



FLEX // OFFICE // WAREHOUSE // CREATIVE //// FOR LEASE

THE COLLECTIVE AT SOUTH CONGRESS // 7601 SOUTH CONGRESS AVENUE // AUSTIN, TEXAS 78745



*The*  
**COLLECTIVE**  
SOUTH CONGRESS

SHELL BUILDINGS COMPLETE // SPEC SUITES AVAILABLE

UP TO 80,818 SQUARE FEET OF FLEX SPACE PERFECT FOR WAREHOUSE, WORKSHOP, OFFICE AND RETAIL. SIX BUILDINGS ZONED FOR COMMERCIAL SERVICES (CS).

- STARTING AT \$16.50 SF/YEAR +NNN
- SPACES DIVISIBLE FROM 1,300 TO 7,900 SF
- 16'-18' EAVES HEIGHT
- 12' X 12' & 12' X 14' GRADE LEVEL DOORS
- 60'-80' BAY DEPTHS
- 3-PHASE ELECTRIC



# SITE PLAN

with Variable options

South Congress

E. Dittmar Road

Circle S Road

- Suite 130: 1,345 SF
- Suite 140: 2,650 SF
- Suite 150: 2,650 SF
- Suite 360: 900 SF
- Suite 410: 2,625 SF
- Suite 420: 2,625 SF
- Suite 430: 2,625 SF



1

KIZZI DANCEWEAR

130

140

150

MOMENT

4

Patti engineering

LEASED

410

420

430

HITFORTH

HOLMES CUSTOM

PASSIONFLOWER

3

Inspired CLOSETS

HEAT TRANSFER HAUS

ArgonautDoors

AVILA

360

PAWS On Chicks

6

LAST STAND BREWING COMPANY

5

Gossamer Gear

ROKA FITNESS

2

ROOTS



# SPEC SUITES

Available



- SUITE 360 - 900 SF
- 14'-16' CEILING HEIGHT

- SUITE 130 - 1,345 SF
- 14'-20' CLEAR HEIGHT
- 12'X14' GRADE LEVEL DOOR



- SUITE 140 - 2,690 SF
- 380 SF OFFICE
- 12'-20' CLEAR HEIGHT
- 12'X14' GRADE LEVEL DOOR

OFFICE

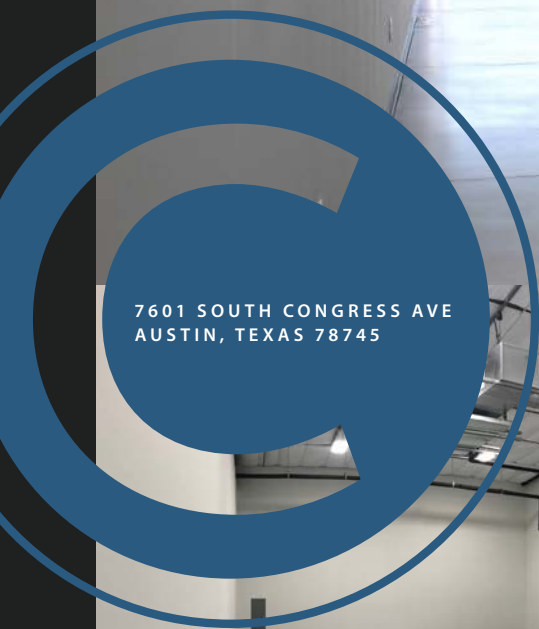
[360° VIRTUAL TOUR](#)

SUITE 140



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SUITE 130



SUITE 140





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SURROUNDING AMENITIES

CENTURY SOUTH

Academy Sports & Outdoors  
Big Lots  
Gold's Gym

MILESTONE COMMUNITY

New 70 Home-Site Subvision

CIRCLE S

200 Unit Apartment Complex

HIGHMARK TOWNHOMES

New 70 Gated Townhomes

SOUTHPARK

308 Unit Apartment Complex

WATERS AT BLUFF SPRINGS

300 Unit Apartment Complex

FOREMOST APARTMENTS

300 Unit Apartment Complex  
Currently Under Construction

BEXLEY 3FIVE

338 Unit Apartment Complex

THIRST PLANET

Brewery

BEXLEY 3FIVE

338 Unit Apartment Complex

WATERSTONE

308 Unit Apartment Complex

HEB

140,000 SF Store Currently  
Under Construction

GRIFFIS SOUTHPARK

330 Unit Apartment Complex

SOUTH CONGRESS STATION

53,000 SF Shopping Center  
Currently Under Construction  
*Schlotsky's, Gold's Gym, Pet Store*

[Click Here for Interactive Map](#)





THIRSTY PLANET BREWERY

THE KNOLL  
308 Multifamily Units

HEB

SOUTHPARK MEADOWS

GOLD'S GYM + RETAIL

FOREMOST APARTMENTS  
300 Multifamily Units

+/- 13 ACRES UNDER CONTRACT  
Slated for Multifamily



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ASSEMBLING LIKE-MINDED ENTREPRENEURS. VENTURE TOGETHER.



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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.

<b>Equitable Commercial Realty, PLLC</b>	<b>603700</b>	<b>mlevin@ecrtx.com</b>	<b>512.505.0000</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Matt Levin</b>	<b>548312</b>	<b>mlevin@ecrtx.com</b>	<b>512.505.0001</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Matt Levin</b>	<b>548312</b>	<b>mlevin@ecrtx.com</b>	<b>512.505.0001</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Ryan Wilson</b>	<b>513733</b>	<b>rwilson@ecrtx.com</b>	<b>512.505.0006</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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FOR MORE INFORMATION

512.505.0000

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