

# 901 E 6TH

## Texas' First "CLT" Constructed Building East Austin Creative Office Space

Endeavor Real Estate Group  
500 W 5th Street, Ste 700  
Austin, TX 78701  
P 512 682-5500

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# 901E6TH

East Austin

"East Austin does as much as any neighborhood to keep Austin weird, where struggling artists rub shoulders with moneyed professionals, and weathered shacks juxtapose lofty new condos."

- Thrillist

# 901<sup>E</sup>6<sup>TH</sup>

## The Building



### Building Features

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Cor-ten Tapered Paneling  
Exterior facade



CLT Construction



2-story Crown Industrial  
Hydraulic Bi-fold Door

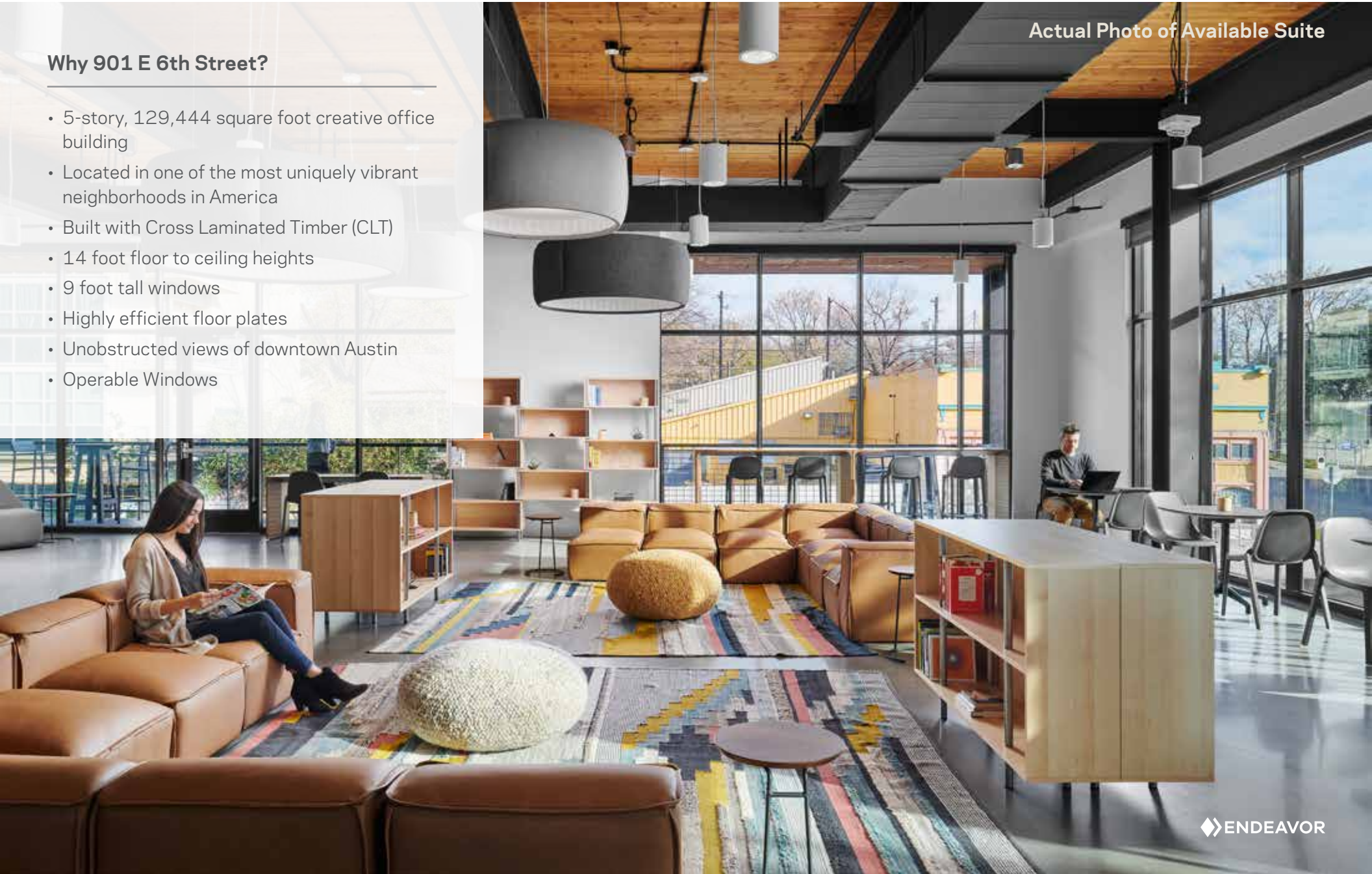
# 901 E 6TH

The Building

## Why 901 E 6th Street?

- 5-story, 129,444 square foot creative office building
- Located in one of the most uniquely vibrant neighborhoods in America
- Built with Cross Laminated Timber (CLT)
- 14 foot floor to ceiling heights
- 9 foot tall windows
- Highly efficient floor plates
- Unobstructed views of downtown Austin
- Operable Windows

Actual Photo of Available Suite



# 901 E 6TH

The Building



Energy Efficient



Sustainable



Lighter Carbon Footprint

## Austin's First CLT Building

To provide users at 901 E 6th Street a flexible, forward thinking environment, Cross Laminated Timber (CLT) was determined to be an essential construction method/component. Doing so fosters a modern, authentic environment in a way currently not offered in Austin, and further represents the juxtaposition of old and new, modernity and character, progression and heritage. All are characteristics required of new buildings of any kind in a neighborhood as special as East Austin.



# 901<sup>E</sup>6<sup>TH</sup>

The Building

## Building Amenities

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- Structured underground parking
- First floor and mezzanine social work spaces
- State of the art secured bike storage, mechanics station
- Outdoor terraces
- Private changing room with showers
- One-of-a-kind indoor-outdoor lobby experience
- On-Site Security



# 901E6TH

Site Access



60 Restaurants  
Bar + Entertainment  
(1 Mile Radius)



8 Hotels  
(6,948 Units)  
(1 Mile Radius)



92 Bike Score  
Biker's Paradise



94 Walk Score  
Walker's Paradise



# 901E6TH

East Austin





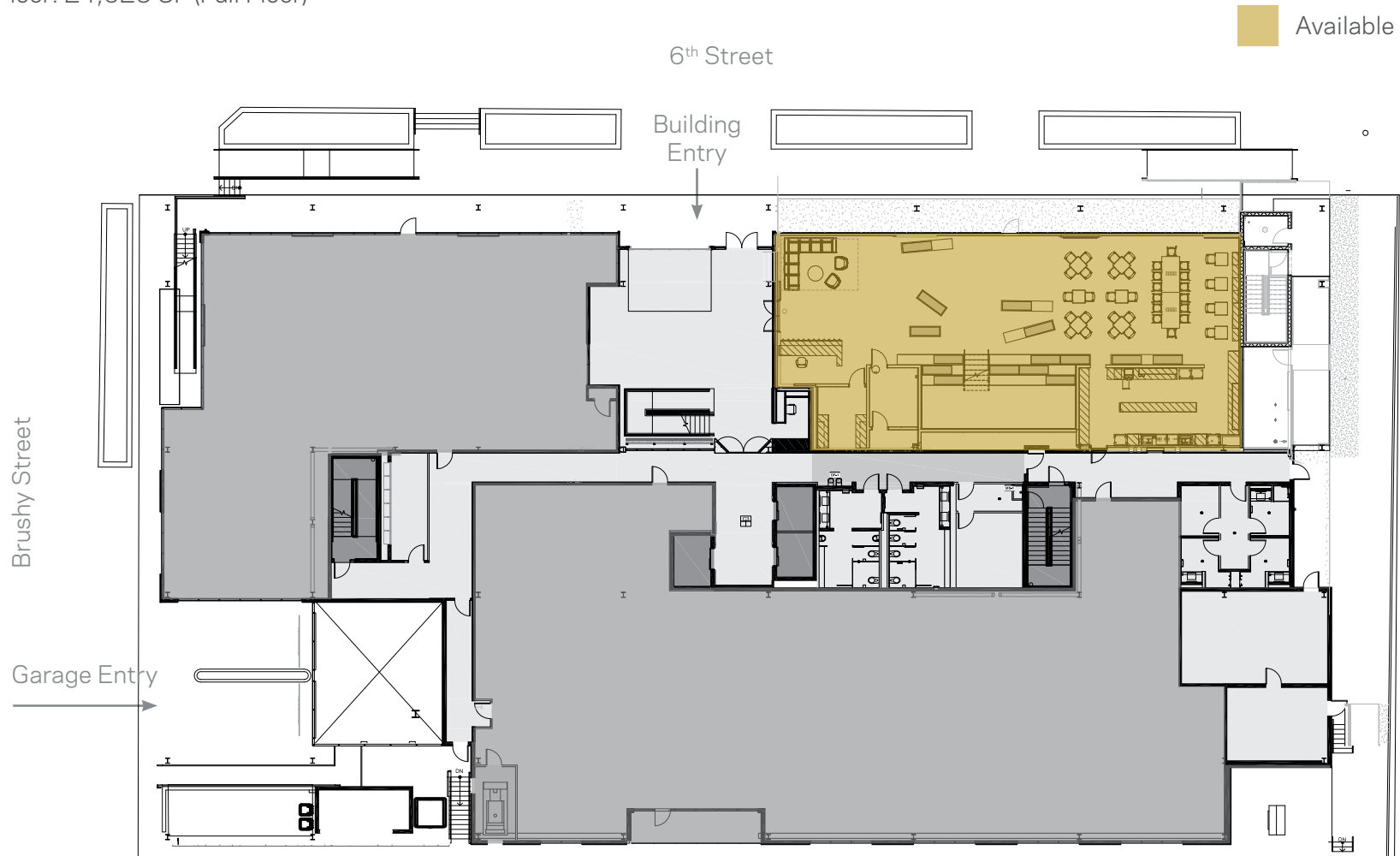
# 901 E 6TH

## First Floor & Lobby

**Total: 28,972 SF (Available Immediately)**

First Floor: 4,167 SF

Second Floor: 24,625 SF (Full Floor)



# 901 E 6TH

## Second Floor

**Total: 28,972 SF (Available Immediately)**

First Floor: 4,167 SF

Second Floor: 24,625 SF (Full Floor)

Available



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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 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.

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

\_\_\_\_ Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date