

1210
49th
West

OFFICE // FOR LEASE

1210 W. 49TH STREET | AUSTIN, TEXAS 78756



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FOR MORE
INFORMATION
PLEASE CONTACT

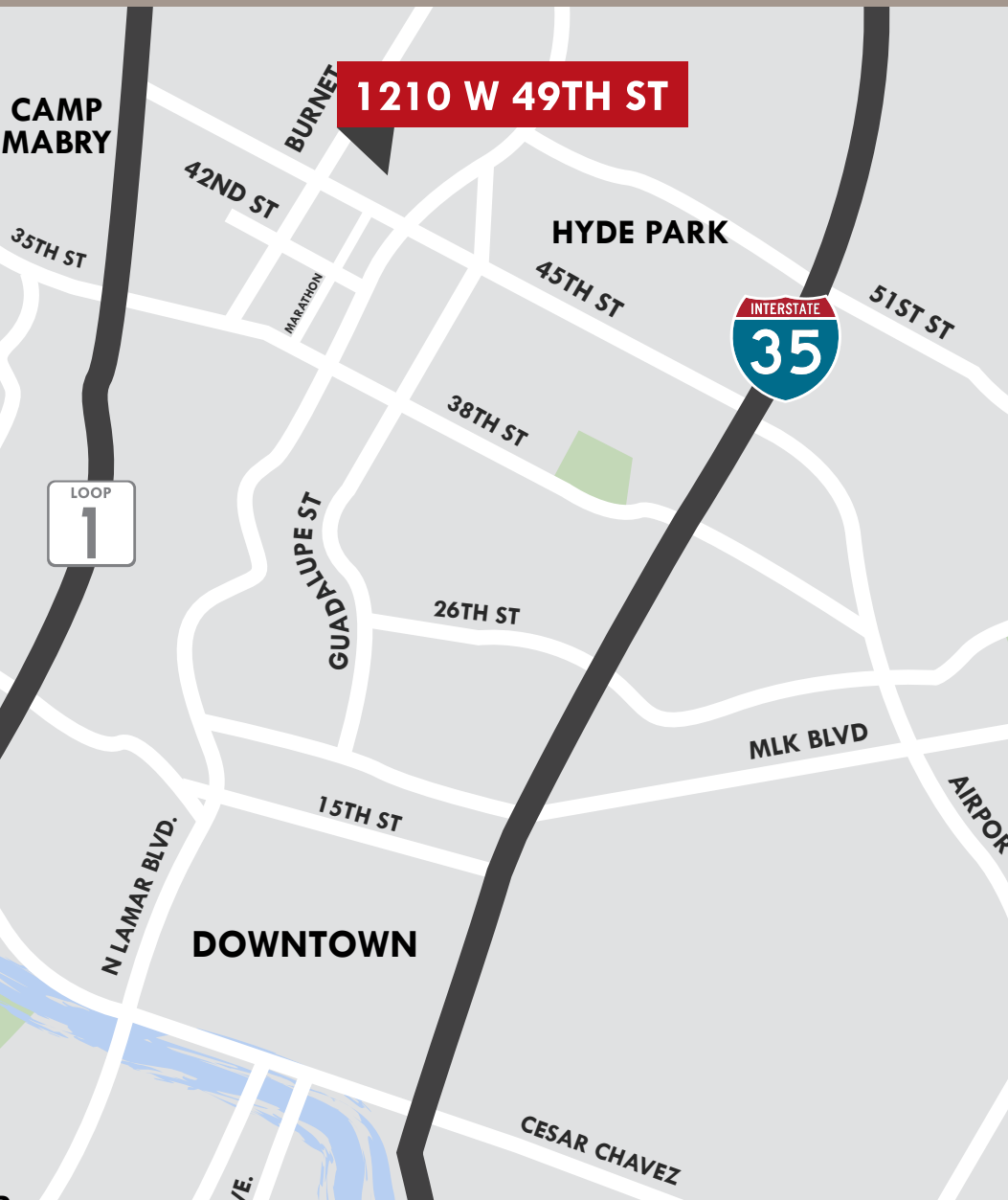
HAYDEN MCCARTY
512.505.0017
hmccarty@ecrtx.com



1210 W 49TH ST

PROPERTY INFORMATION

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AVAILABILITY

Second Floor: 3,936 RSF
(Available June 2019)

PROPERTY DESCRIPTION

1210 West 49th is a two-story new construction office project with 3,936 RSF available delivering June of 2019. The space will be delivered in spec condition with HVAC ductwork, flooring, three bathrooms, and a conference room. The suite has 11 dedicated parking spaces in the surface lot with additional street parking available. A large steel boxed window running the length of the suite and vaulted ceilings provide for a creative environment with ample natural light.

FEATURES

BUILDING

- Additional parking available
- Bike racks
- 2.62 per 1,000 SF
- Finished lobby and elevator

SUITE

- Planned spec suite
- Vaulted ceilings
- 10' office height

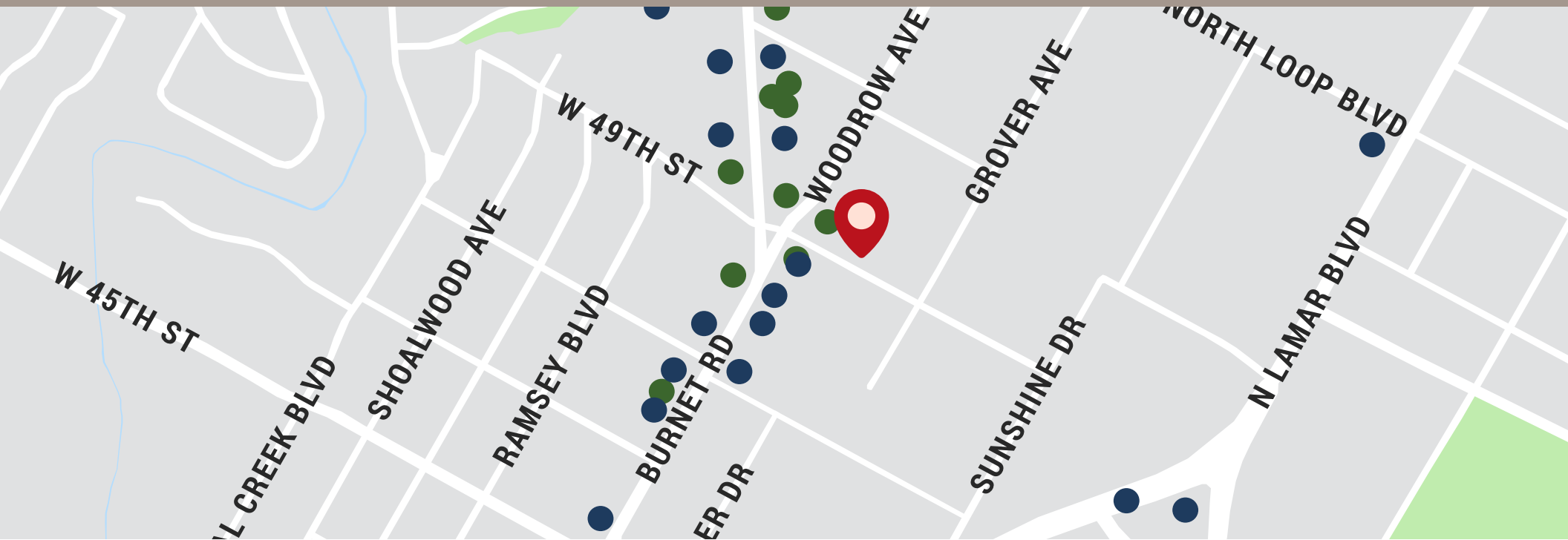
LOCATION

- Central Austin
- 1.3 miles away from Mo-Pac and 2.2 miles away from IH-35

1210 W 49TH ST

AMENITIES

1210 W. 49TH STREET | AUSTIN, TEXAS 78756



• DINING

Big O's Pit BBQ
Billy's on Burnet
Gusto
La Mancha Tex Mex Tavern
Mandola's Italian
Maru Japanese
MezzeMe
Noble Sandwich Co.

• DINING (CONT.)

Pacha Organic Cafe
Phoenicia Bakery & Deli
Pinthouse Pizza
Sonic Drive-In
Taco Cabana
T-Loc's Sonora
Tiny Pies
Upper Crust Bakery

• RETAIL

AL Thrift House
Austin Simply Fit
Bark N Purr Pet Center
Burnet Crossing
CorePower Yoga
CVS
Korman
Longhorn Trophies

• RETAIL (CONT.)

Magic Caravan
Me and Ewe
MOD Fitness
Omega Boutique
Recycled Reads Bookstore
Rosedale Village Shopping Center
Spring Frost Boutique
Ten Thousand Villages

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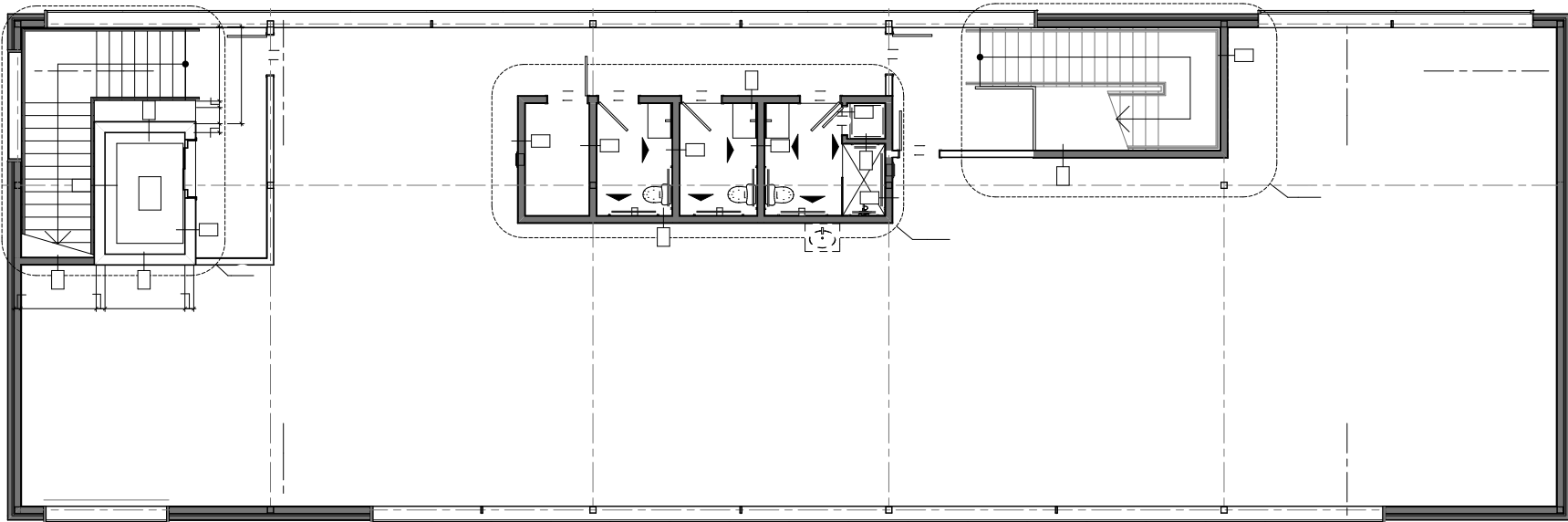
FLOOR PLANS

1210 W. 49TH STREET | AUSTIN, TEXAS 78756

LEVEL 2

3,936 RSF

AVAILABLE JUNE 2019



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EQUITABLE COMMERCIAL REALTY



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