



FOR LEASE

QUARRY LAKE I

4515 SETON CENTER PARKWAY • AUSTIN, TEXAS 78759





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Located in a convenient location just off US-183 near Braker Lane, Quarry Lake is minutes from The Domain, The Arboretum, Gateway and Arbor Walk shopping centers. With numerous restaurants and retail shops within minutes from the property, grabbing a bite to eat for lunch is fast and convenient. The Class A building has a high parking ratio of 5.25:1000, perfect for office and medical users.



Close Proximity

Minutes from The Domain, The Arboretum, Gateway and Arbor Walk shopping centers



Great Nearby Amenities

Numerous restaurants and retail shops within minutes from the office



New Building Renovations

Renovations include first floor lobby and corridor



Plenty of Parking

5.25:1000 parking in surrounding surface parking lot

Bethany Perez
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Top, left, right: Exterior with monument signage, elevator, lobby



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THE DOMAIN + ROCK ROSE

EAT

Bakery Lorraine
Blue Sushi Sake Grill
California Pizza Kitchen
CAVA
Coffee & Crisp
Copper Restaurant
CRU Food & Wine Bar
Culinary Dropout
Doc B's
East Side King Thai
Flaming Pizza

Fleming's Steakhouse
Flower Child
Frost Gelato
Gloria's Latin Cuisine
Hat Creek Burger Co.
JINYA Ramen Bar
MAD Greens
Maggiano's
Mia Italian Tapas
NoRTH Italia
Paradise Smoothies
Pressed Juicery

Second Bar + Kitchen
Shake Shack
Starbucks
Sushi Zushi
Sweet Paris
Tacodeli
Tarka Indian
Taverna
The Brass Tap
The Park
Tollhouse

True Food Kitchen
Velvet Taco
Whole Foods
Xian Noodles
Yard House
Yogurt Planet

PLAY

Dogwood
iPic Theater
Jack & Ginger's
Kung Fu Saloon
Lavaca Street Bar
Punch Bowl Social
TopGolf

STAY

Aloft Hotel
Archer Hotel
Lonestar Court
Westin Austin

SHOP

Over 50+ shops and growing

183

QUARRY LAKE

GREAT HILLS TRAIL

BRAKER LN

LOOP 360

LOOP 1

ARBORETUM

EAT

Amy's Ice Cream
Brick Oven Pizza
Corner Bakery Cafe
Cheesecake Factory
Estancia Churrascaria
Eddie V's
Fire Bowl Cafe
Five Guys Burgers
Honest Mary's
Jason's Deli
Kenobi Sushi
La Madeleine
Manuel's
Modern Market

Newk's Eatery
Qdoba Mexican Grill
Saltgrass Steakhouse
Starbucks Coffee
Trulucks
Z'Tejas
Zoe's Kitchen

STAY

Renaissance Hotel
Embassy Suites
Hampton Inn

PLAY

Regal Arbor Theater

SHOPS AT ARBOR WALK

EAT

BJ's Brewhouse
Chipotle
Chuck E. Cheese's
How Do You Roll?
Lupe Tortilla
Masala Wok

Mighty Fine Burgers
Mimi's Cafe
Natural Grocers
Potbelly Sandwiches
Salata
Spec's Wines & Spirits
Tino's Greek Cafe

GATEWAY CENTER

EAT

Baby Acapulco
Buca di Beppo
Iron Cactus
Marie Callender's
Panera Bread
Sushi Sake
Taco Cabana
Whole Foods

STAY

Candlewood Suites
Embassy Suites
Hyatt House
Hyatt Place

PLAY

Dave & Buster's
Regal Cinema Gateway

LOOP 1

NEARBY AMENITIES QUARRY LAKE I





SURROUNDING AMENITIES

QUARRY LAKE I





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.

AQUILA Commercial LLC	567896	info@aquilacommercial.com	512-684-3800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Christopher Perry	428511	perry@aquilacommercial.com	512-684-3803
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bethany Perez	609899	perez@aquilacommercial.com	512-684-3813
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date