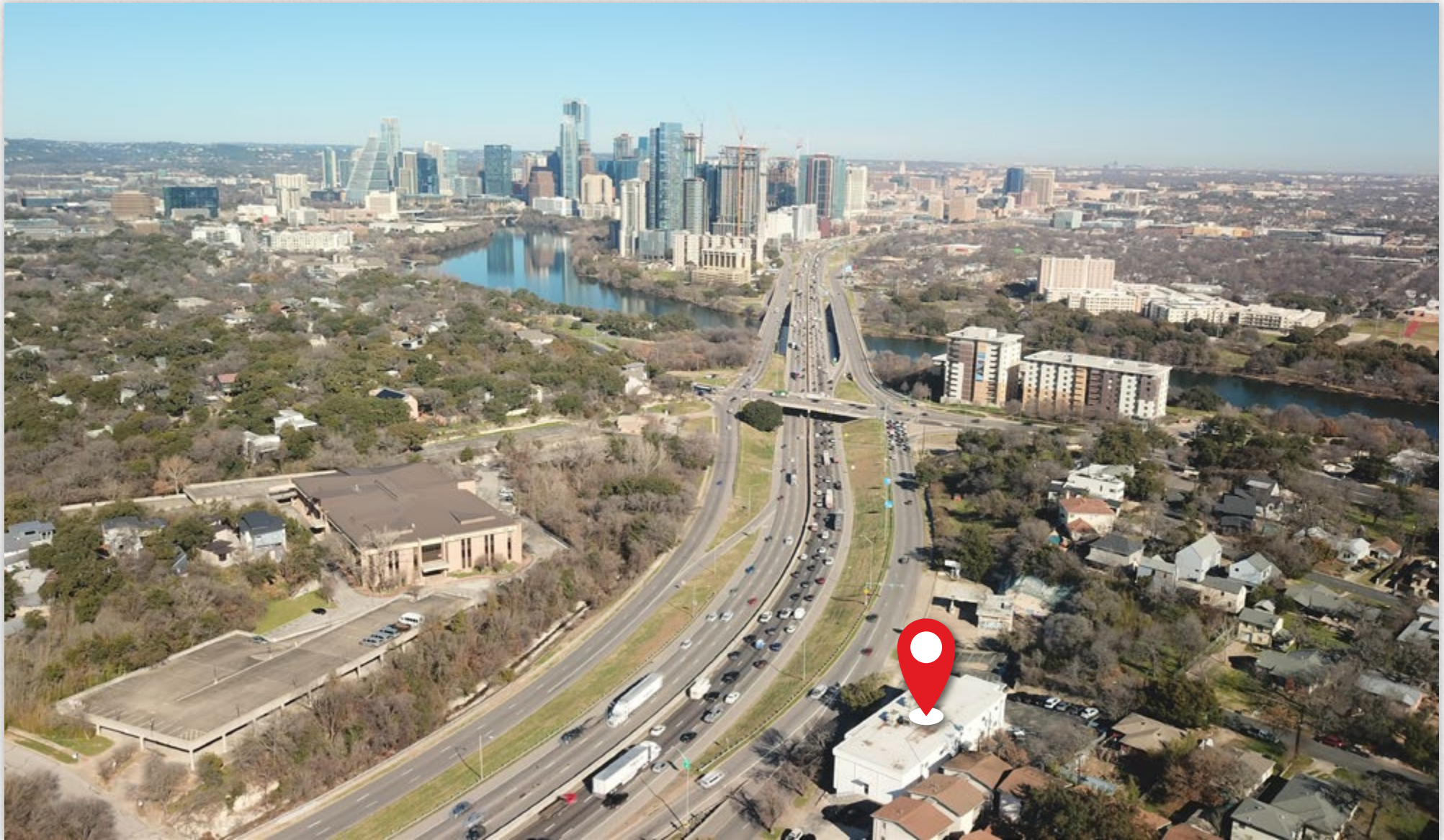


475-1,125 SF Office | Fantastic View of Downtown

1301 S IH 35, Austin, TX 78741

FOR LEASE



Scott Lindauer
Senior Associate

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SLindauer@asterra.com

Emmett Sweeney
Associate

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ESweeney@asterra.com



Executive Summary

The Americana Building is a 3-story office building situated on the frontage road of IH-35 just south of the Colorado river with quick and easy access to Downtown Austin. It has beautiful views of the Downtown skyline.

Suite 201 is 1,125 SF and Suite 205 is 475 SF.

Highlights

- Fantastic views of downtown
- Ideally located with easy access
- IH-35 Frontage
- Plenty of Parking
- Suite 201: 1,125 SF
- Suite 205: 475 SF
- Private Offices
- Open Office Space

Listing Details

Lease Rate: \$22/SF

Estimated OPEX: \$11/SF

Property Type: Office

Total Building SF: 19,212 SF

Available SF: 1,125 SF & 475 SF

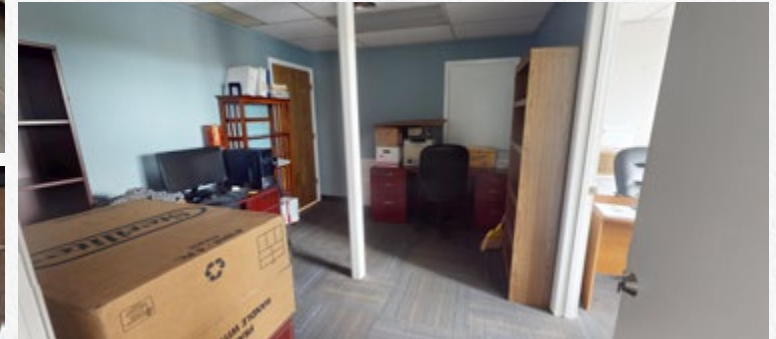
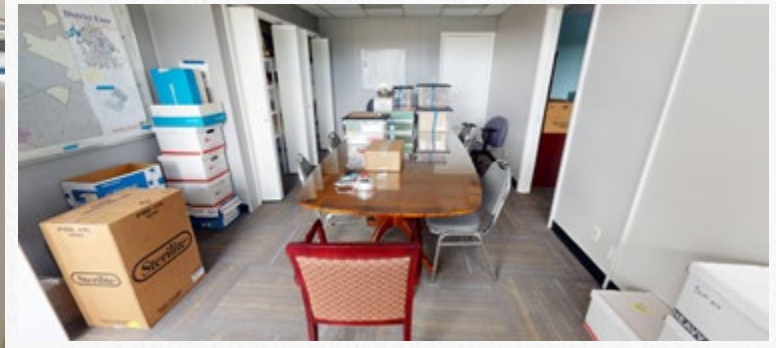
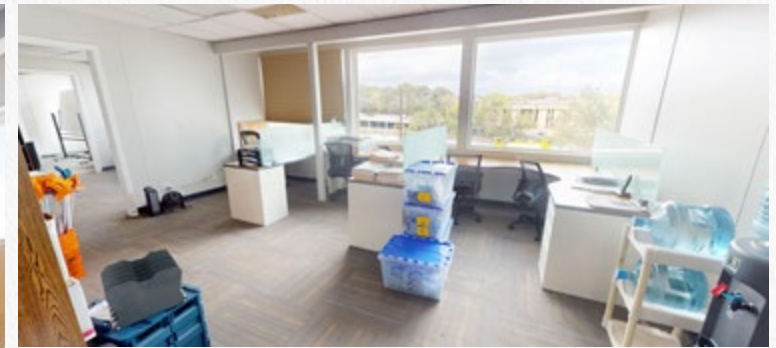
Available: Immediately

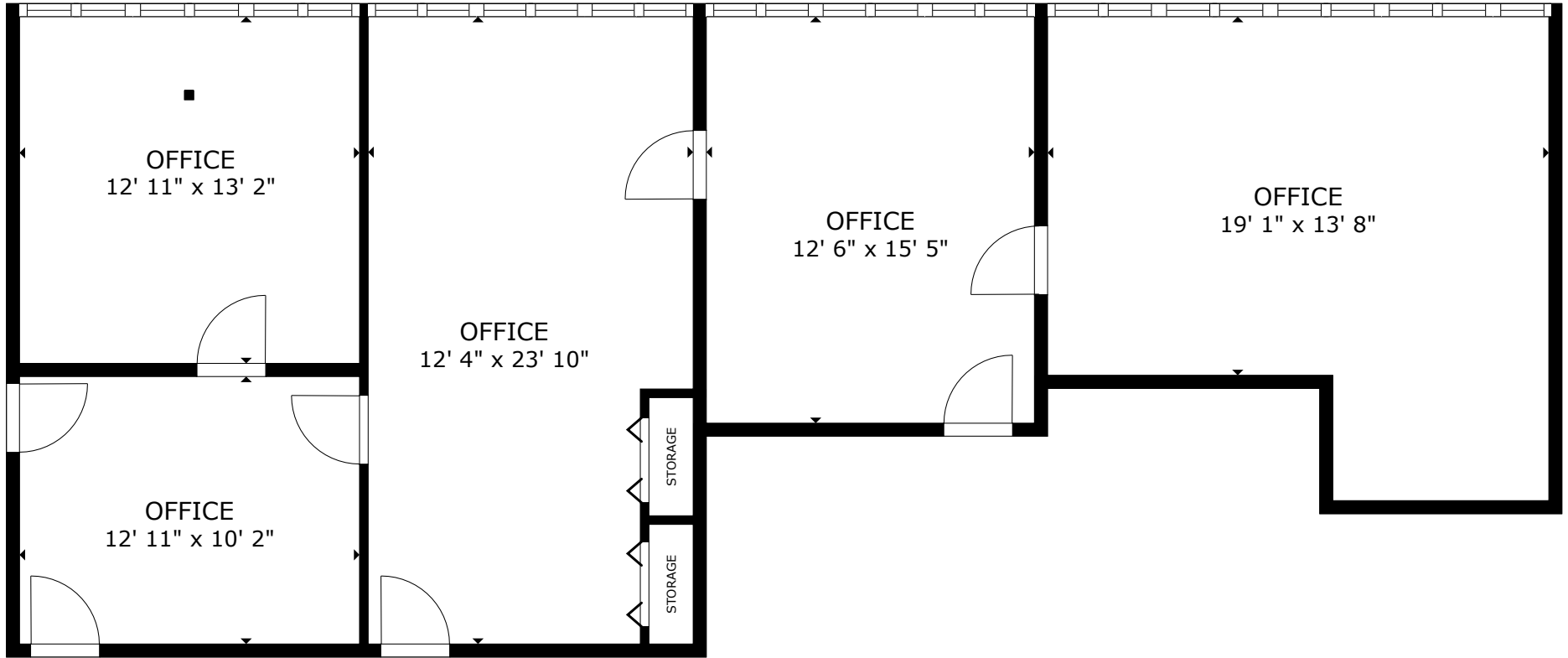
Parking Ratio: 3.33/1,000 SF

Year Built/Renovated: 1970/1992/2022

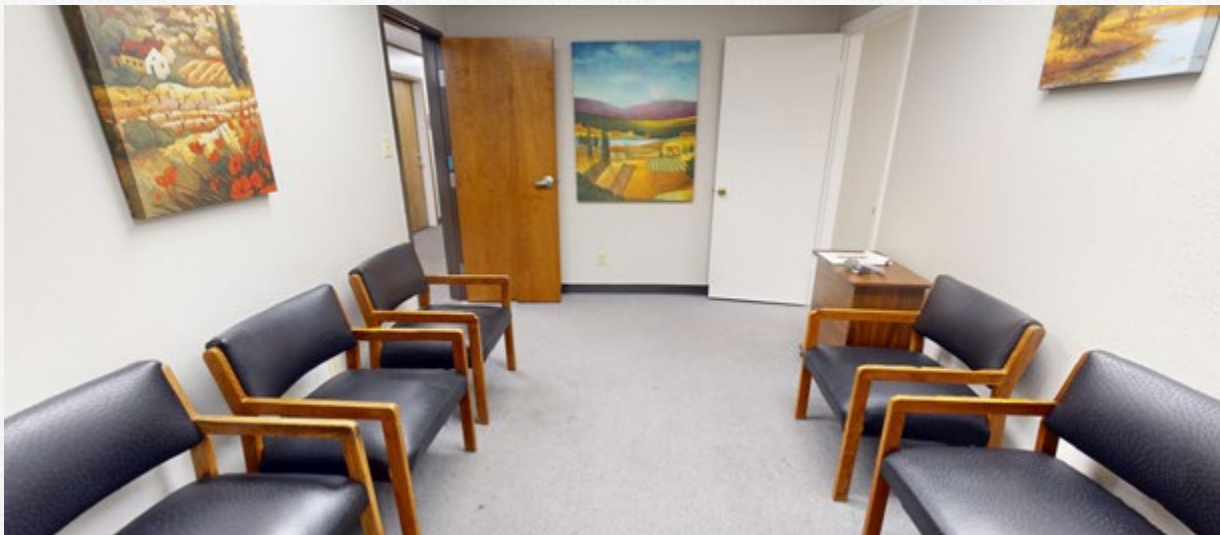
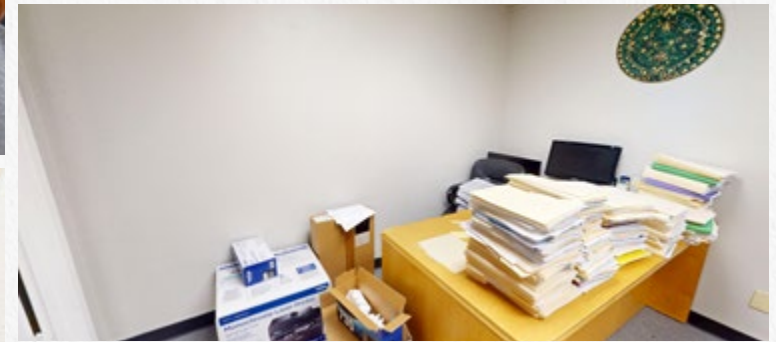
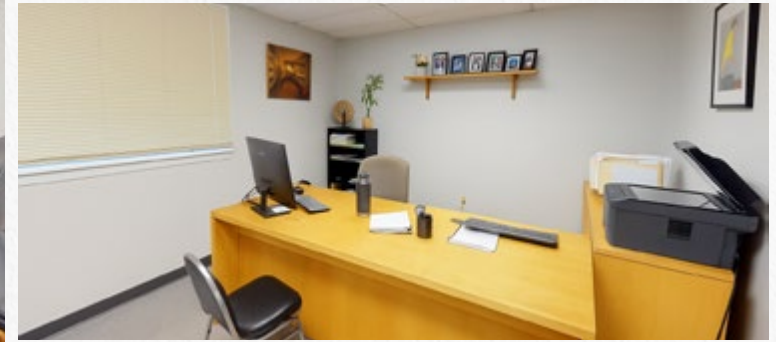
Lease Term: Negotiable

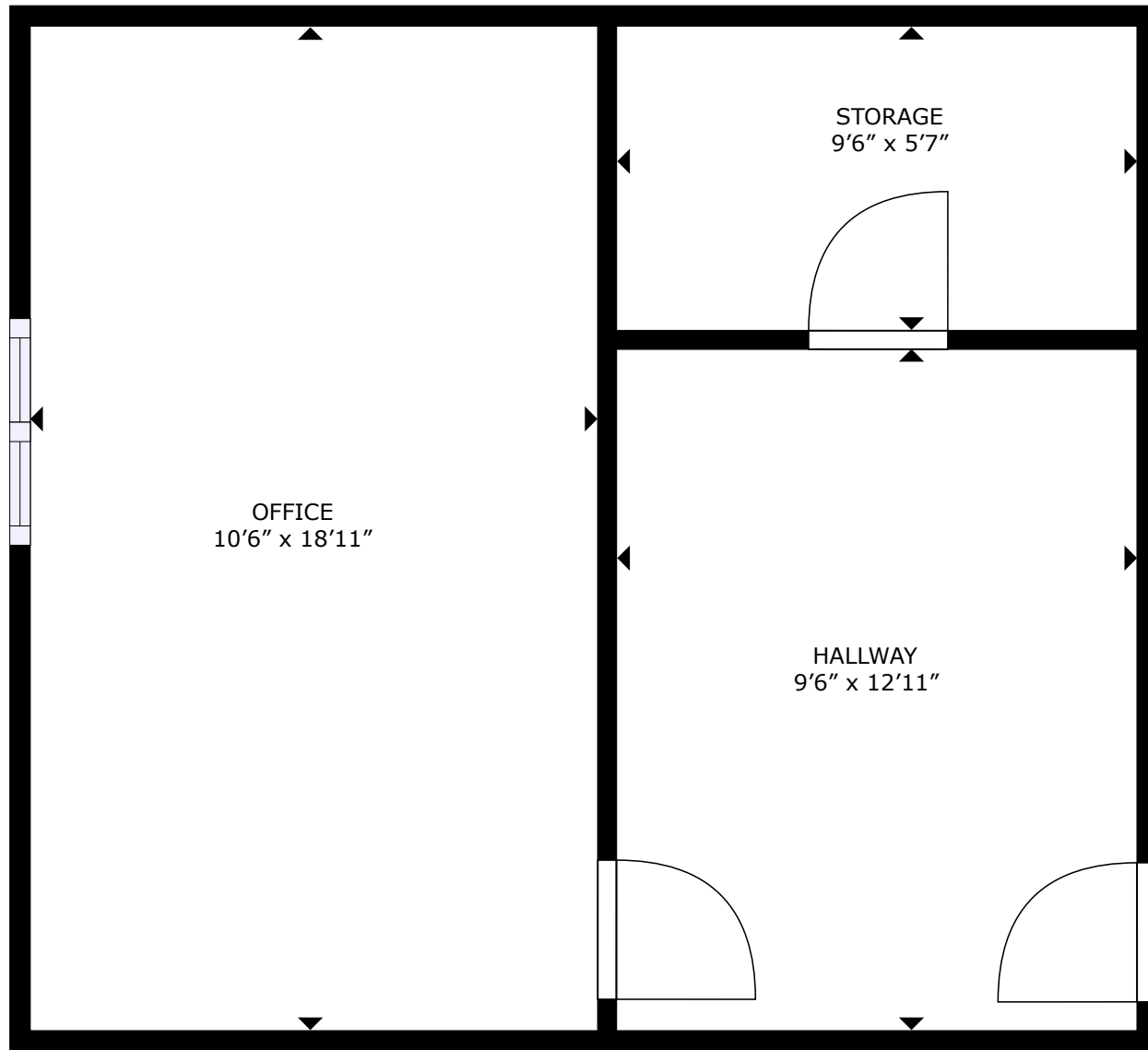
Neighborhood: Travis Heights
Riverside



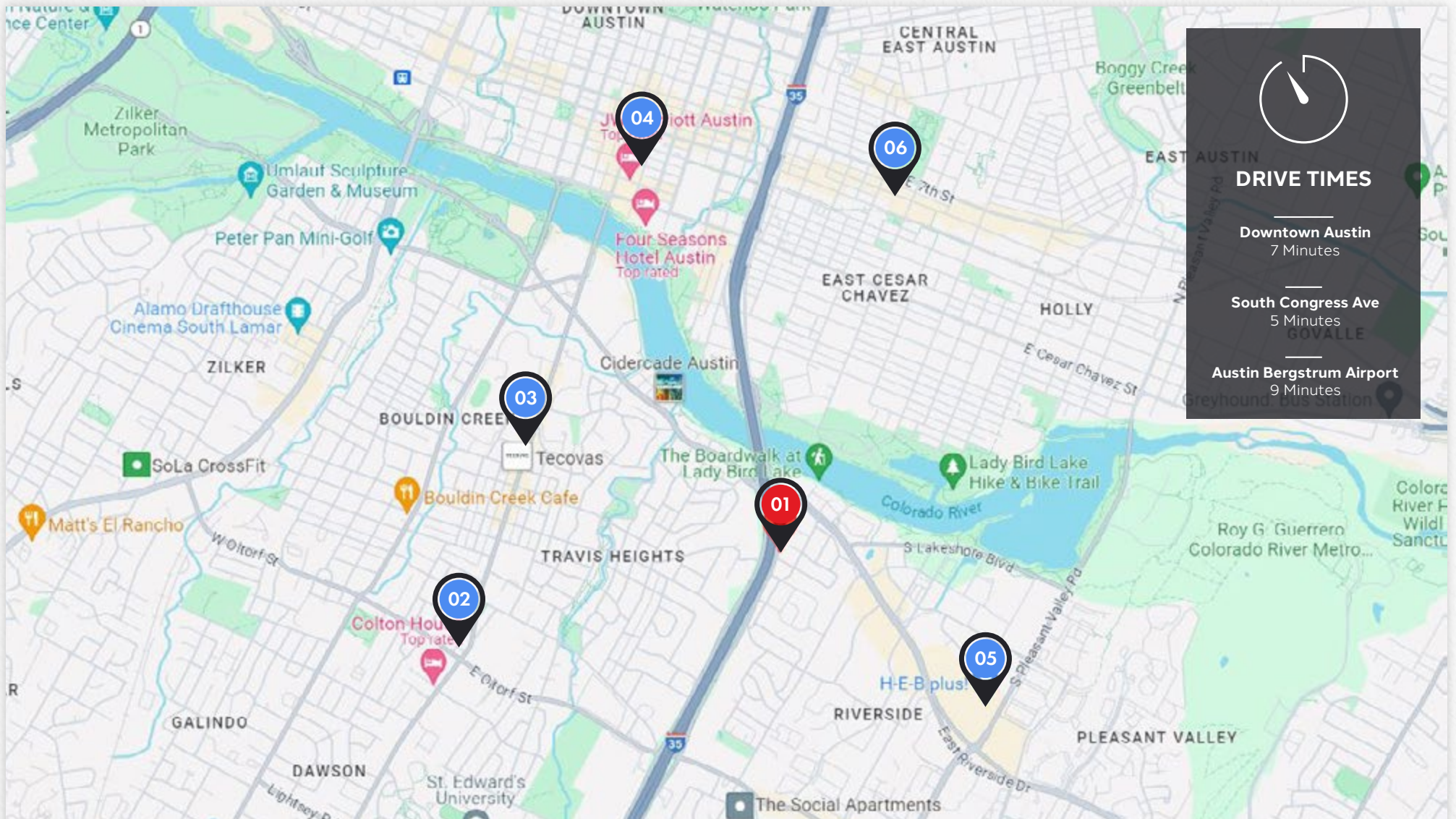


[Click To View Virtual Tour](#)





[Click To View Virtual Tour](#) 



01

1301 S IH 35

02

HEB, Torchy Taco, Magnolia Cafe, Taco Bell, McDonald's, UPS

03

South Congress Ave, Jo's Coffee, Hopdoddy, Guerro's, Home Slice, Aba

04

Downtown Austin

05

HEB Plus, CVS, Rosita's, Planet Fitness, Raising Cane's

06

East Austin - 6th & 7th St

Contact



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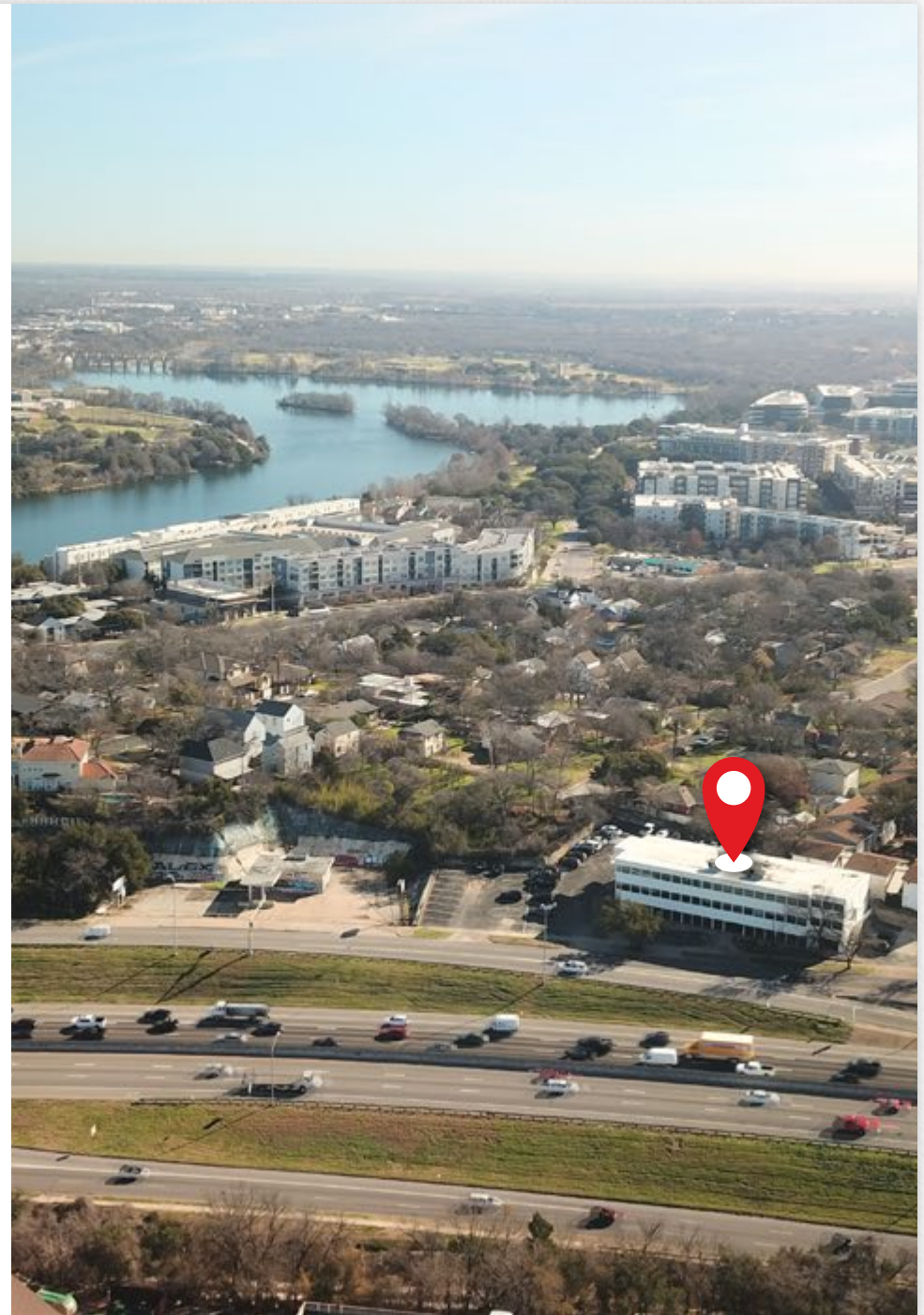
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Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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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

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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