

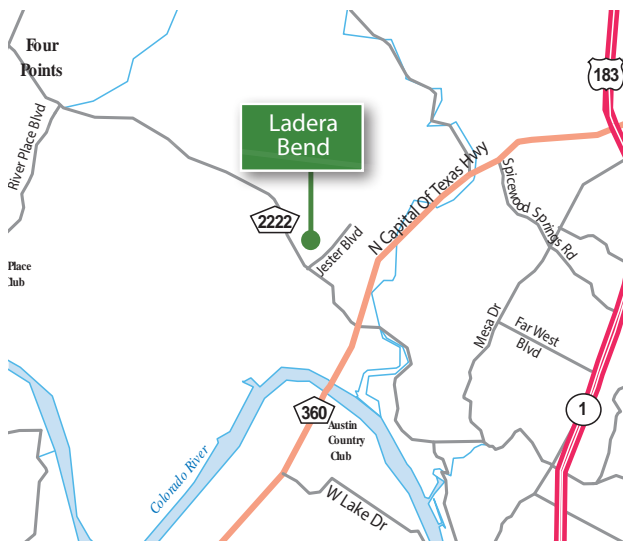
## OFFICE SPACE FOR LEASE

**2,766 RSF AVAILABLE**  
CREATIVE SPACE WITH OUTDOOR PATIO

7300 Ranch to Market Road 2222  
Austin, Texas 78730  
Northwest Austin

Ladera Bend is a neighborhood center offering retail, restaurant and medical spaces totaling 45,000 square feet in Austin's Northwest submarket.

The property is located at the Northwest corner of Jester Boulevard and RM 2222.



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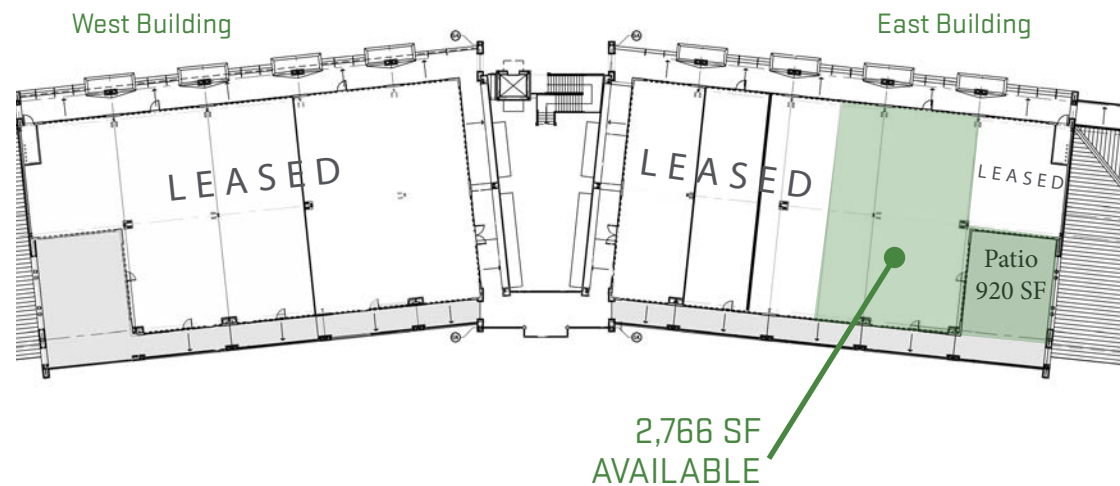
# LADERA BEND

## FLOOR PLAN

7300 Ranch Road 2222 | Austin, Texas 78730

### SECOND FLOOR SPACE WITH GREAT VIEWS

- 2,766 RSF Available Immediately
- Includes 920 RSF Outdoor Patio (Free of charge)
- Ground Level Entry, Stair Entry & Elevator Entry
- \$10.15 PSF NNN's (+ utilities and janitorial)
- Call Broker for Base Rent Rates
- No Add-On Factor



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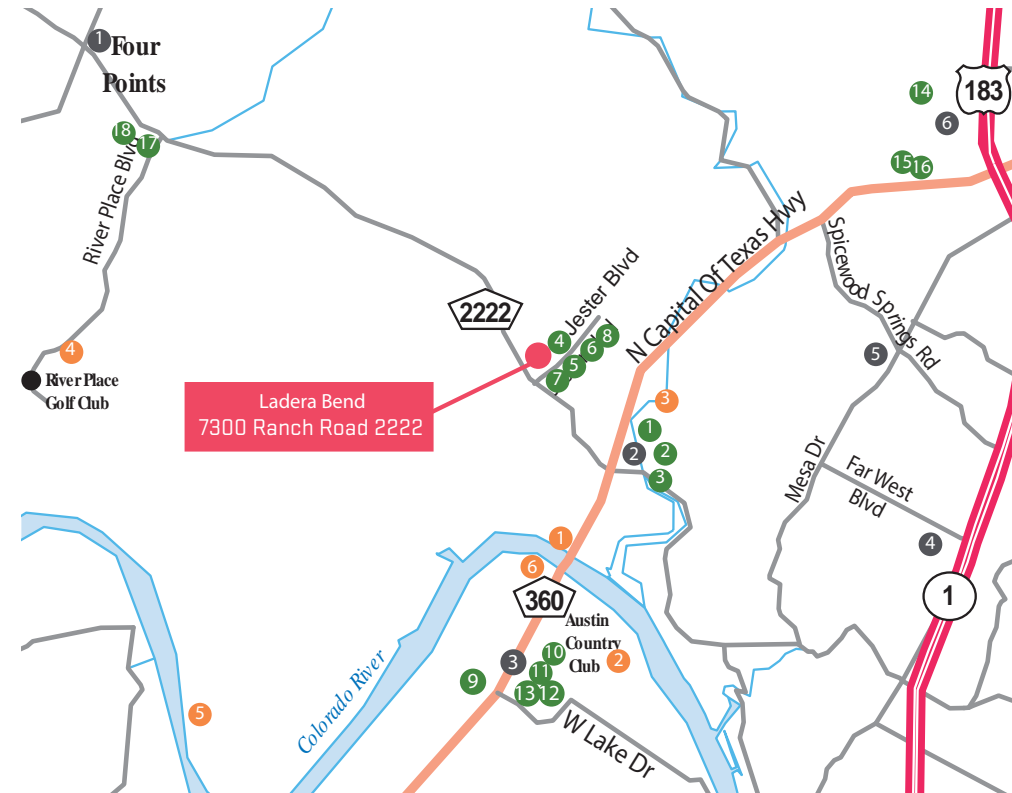
# LADERA BEND

## AMENITIES

7300 Ranch Road 2222 | Austin, Texas 78730

### PROPERTY FEATURES

- Each suite has a balcony, not included in RSF
- Opportunities for building signage
- High visibility with hill country views
- Ladera Bend existing tenants include: veterinary, tax prep, nail salon, Anytime Fitness and multiple medical offices.
- Signalized intersection (stop light for east and west bound traffic)
- ± 1,575 apartment units within a mile radius (93 - 95% occupied)
- Surrounding neighborhoods include: Jester Estates, Canyon Ridge, Davenport Ranch, Great Hills, & more!
- 2 miles from 360 boat ramp



### PLACES TO EAT

- |                                 |                       |
|---------------------------------|-----------------------|
| 1. Waterloo Icehouse            | 10. Maudies           |
| 2. Sienna Restaurant            | 11. 360 Uno           |
| 3. County Line Barbeque         | 12. Jade Restaurant   |
| 4. Coffeeshark Espresso & Pints | 13. Paris in a Bite   |
| 5. Scoreboard                   | 14. PF Changs         |
| 6. Subway                       | 15. Eddie V's         |
| 7. Red Lotus Asian Grille       | 16. Z Tejas           |
| 8. Papa John's Pizza            | 17. Black Walnut Cafe |
| 9. Jack Allens Kitchen          | 18. Zoe's Kitchen     |

### SHOPPING

1. Four Points Shopping Center
2. Bull Creek Market Retail
3. Davenport Village
4. HEB Village Center
5. Mesa Woods Shopping Center
6. The Arboretum at Great Hills

### POINTS OF INTEREST

1. Pennybacker Bridge Overlook
2. Austin Country Club
3. Bull Creek Park
4. River Place Country Club
5. Emma Long City park
6. Loop 360 Boat Ramp

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# LADERA BEND

## SITE PLAN

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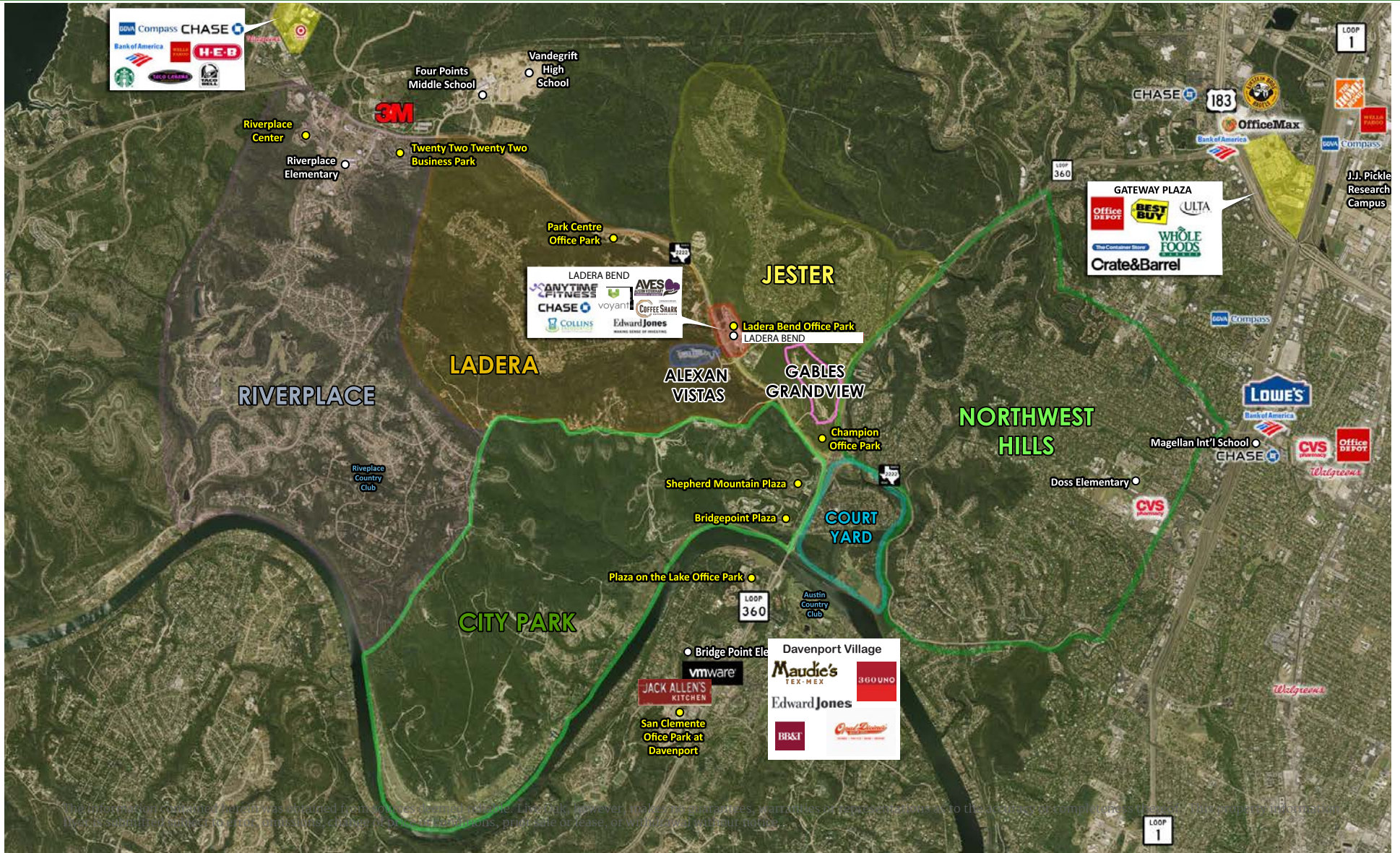
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# LADERA BEND

AERIAL

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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.*



11-2-2015

**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.

**Live Oak - Gottesman, LLC**      590102      doug@liveoak.com      512.472.5000

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name      License No.      Email      Phone

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Licensed Supervisor of Sales Agent/  
Associate      License No.      Email      Phone

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

Buyer/Tenant/Seller/Landlord Initials      Date