

# 3001 N LAMAR

3001 N LAMAR | AUSTIN, TEXAS 78705

OFFICE | **FOR LEASE**



**FOR MORE  
INFORMATION  
PLEASE CONTACT**

STEPHEN PANNES  
512.505.0018  
spannes@ecrtx.com



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### AVAILABILITY

**Suite 100:** 1,072 RSF\*

**Suite 101:** 843 RSF\*

**Suite 102:** 840 RSF\*

**Suite 103:** 768 RSF\*

*\*Contiguous up to 3,523 RSF*

**Suite 202:** 1,149 RSF\*\*

**Suite 203:** 969 RSF\*\*

**Suite 205:** 501 RSF\*\*

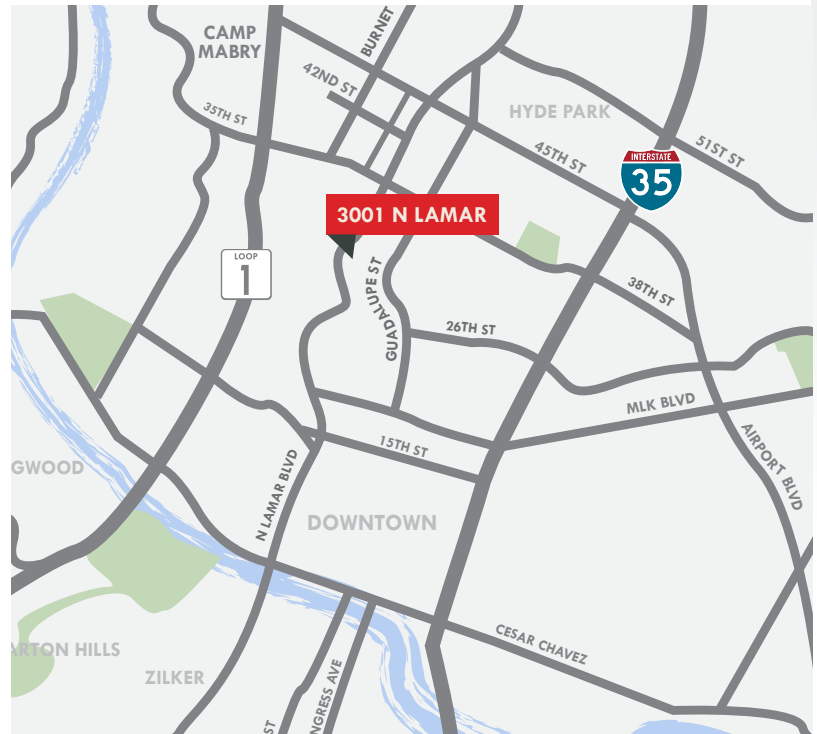
**Suite 206:** 1,587 RSF\*\*

*\*\*Contiguous up to 3,705 RSF*

**Suite 301:** 499 RSF\*\*\*

**Suite 304:** 698 RSF\*\*\*

*\*\*\*Contiguous up to 1,197 RSF*



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### PROPERTY DESCRIPTION

3001 N. Lamar is a 12,672 SF, three-story, free-standing office building located minutes from downtown Austin with immediate availability.

The building is recently under new ownership and has undergone a number of improvements and upgrades. This is a great opportunity for businesses looking for easy access to downtown and nearby amenities without the hassle.

### FEATURES

#### BUILDING

- New, local, high-quality ownership
- Recently updated exterior and interior improvements
- 36 surface parking spaces
- Street parking available on 30th St and 30th & 1/2 St
- Wide range of suite sizes available

#### LOCATION

- Centrally located
- Numerous nearby retailers and restaurants including Via 313, P. Terry's, ThunderCloud, Black's BBQ, Snooze, Central Market, Torchy's and more.
- 3 minute drive to Mopac Expy
- 7 minute drive to IH-35

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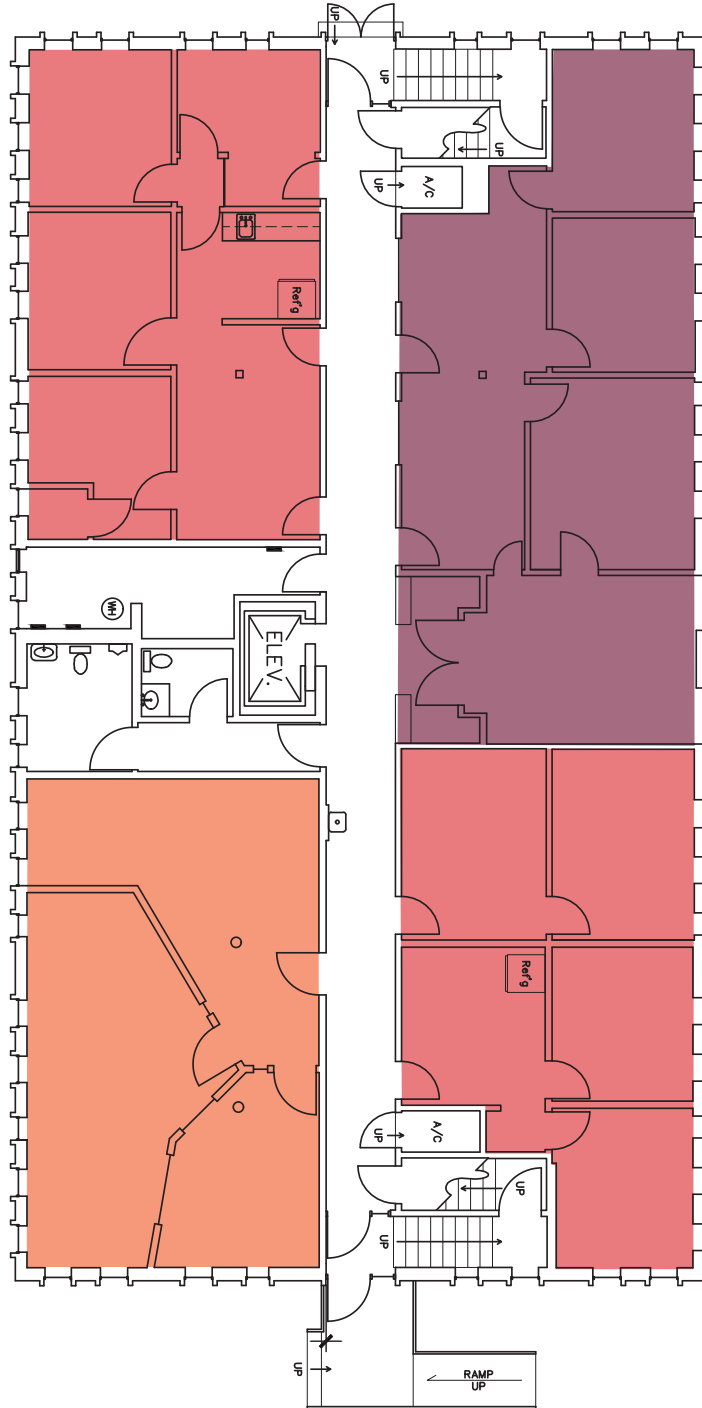
3001 N LAMAR | AUSTIN, TEXAS 78705

TOTAL AVAILABLE: 3,523 RSF

LEVEL ONE **1**

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**SUITE 101**  
843 RSF



**SUITE 100**  
1,072 RSF

**SUITE 102**  
840 RSF

**SUITE 103**  
768 RSF

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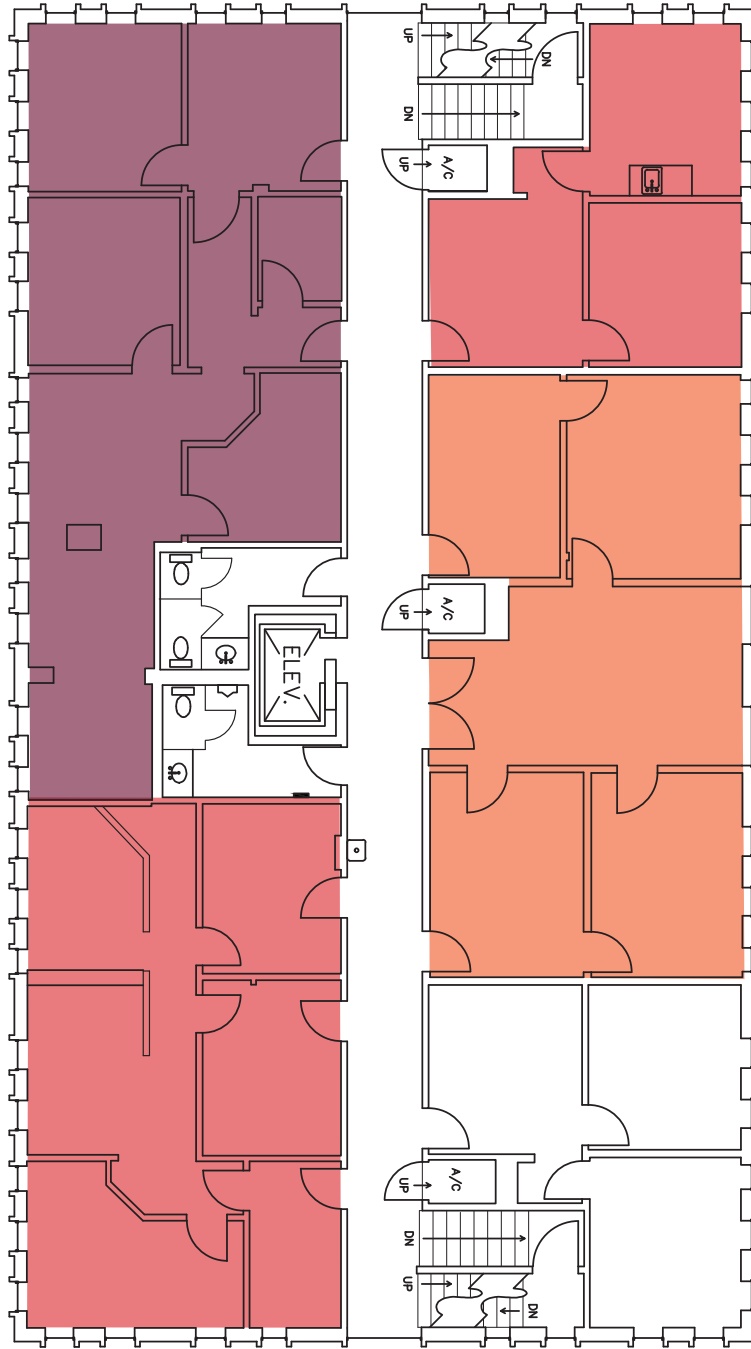


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TOTAL AVAILABLE: 3,705 RSF

LEVEL TWO **2**

**SUITE 202**  
1,149 RSF



**SUITE 205**  
501 RSF

**SUITE 206**  
1,086 RSF

**SUITE 203**  
969 RSF

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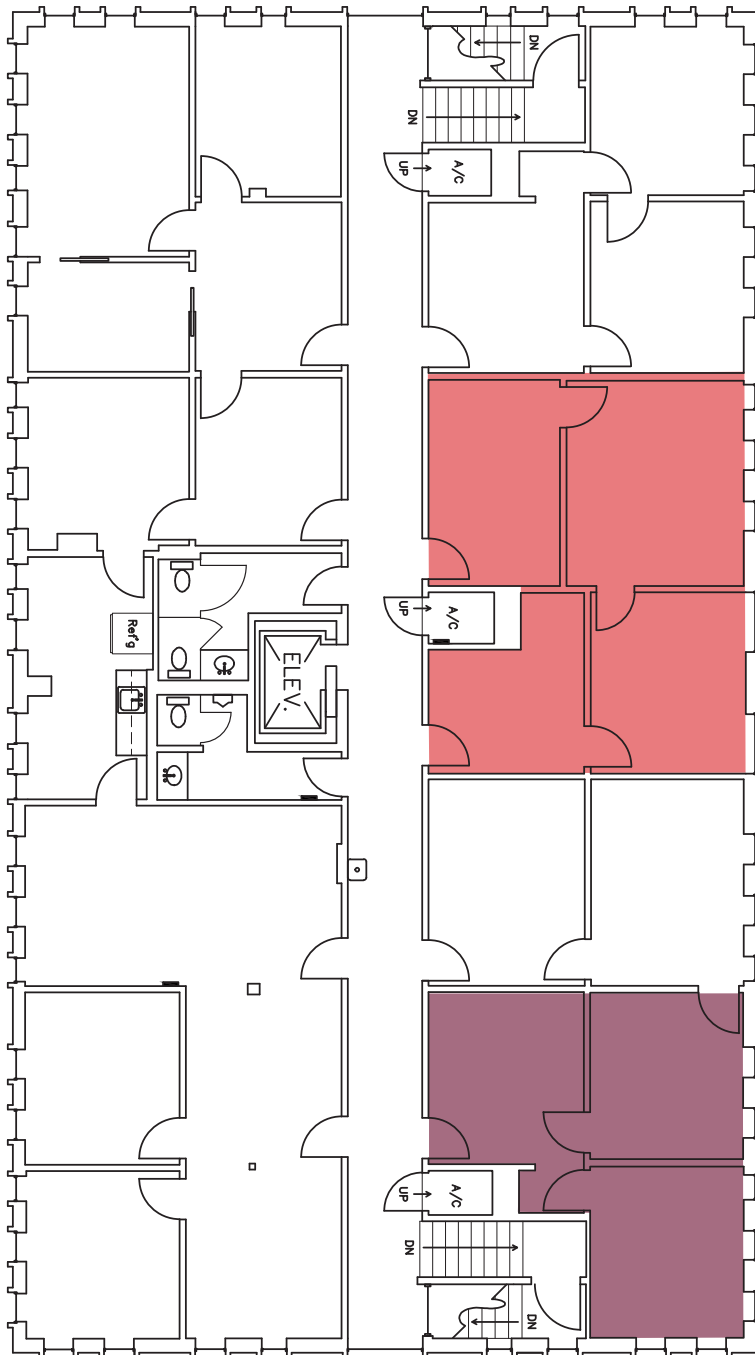
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TOTAL AVAILABLE: 1,197 RSF

LEVEL THREE **3**



**SUITE 304**  
698 RSF

**SUITE 301**  
499 RSF

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# 3001 N LAMAR

PHOTOS

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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 interest 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 say 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 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 interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date