



**FOR LEASE**


**3,745 SF Office Space**


**3305 Steck Ave**

**Austin, TX 78757**



**Lucian Morehead**  
512.825.6287  
lmorehead@asterra.com

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

 3305 Steck Ave. Suite 250, Austin, TX 78757



## PROPERTY DESCRIPTION

3305 Steck Ave is a three-story, 31,466 RSF office building strategically located on the corner of Steck Ave and Shoal Creek Blvd. The building consists of multiple tenants including University Federal Credit Union (UFCU), Strategic Association Management (SAM), Austin Capital Bank, and Asterra properties. The property includes an elevator, three staircases, men and women's restrooms, and plenty of parking. Suite 275 is a 3,745 SF office suite on the second floor. The office space includes a large open space with four (4) private offices and a kitchen area.

The property is located just one block East of the Mopac/Steck Ave intersection, South of Hwy 183, and provides easy access to nearby roadways such as Steck Ave, W Anderson Ln, Burnet Rd, Mopac, and Hwy 183. The building is located 13 minutes from Downtown Austin, 8 minutes from The Domain, 6 minutes from The Arboretum, and 12 minutes from the Mueller District. This property is a perfect opportunity for any tenant wishing to lease office space in North Austin with easy access to nearby attractions.



# LISTING DETAILS

Lease Rate:	\$22/SF + NNN
OPEX:	\$13.01
Property Type:	Office
Class:	B
Available SF:	3,745 SF
Year Built:	1995
Elevators:	1
Parking:	Surface (165 Spaces)
Parking Ratio:	5.24/1,000 SF

## INVESTMENT HIGHLIGHTS

- Plenty of Parking
- Small Kitchen Space in Suite
- Easy Access
- Ideally Located Near Many Amenities



## DEMOGRAPHICS

### 1 MILE

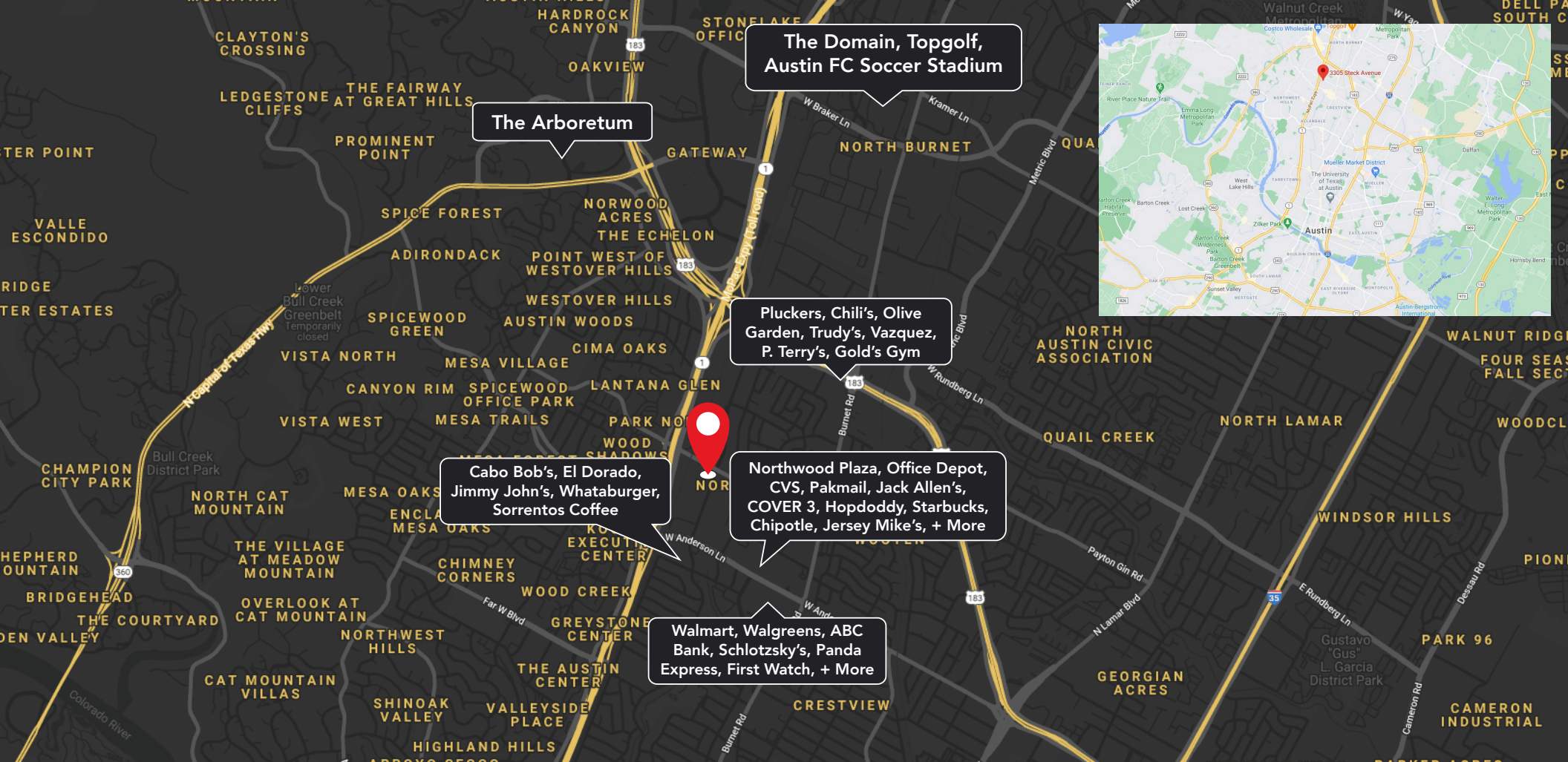
<b>Total Households:</b>	10,502
<b>Total Population:</b>	19,644
<b>Average HH Income:</b>	\$91,581

### 3 MILES

<b>Total Households:</b>	63,087
<b>Total Population:</b>	142,529
<b>Average HH Income:</b>	\$97,949

Projected population growth of 8+% in the next five years.

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either express or implied, is made with respect said information. All information contained herein should be independently verified; Agent assumes no legal responsibility for the accuracy thereof. The offering is made subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, disability or gender.



## WHAT'S NEARBY

3305 Steck Ave provides quick and easy access to nearby roadways and highways such as Anderson Ln, Burnet Rd, Mopac, Hwy 183, and Hwy 360. Nearby Amenities include:

- The Domain
- The Arboretum
- Walmart
- Walgreens
- Office Depot
- Lowe's
- Bank of America
- Gold's Gym
- Jack Allen's Kitchen
- Chase Bank
- Cabo Bob's
- + More

# AUSTIN MARKET

Forbes and Wallet Hub have both pegged the city of Austin as the fastest growing major city in America. That growth was driven in part by an annual economic growth rate of 6.1% from 2011-2016. GDP Analysis by the Bureau of Economic Analysis for 2018, however, indicated that Austin MSA's GDP growth of 6.9% was second in the country out of the top 25 MSAs, behind only San Jose California.

Metropolitan Austin is home to 59.3 million square feet of office space. With nearly 7.2 million more square feet in the pipeline, just over one-third of the new office inventory in Austin has already been preleased. Although vacancy rates have slightly increased and net absorption turned negative, asking rents for office space in metro Austin remain stable, with Class A product in the Central Business District and Suburban submarkets boasting year-over-year increases.

The Austin MSA's economy is robust and driven by the key industries of advanced manufacturing, clean technology, creative/digital media technology, data management, financial service & insurance, life sciences, space technology, government, and corporate headquarters and regional offices. Large corporations located in the Austin metropolitan area include Advanced Micro Devices (AMD), Apple (Regional Office), Freescale Semiconductor, Dell Computers (Headquarters), IBM, Seton Healthcare, 3M (Regional Office), Amazon (Regional Office), Cisco, eBay, GM, Google, Intel, Oracle, PayPal, Whole Foods (Headquarters), Blizzard Entertainment, Polycom, Qualcomm, Facebook, Dropbox, Electronic Arts, Texas Instruments, and Xerox.





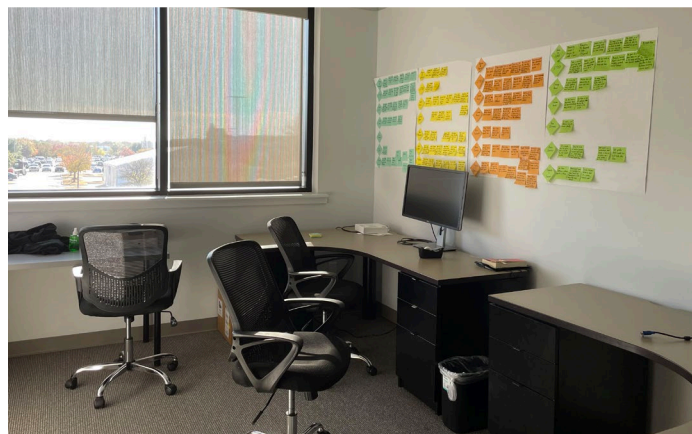
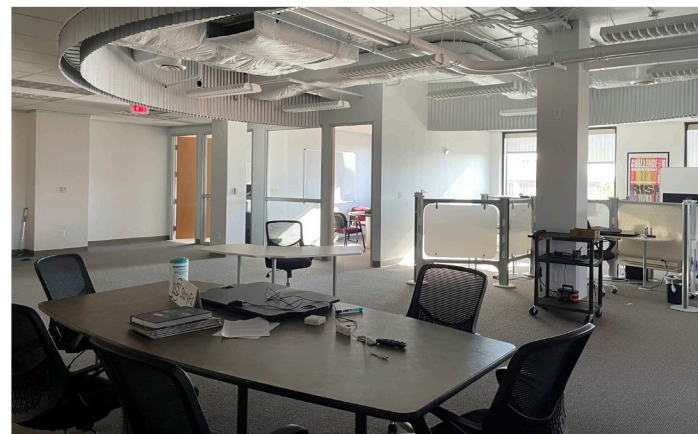
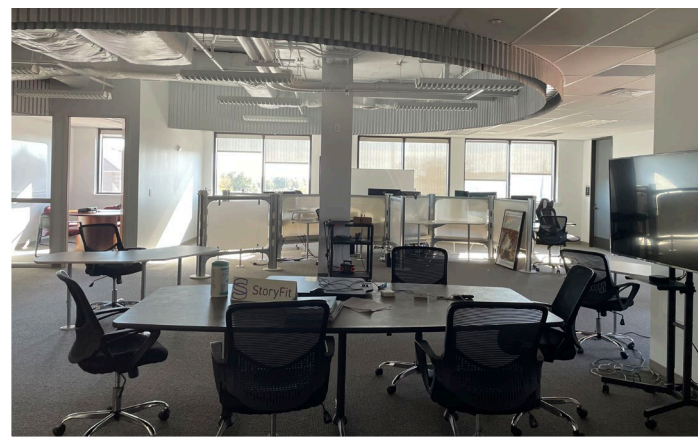
## PHOTOS - EXTERIOR



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## SUITE 275 PHOTOS

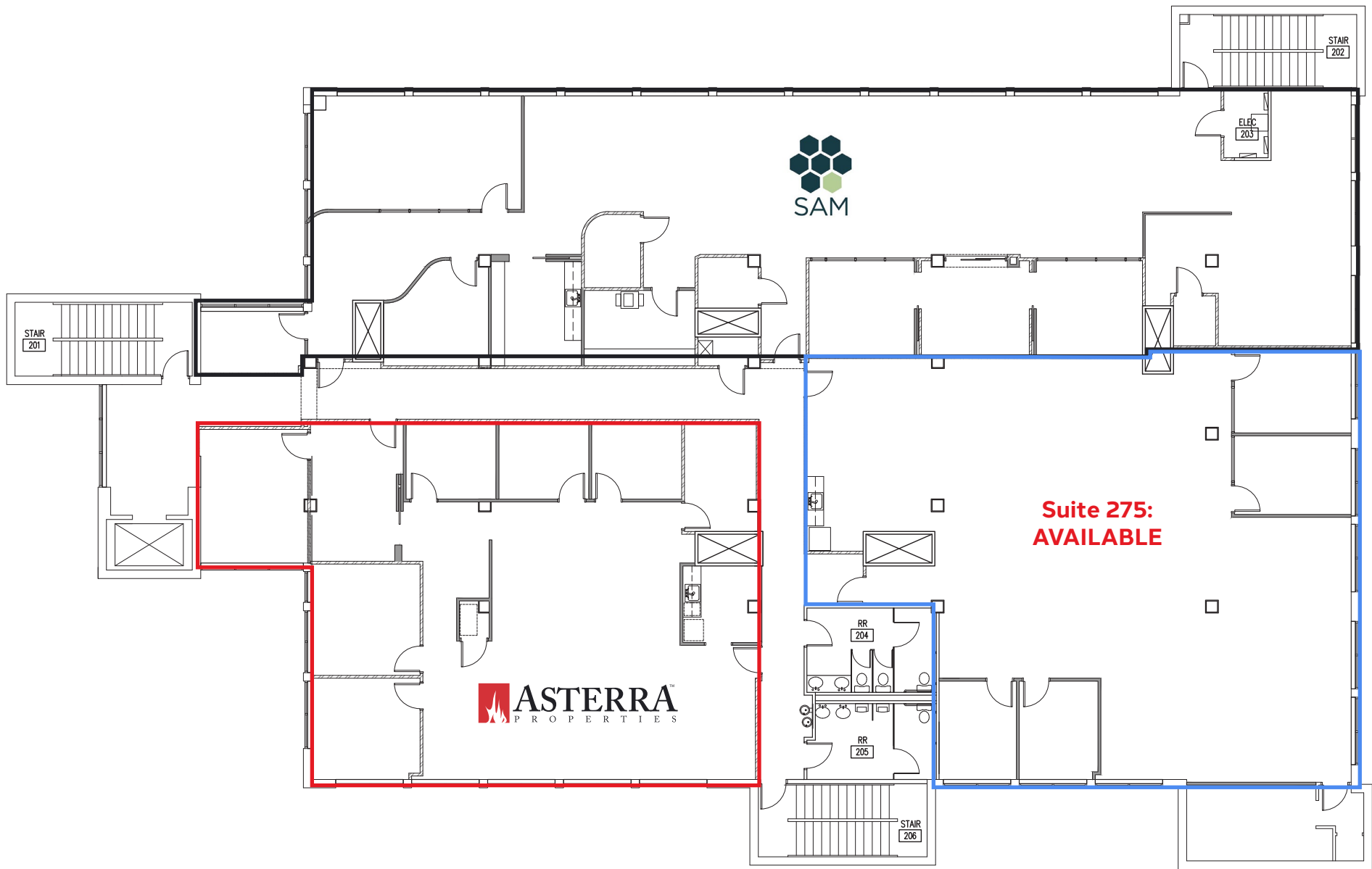


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## FLOOR PLAN - SECOND FLOOR



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# 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

11/2/2015

## 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:

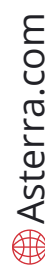
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

<u>Asterra Commercial d/b/a Asterra Properties</u>	<u>9000901</u>	<u>info@asterra.com</u>	<u>512-231-2000</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Lucian Morehead</u>	<u>437479</u>	<u>lmorehead@asterra.com</u>	<u>512-231-2000 xt 300</u>
Licensed Broker / Broker Firm Name or	License No.	Email	Phone
<u>Lucian Morehead</u>	<u>437479</u>	<u>lmorehead@asterra.com</u>	<u>512-231-2000 xt 300</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Lucian Morehead</u>	<u>437479</u>	<u>lmorehead@asterra.com</u>	<u>512-231-2000 xt 300</u>
Sales Agent/Associate's Name	License No.	Email	Phone



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