

2801 S. IH-35

AUSTIN, TX 78746 78704



FOR LEASING INFORMATION, CONTACT

CHERYL SMITH

(512) 736.4778

cheryl.smith@kuceraco.com

3,044 RSF

SUITE 120

OFFICE SPACE FOR LEASE

\$16.50/SF

\$6.50/SF OPEX

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | **See all of our listings at WWW.KUCERACO.COM.**

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

2801 S. IH-35

AUSTIN, TX 78746 78704



PROPERTY FEATURES

FULLY SELF-CONTAINED SPACE, OWN ENTRANCE, OWN RESTROOMS (OPEN LAYOUT)

CURRENT TENANTS INCLUDE PROMETRIC, INC, FRAMES FOR AMERICA AND INSURANCE COUNCIL OF TEXAS

GENEROUS PARKING

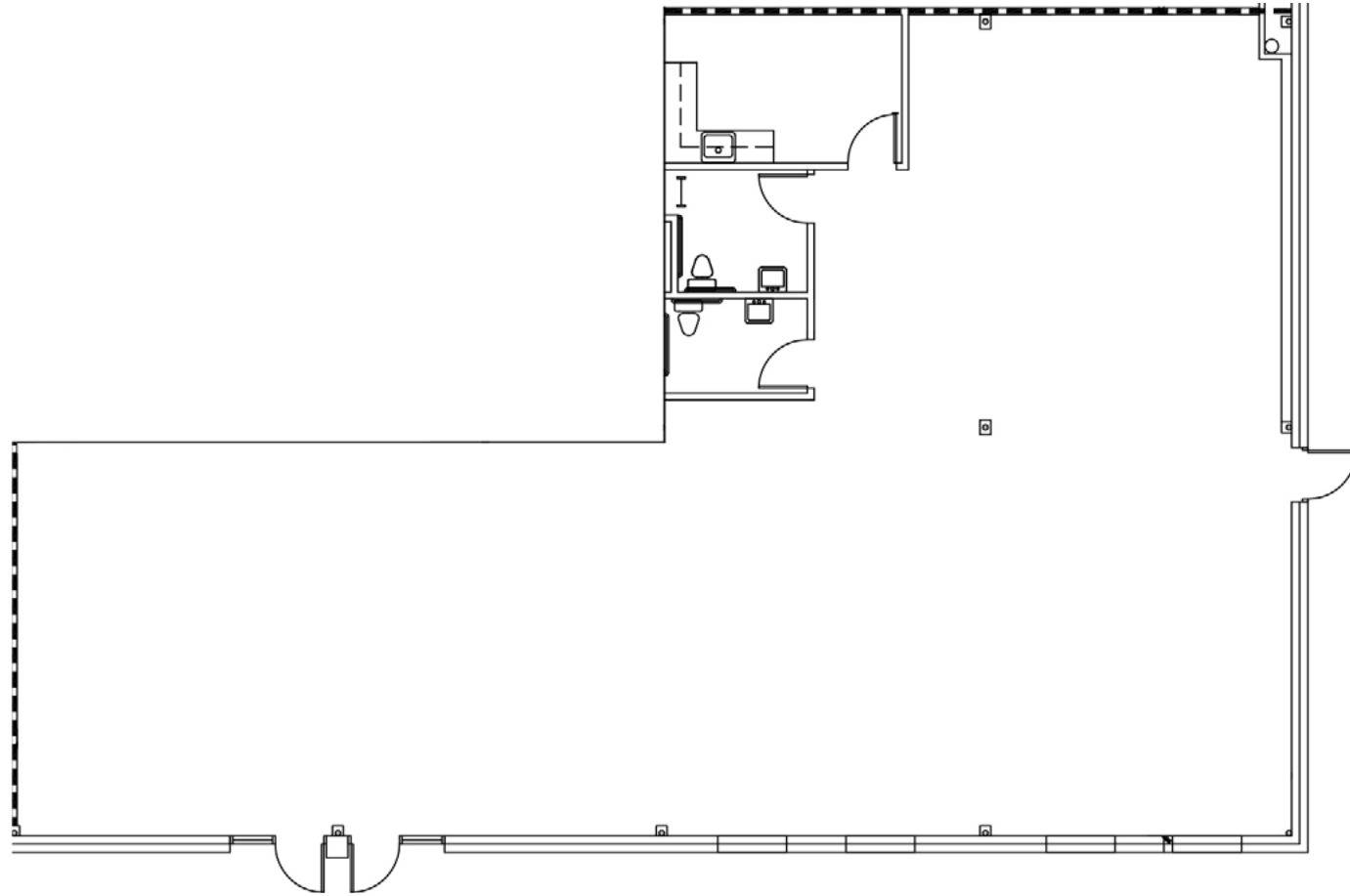
GOOGLE FIBER AVAILABLE

FIBER OPTICS AVAILABLE

ON-SITE PROPERTY MANAGEMENT

NORTHBOUND ACCESS ROAD OFF SOUTH IH-35 BETWEEN OLTORF AND WOODWARD

EASY ACCESS TO DOWNTOWN (5 MIN) AND AUSTIN-BERGSTROM AIRPORT (10 MIN)



FOR LEASING INFORMATION, CONTACT

CHERYL SMITH

(512) 736.4778

cheryl.smith@kuceraco.com

3,044 RSF

SUITE 120

OFFICE SPACE FOR LEASE

\$16.50/SF

\$6.50/SF OPEX

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | See all of our listings at WWW.KUCERACO.COM.

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

2801 S. IH-35

AUSTIN, TX 78746 78704



Nearby Amenities

1 E. OLTORF

- OPAL DIVINE'S
- STARBUCKS
- DENNY'S
- SONIC DRIVE-IN
- P. TERRY'S BURGER STAND
- WHATABURGER
- CAFE CREME
- SUBWAY
- JACK-IN-THE-BOX
- HAI KY
- JAVA NOODLES
- 888 PAN ASIAN
- LA QUINTA INN
- BEST WESTERN PLUS
- VALERO
- TEXACO
- GULF
- 7-ELEVEN
- SHELL
- EXXON
- BOOST MOBILE

2 IH-35 & HWY. 290

- BENDER
- (512) BREWING COMPANY
- ST. ELMO BREWING COMPANY
- MCDONALD'S
- WENDY'S
- TAQUERIA CHAPALA
- CABO BOB'S
- CHICK-FIL-A
- JERSEY MIKE'S SUBS
- BILL MILLER BAR-B-Q
- P. TERRY'S BURGER STAND
- LA QUINTA INN
- OMNI AUSTIN
- DAYS INN
- QUALITY SUITES SOUTH
- HAMPTON INN
- CANDLEWOOD SUITES
- BAYMONT INN & SUITES
- SPRINGHILL SUITES BY MARRIOTT
- WAL-MART SUPERCENTR
- FEDEX OFFICE
- T-MOBILE
- THE HOME DEPOT
- WOODFOREST NATIONAL BANK
- RBFCU
- UFCU

FOR LEASING INFORMATION, CONTACT

CHERYL SMITH

(512) 736.4778

cheryl.smith@kuceraco.com

3,044 RSF

SUITE 120

OFFICE SPACE FOR LEASE

\$16.50/SF

\$6.50/SF OPEX

7200 N. MOPAC EXPRESSWAY | AUSTIN, TX 78731 | (512) 346-0025 | See all of our listings at WWW.KUCERACO.COM.

All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|--|-------------|--------------------------------|--------------|
| Kucera Management, Inc. | 347450 | kw@kuceraco.com | 512.346.0025 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Darrell R. Spaulding | 479670 | darrell.spaulding@kuceraco.com | 512.346.0025 |
| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Cheryl Smith | 538409 | cheryl.smith@kuceraco.com | 512.346.0025 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____