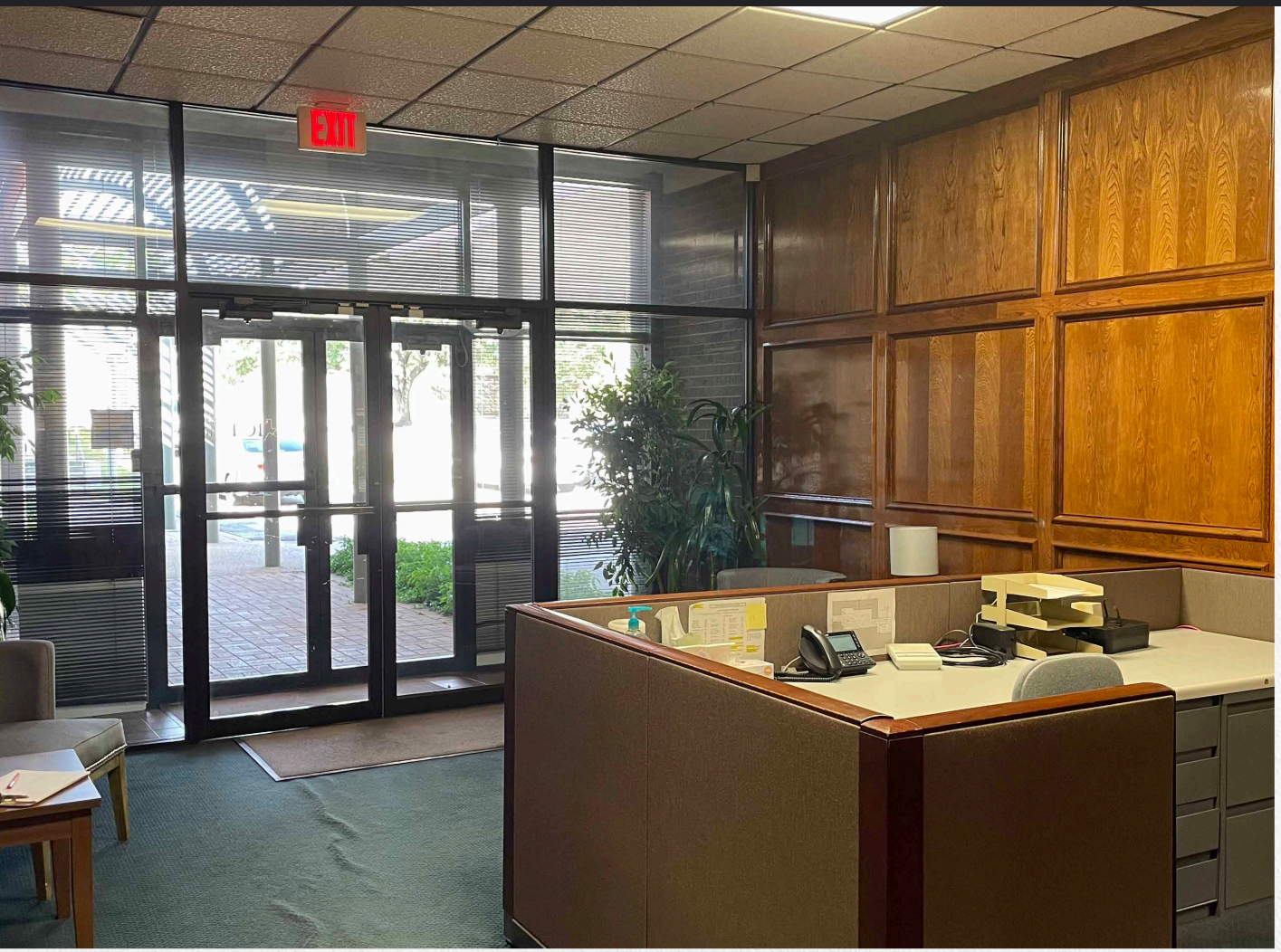
INSURANCE COUNCIL OF TEXAS BUILDING

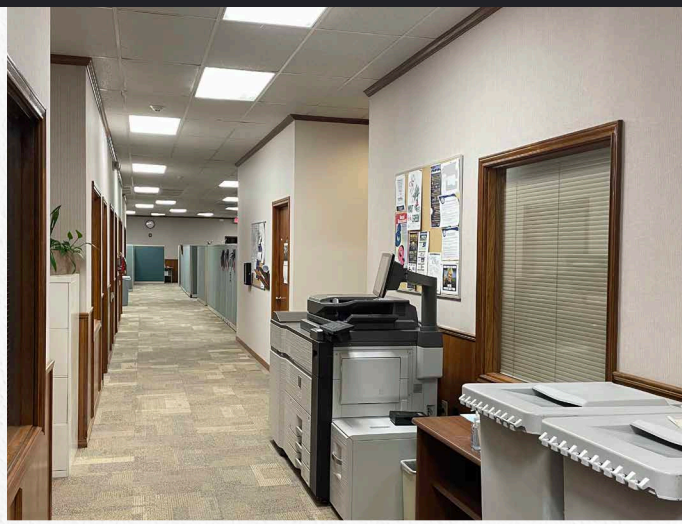
2801 IH 35 11/6/18

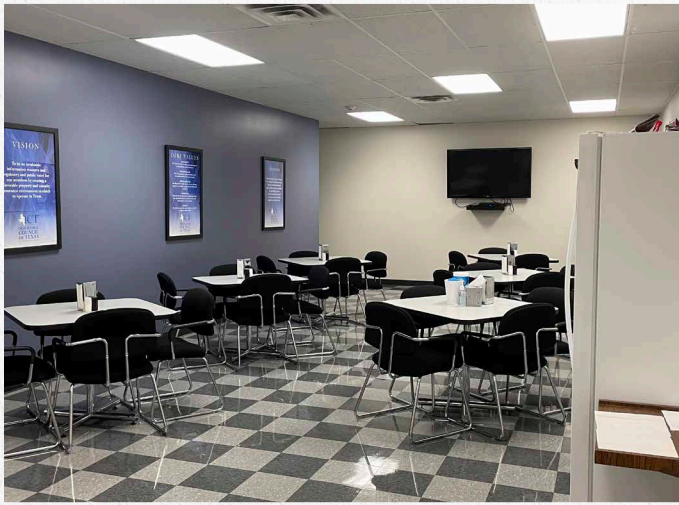
NORTH

PHOTOS

PHOTOS







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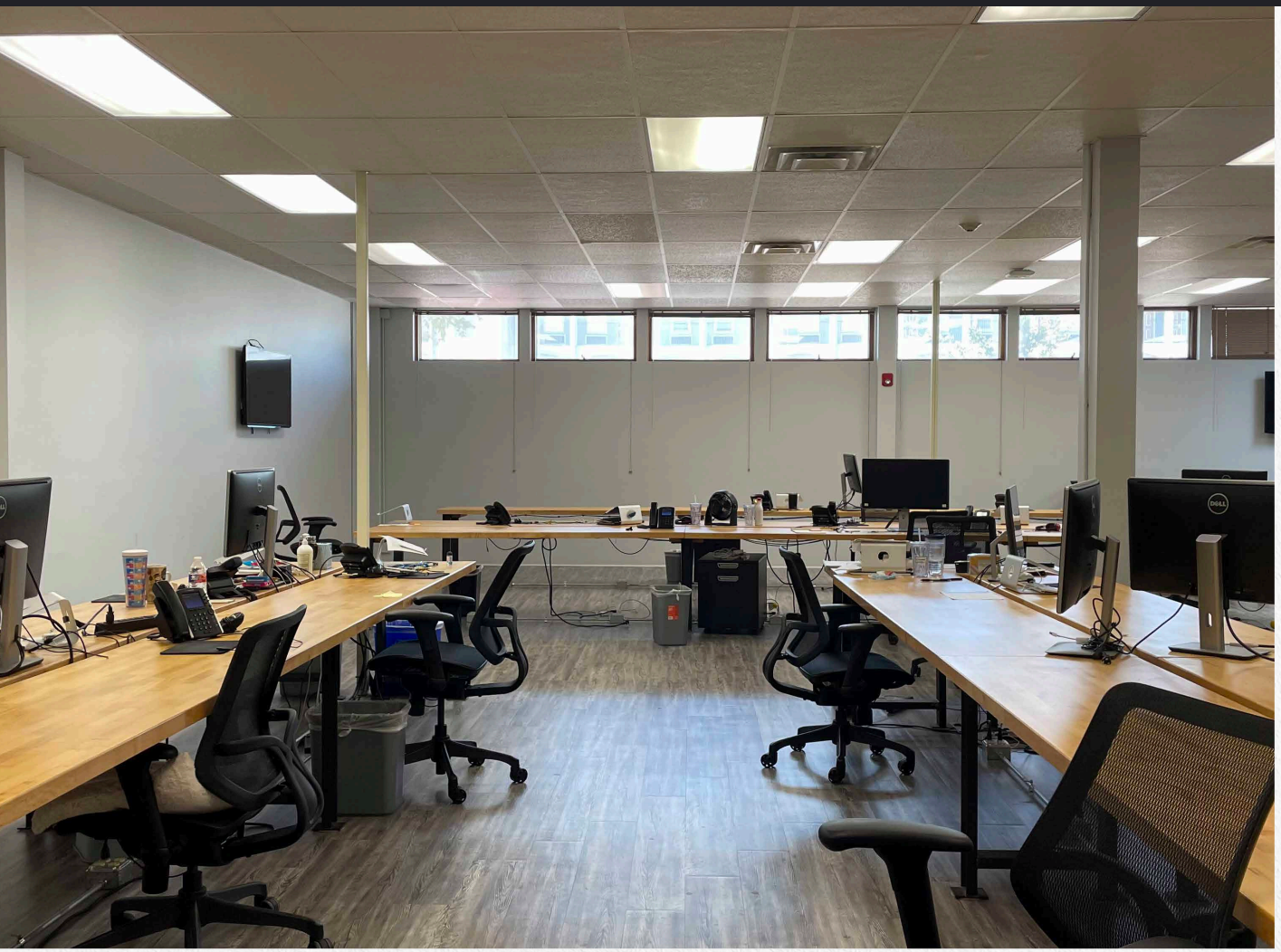

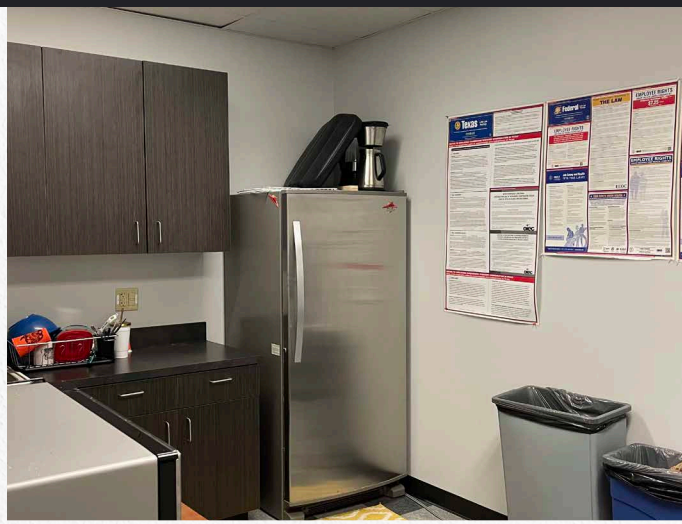

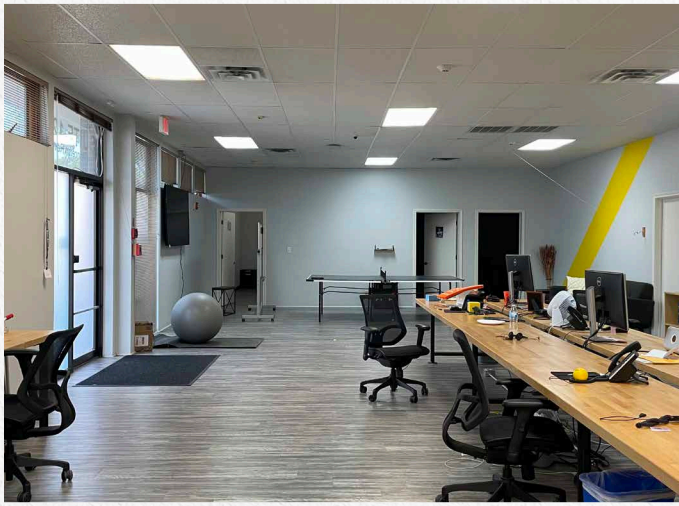

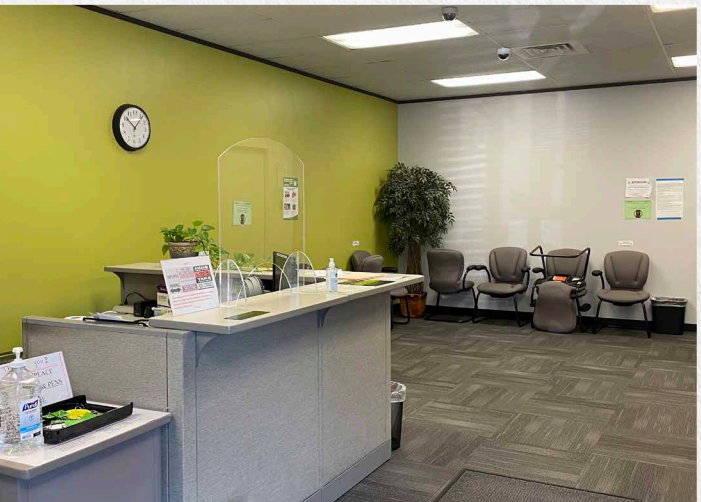

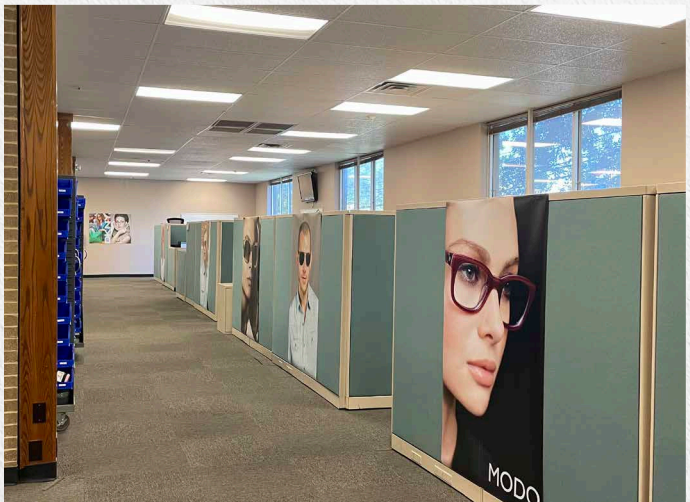

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

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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