FOR LEASE > OFFICE SPACE

Twin Towers

1106 CLAYTON LANE, AUSTIN, TEXAS 78723

Property Overview

- **DESCRIPTION:** Twin Towers is a distinctive, multi-tenant office building located in the center of Austin, TX with 191,670 SF of total office space in two adjoining towers. The property offers a variety of spaces for lease, from 187 SF to over 19,000 SF. The new owners of Twin Towers recently completed a full renovation of the building common areas including: new café/deli, new lobby finishes and furniture, restroom renovations and building conference room upgrades. Twin Towers offers full time property managers and building engineers on site to ensure the highest level of service to tenants.

- **LOCATION:** The property is located near the southeast corner of I-35 & Hwy 290 offering easy access to I-35, Hwy 183, 2222, Hwy 290, Toll 130, downtown Austin, Austin Airport and the greater Austin area.

- **AMENITIES:** Amenities include close proximity to multiple restaurants, Mueller development and retail, Capital Plaza shopping center and Lincoln Village shopping center, a common area conference room, and a common area break room with vending machines. Lower level storage space available for lease. On site coffee shop/deli

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RESTAURANTS

1. Taj Palace Indian Restaurant
2. Baby Acapulco
3. Plaza Grill
4. Texas Land and Cattle
5. Chili's Bar & Grill
6. Pappasito's Cantina
7. Pappadeaux Seafood
8. Captain's Seafood & Oyster Bar
9. Amayo's Taco Village
10. Red Pepper Bar & Grill
11. Verona Ristorante Italiano
12. Mojoe Room Bar & Grill

HOTELS NEARBY

1. Embassy Suites
2. Fairfield I n
3. Crowne Plaza
4. Extended Stay Deluxe
5. Double Tree by Hilton
6. La Quinta Inn
7. Ramada

- Highland Mall/Austin Community College
- Lincoln Village
- Twin Towers

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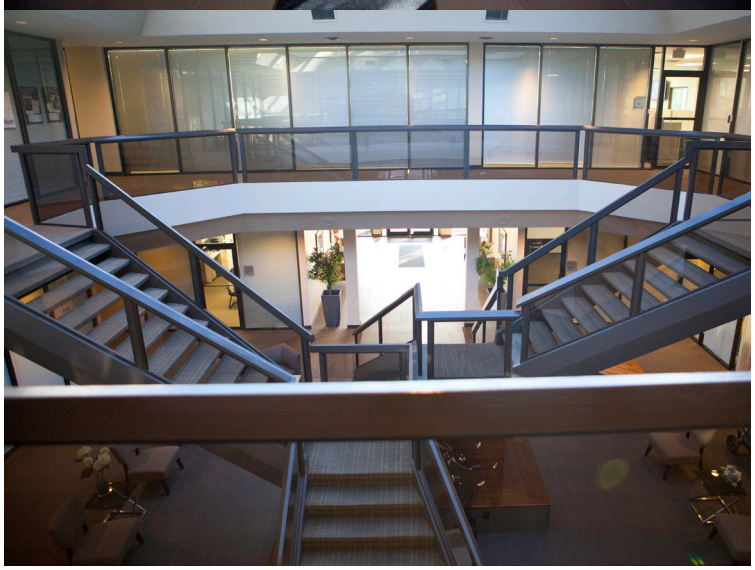
SUITE	SF AVAILABLE
110W	2,006
112W	3,359
204E	1,128
208E	267
410E	3,473
500W	230
515W	222
521W	269
526W	255
527W	252
528W	217
542W	268
543W	261
544W	261
545W	459
550W	294
551W	278
552W	293
553W	489
560W	266



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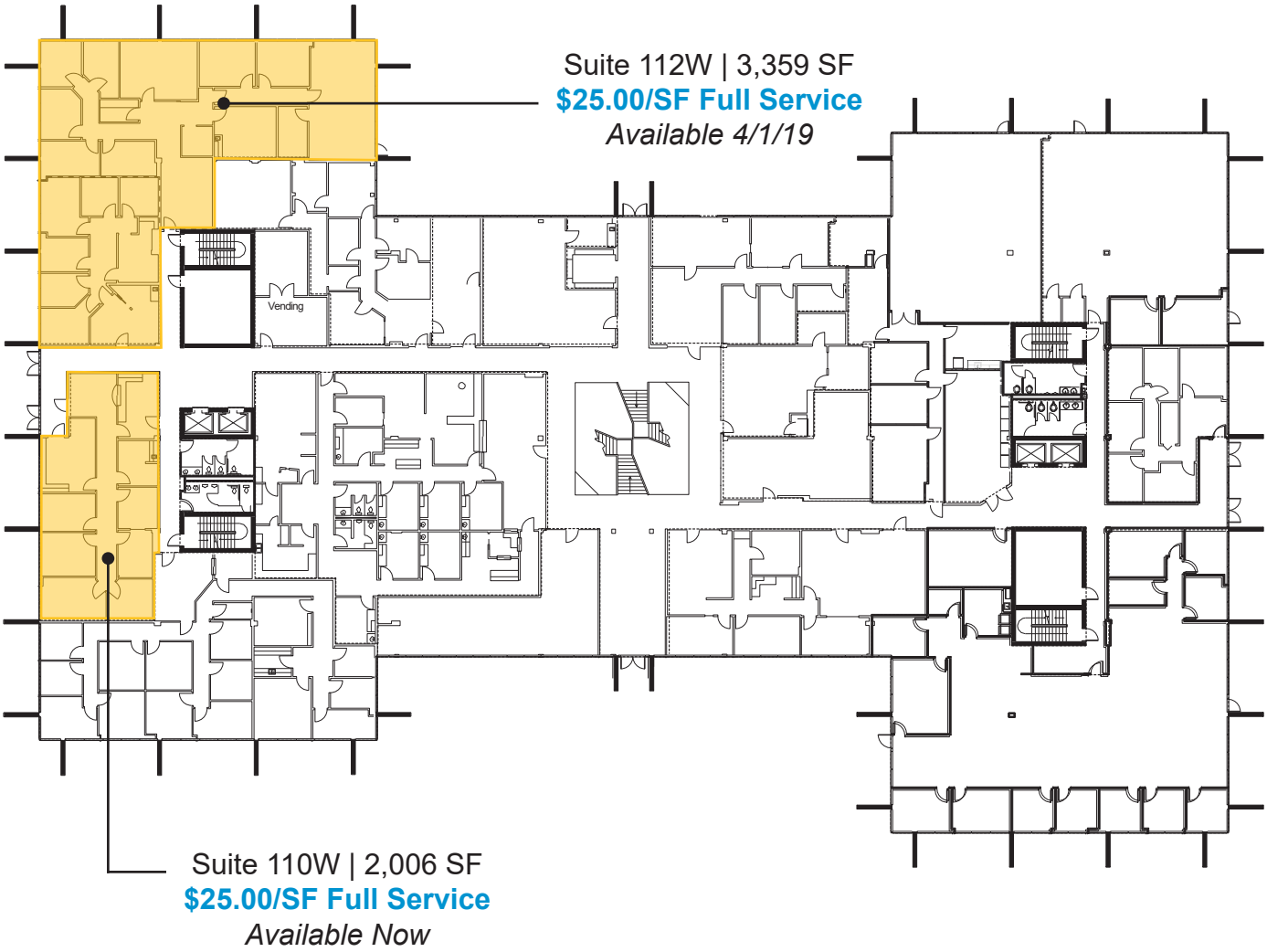
Level One Floor Plan



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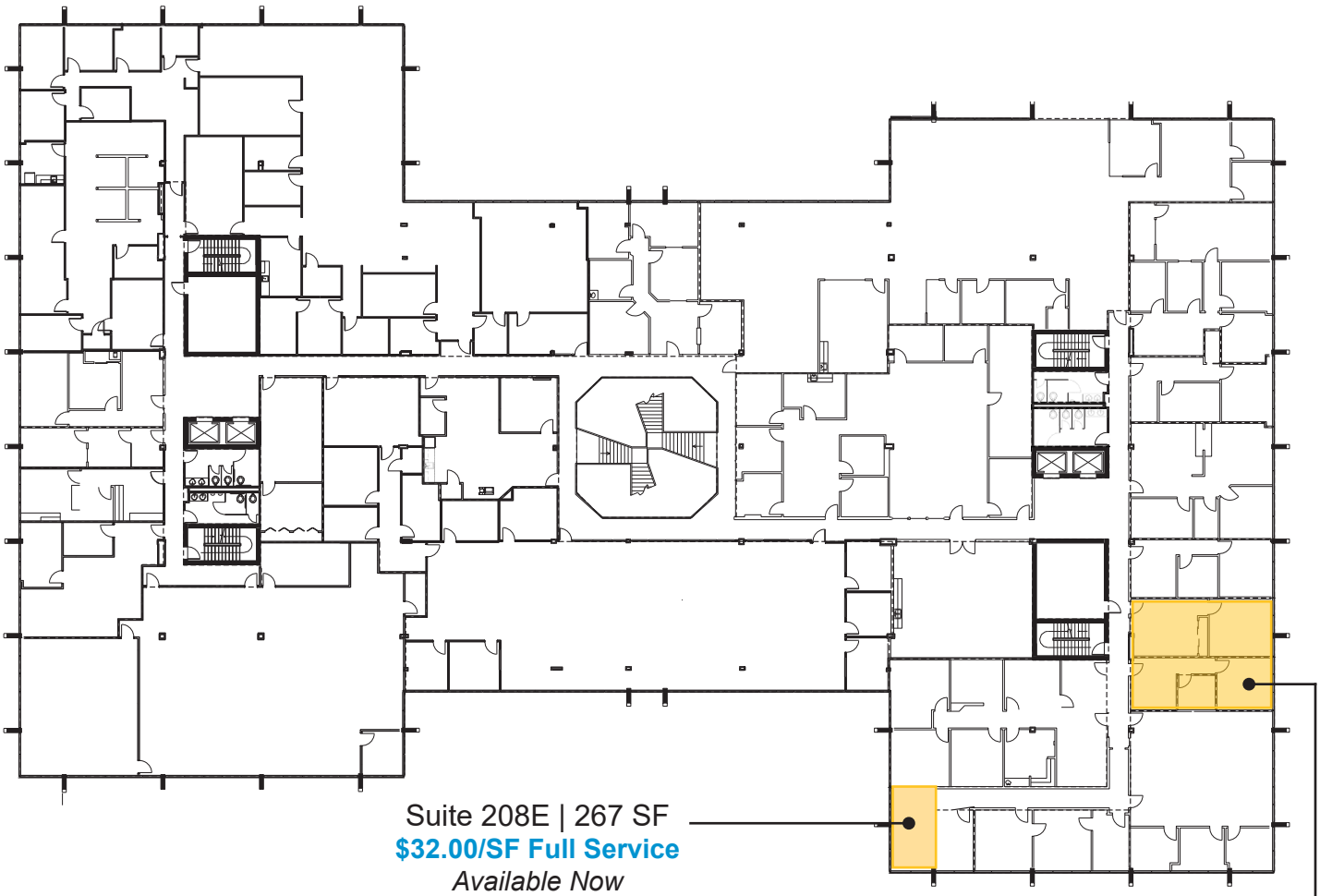
Level Two Floor Plan



Suite 208E | 267 SF
$32.00/SF Full Service
Available Now

Suite 204E | 1,128 SF
$32.00/SF Full Service
Available Now

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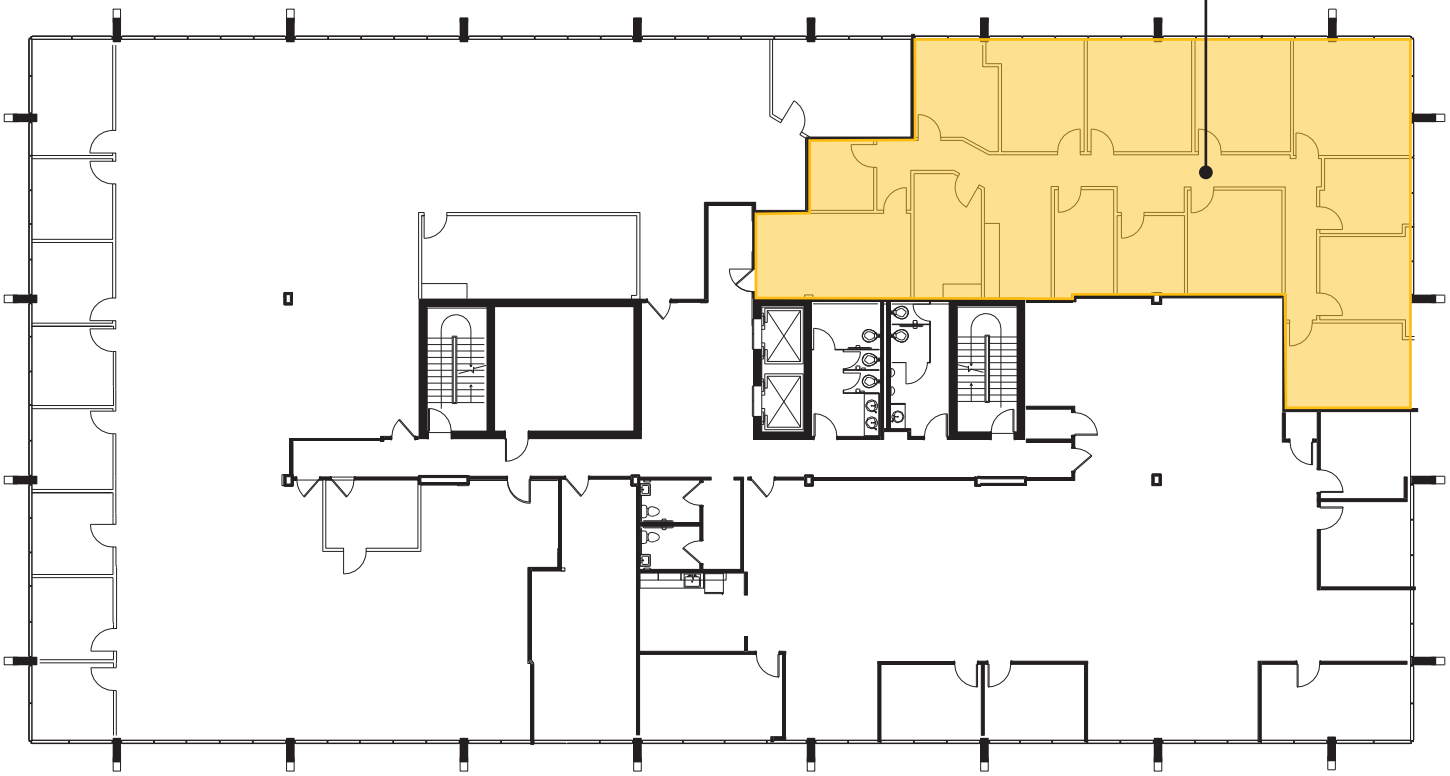
Level Four Floor Plan

Suite 410E | 3,473 SF
$25.00/SF Full Service
Available Now



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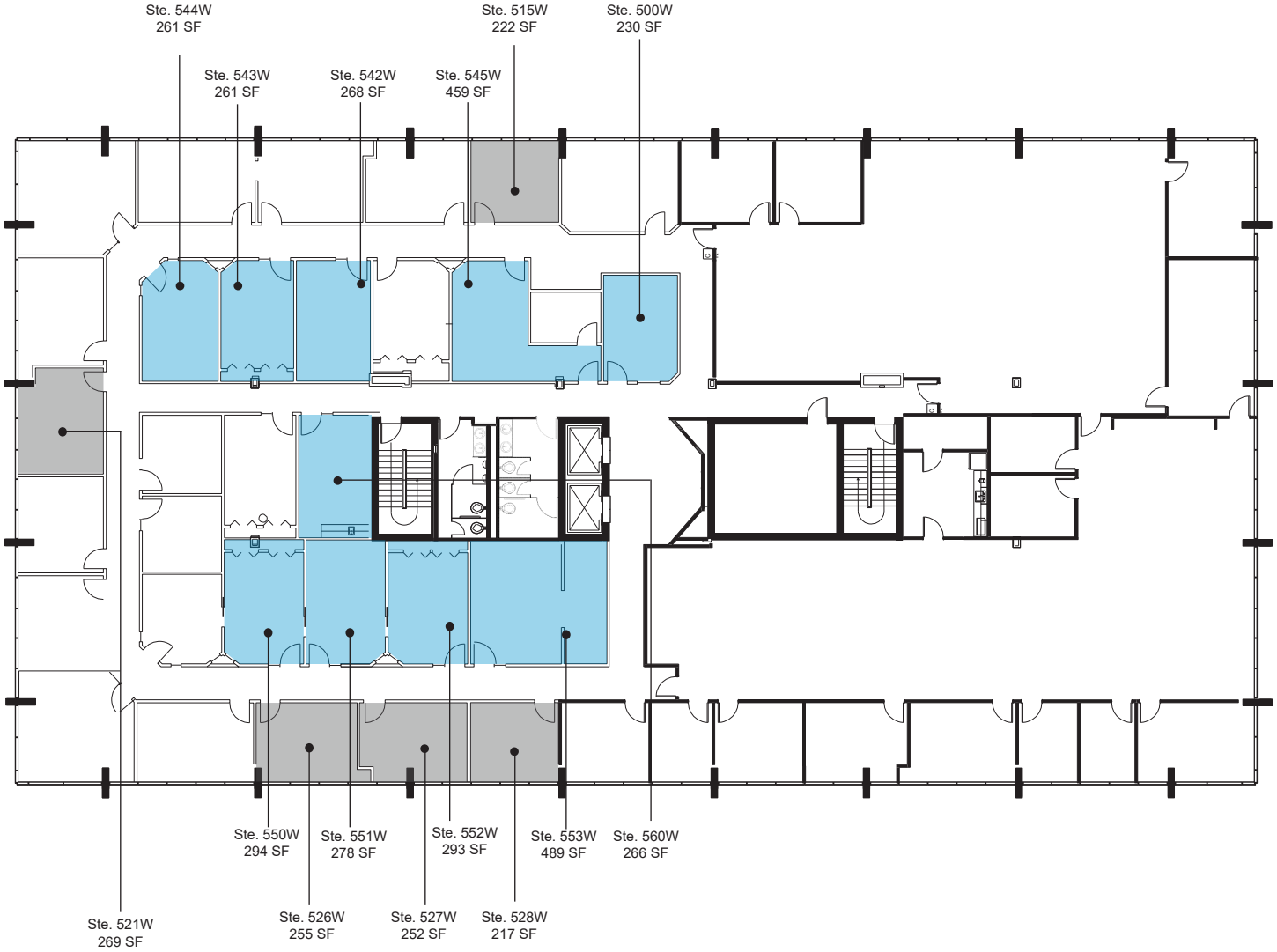
Level Five Floor Plan



Lease Rate

Exterior Offices: $32.00/SF Full Service

Interior Offices: $28.00/SF Full Service

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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:
  - 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.

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Designated Broker of Firm	License No.	Email	Phone
Marc Vanderslice	495430	marc.vanderslice@colliers.com	(512)539-3001
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Doug Rauls	462355	doug.rauls@colliers.com	(512)539-3006
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

TAR 2501