

# PRESERVE AT 620

8201 North FM 620 | Austin, Texas



For leasing information, please contact:

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Office space. **Redefined.**





# 15% increase in productivity

when offices have access to outdoor workspaces

# 12% boost in creative collaboration

when employees have access to casual meeting locations

# 9% increase in effectiveness

when employees move to a lifestyle or neighborhood office campus

# 70% improved work performance

when employees have access to more natural light

## Building Specs

- +/- 225,000 RSF modern office building on 39 acres
- +/- 23 ft. exposed ceiling heights
- +/- 5,000 SF indoor/outdoor courtyards
- Subdivided utilities allow tenants to determine their own operating hours
- 5:1000 parking ratio with the ability to augment
- Natural light from over 100 skylights
- Heavy power: over 25 watts per sf available for tenant use
- Spectacular 30 ft. glass entryways
- 10% common area factor
- Dedicated tenant entries with signage opportunities
- Pocket park with outdoor seating
- Dog run
- State-of-the-art fitness center





Courtyard



Outdoor Amenities



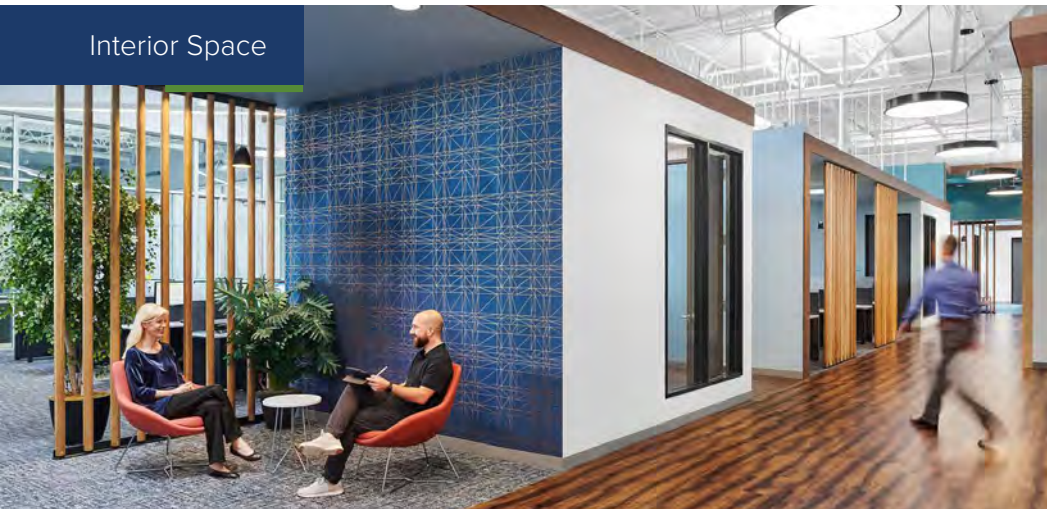
Fitness Center



View from Second Story



Interior Space

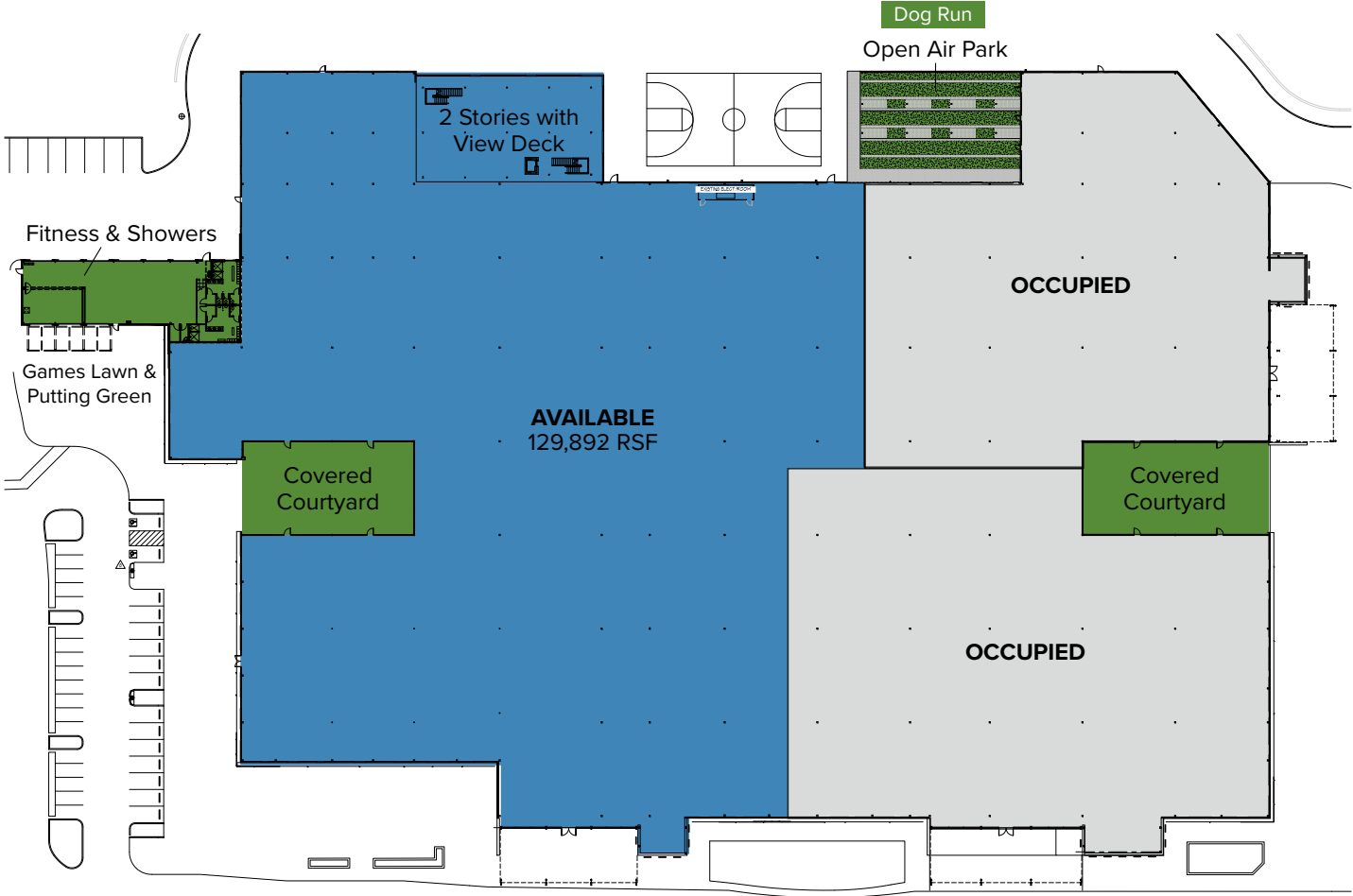


Tenant Entry

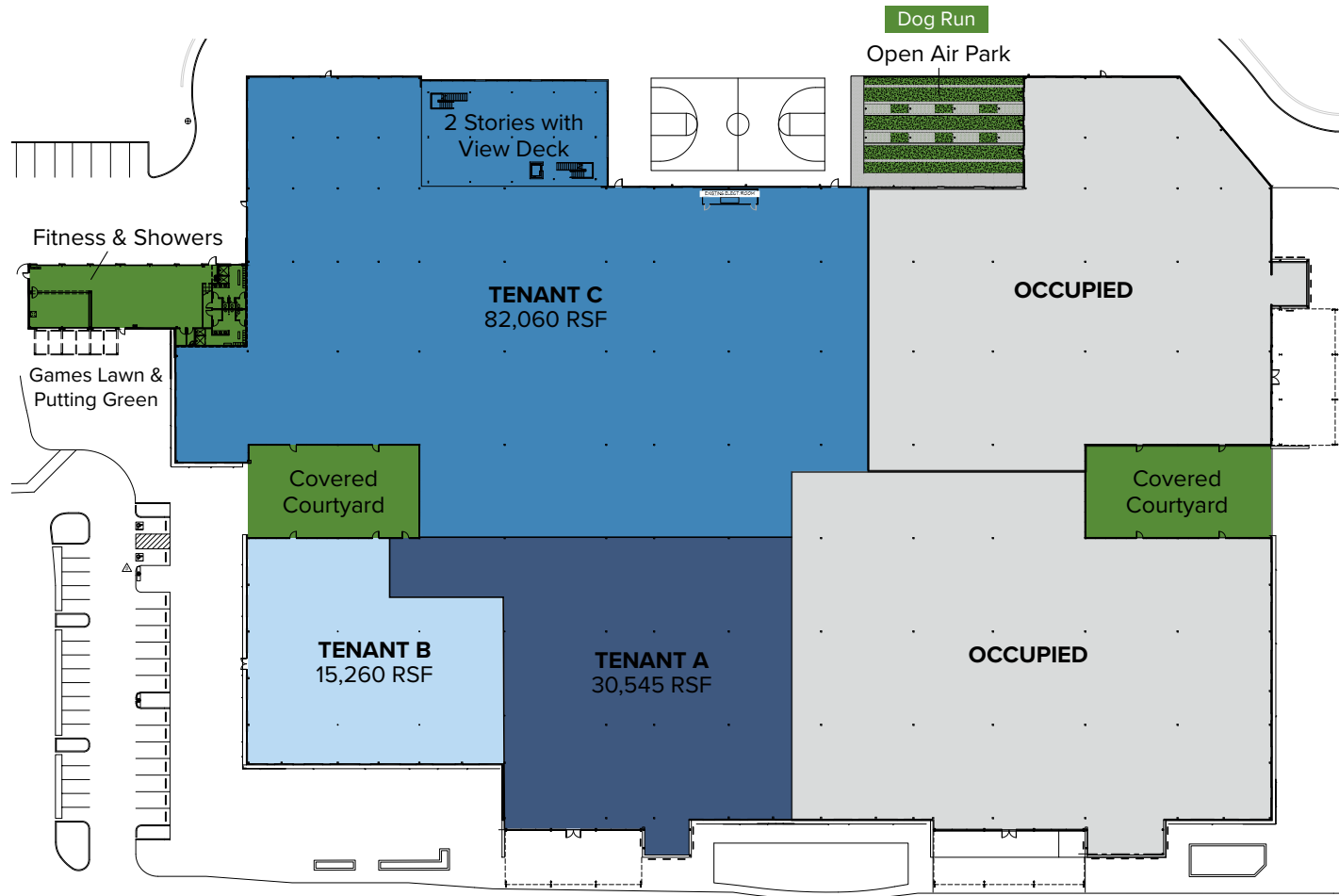




Floorplan



# Floorplan



Existing Tenant Space



Existing Tenant Space





# The Trails at 620

## DINING

Angel Donuts and Treats  
 Chicken Express  
 Freddy's Steakburgers  
 Freebirds  
 Flores Mexican  
 Green Mango by Thai Spice  
 Moviehouse & Eatery  
 Napa Flats Wood-Fired Kitchen  
 Oasthouse Kitchen + Bar  
 Schlotzsky's  
 Summer Moon Coffee Bar  
 Whataburger

## PAMPER

Peppermint Pedi Parlor  
 Plum Natural Nail Spa  
 Sports Clips  
 West Salon

## FITNESS

barre3  
 Zenergy Pilates

## STAY

Holiday Inn Express & Suites

## OTHER

Austin Regional Clinic  
 Beau Kisses Boutique  
 Children's Learning Adventure

# 7900 FM 620

## DINING

Domino's Pizza  
 Nik's Italian Kitchen

## RETAIL

The Home Depot  
 Petsense Austin

# The Oasis

## DINING

The Oasis on Lake Travis  
 Gumbo's On The Lake  
 La Gran Colombia  
 ViceCreme Vegan Ice Cream  
 Oasis Texas Brewing Co.



# Four Points + 2222

## DINING

Austin's Pizza  
 Boat House Grill  
 Black Walnut Cafe  
 HEB  
 Juice House  
 Kolache Factory  
 McDonald's  
 Mighty Fine Burgers  
 Taco Bell

Taco Cabana  
 ThunderCloud Subs  
 Smokey J's Barbeque  
 Starbucks  
 Subway

## FITNESS

Anytime Fitness  
 GNC  
 OrangeTheory Fitness

## CONVENIENCE

7-Eleven  
 CVS Pharmacy  
 Jack Brown Cleaners  
 Jiffy Lube  
 Target  
 Walgreens  
 Wells Fargo

## STAY

Residence Inn by Marriott

# The Center at Four Points

\*This site is currently under construction with more amenities coming soon!

## DINING

Chick-Fil-A  
 Chipotle  
 IHOP  
 Panda Express  
 Starbucks  
 (More coming soon)

## STAY

Staybridge Suites

## OTHER

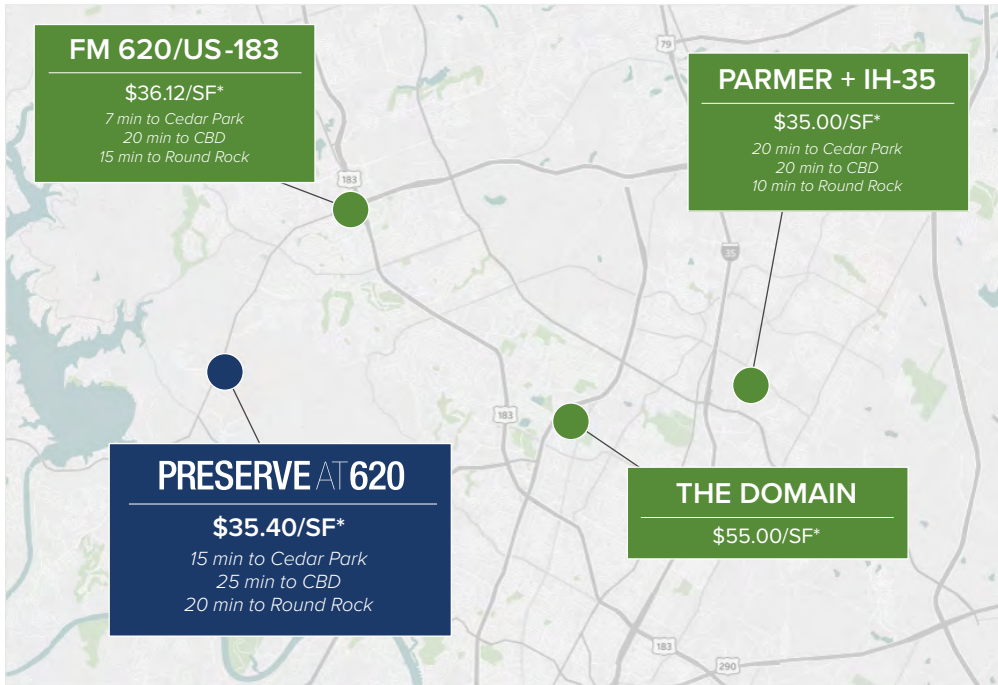
CleanFreak Car Wash  
 Discount Tire  
 Little Sunshine's Playhouse & Preschool

## PAMPER

Bliss Nails  
 Rooster's

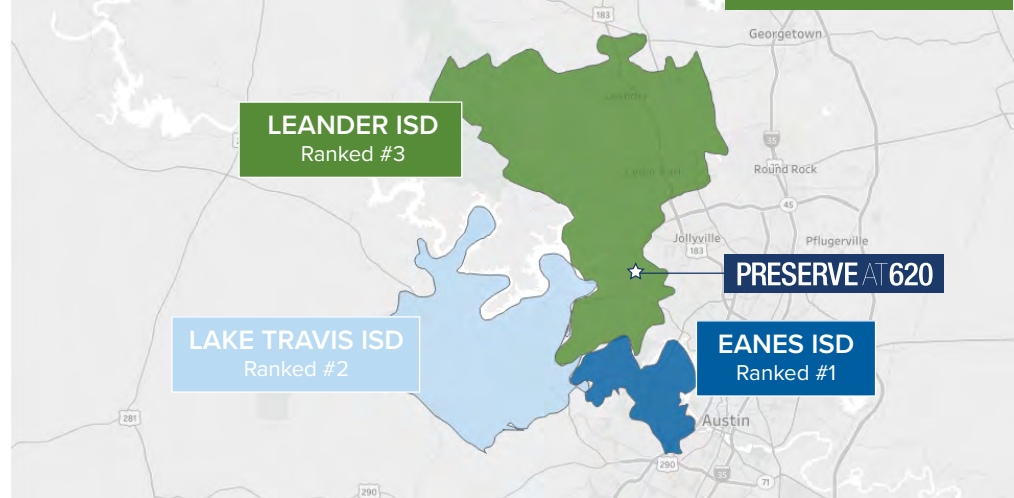
# Relative Value.

Preserve at 620. A beautiful, amenity rich campus experience. Surrounded by Austin's best school districts. Minutes from where Austin's workforce calls home.



\*Estimated 2019 Full Service Rate

# Our Value.



The population within 10 miles of Preserve at 620 is **educated** and **stable**.



56%

have a **Bachelors Degree or higher**  
(compared to 48% at Parmer + IH-35)



58%

are **homeowners**  
(compared to 49% at The Domain)





## 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 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' 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 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date