

2028 E. CESAR CHAVEZ

2028 E. CESAR CHAVEZ ST. | AUSTIN, TEXAS 78702

OFFICE | **FOR SALE**



**FOR MORE
INFORMATION
PLEASE CONTACT**

PATRICK LEY, SIOR, CCIM
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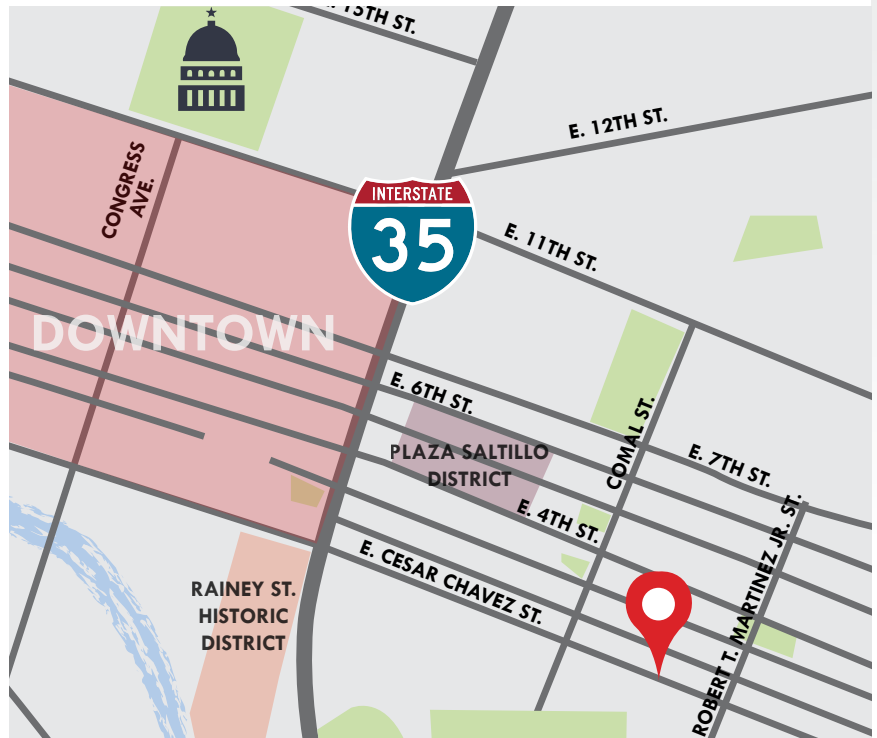
REBECCA ZIGTERMAN
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AVAILABILITY

1,500 SF Main Building
190 SF Stand-Alone Office



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PROPERTY DESCRIPTION

2028 E. Cesar Chavez Street presents an irreplaceable and extraordinary real estate purchase opportunity located in the East Cesar Chavez district, only blocks away from the Rainey Street Historic District, Red River Cultural District, and all that the East side has to offer. Built in 1920 and renovated most recently in 2015, this beautiful 1,500 SF office building offers charm, history, and an inviting office environment for the creative office user. Ideal for an office owner-occupant, it not only presents a terrific investment opportunity but also the potential for redevelopment. Its visibility on E. Cesar Chavez Street, opportunity for signage, recent updates, high-end finishes, outdoor entertaining space, fenced-in privacy area and yard, additional detached storage, cozy charm and proximity to downtown and East side amenities make this an ideal office investment you do not want to miss.

FEATURES

BUILDING

- Free-standing building
- Hardwood floors
- Fenced-in backyard
- 8 on-site parking spaces
- Significant recent upgrades
- Zoning: CS-CO-MU-NP

LOCATION

- East Austin
- Emerging creative district
- Blocks from IH-35, Rainey, Red River Cultural District, 6th Street, and East Side retail amenities

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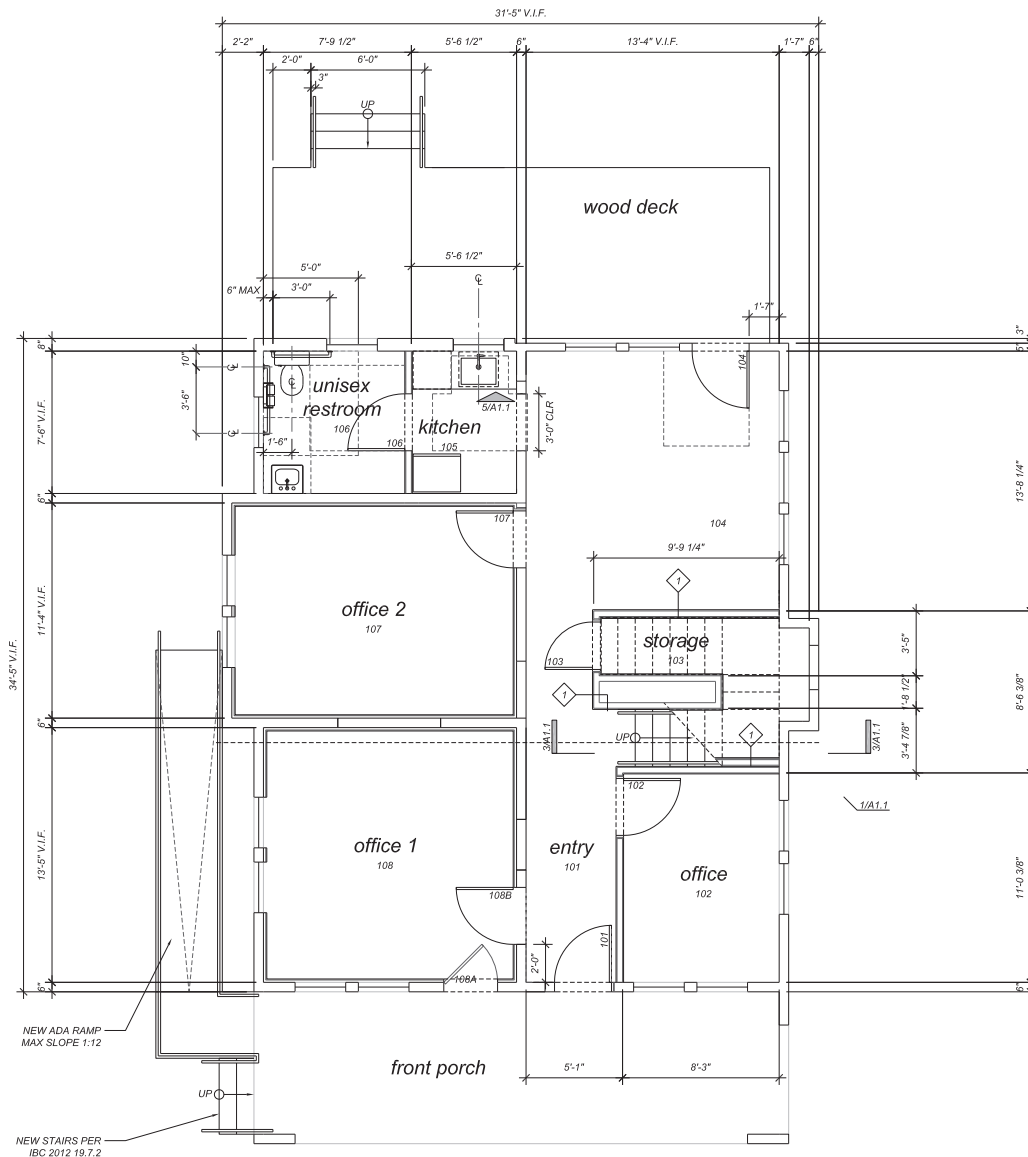
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LEVEL 1

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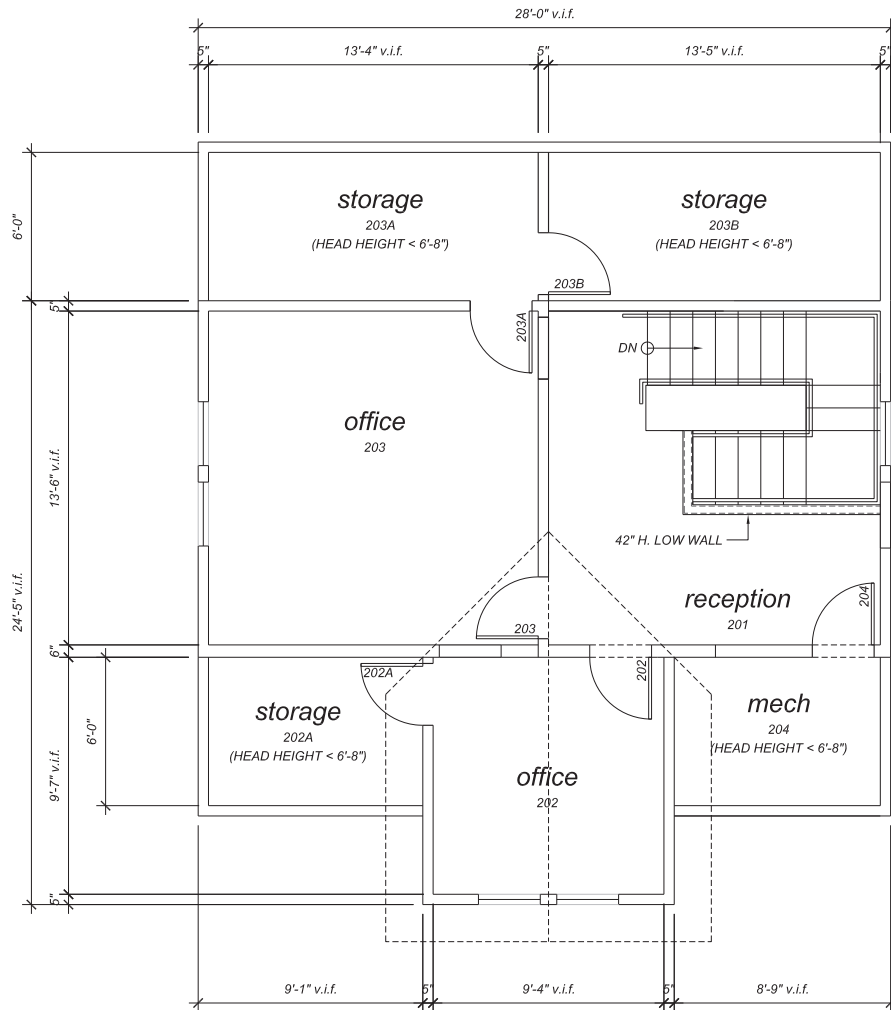


CESAR CHAVEZ STREET

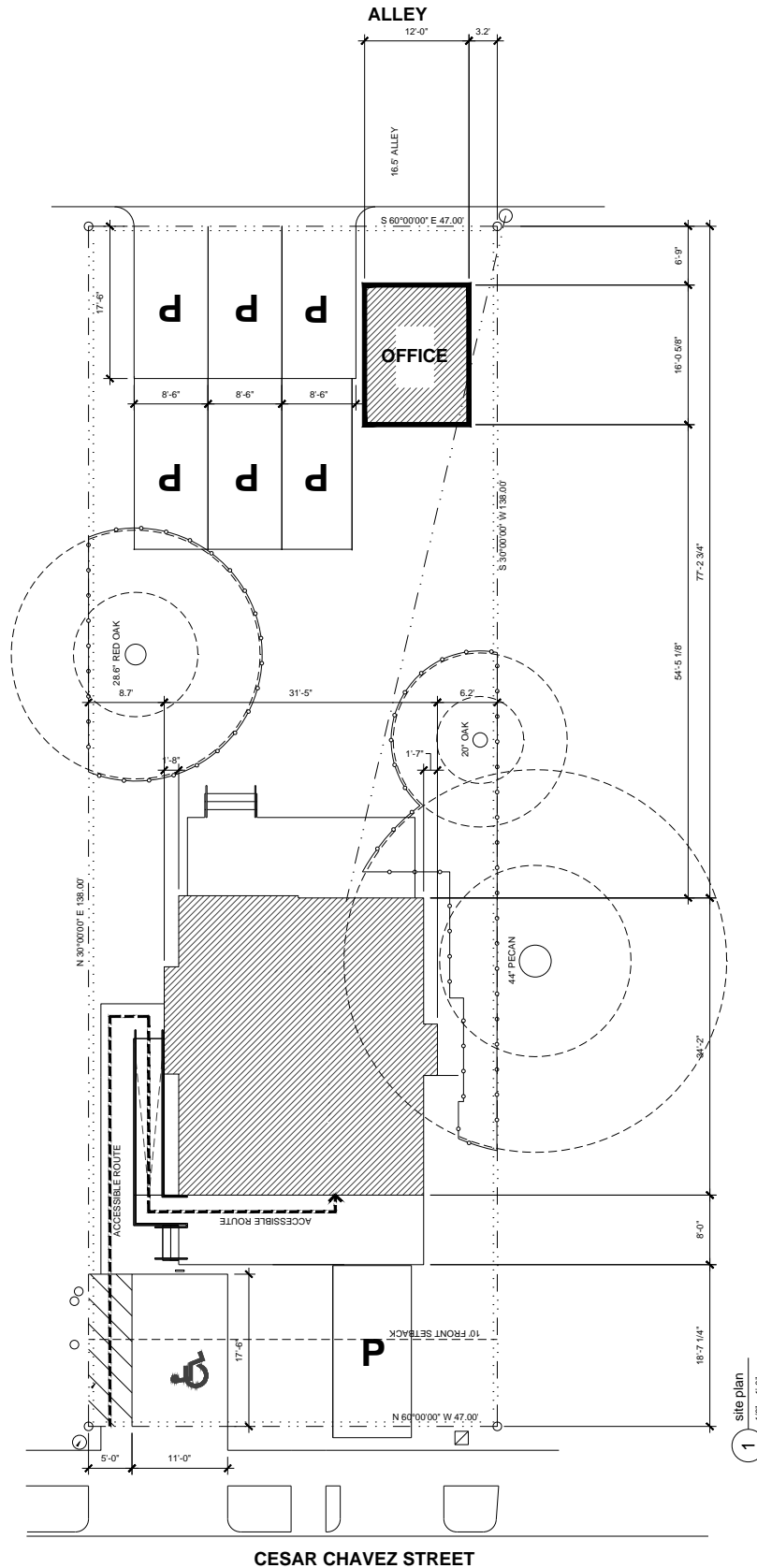
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LEVEL **2**

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PHOTOS

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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 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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<u>Matt Levin</u>	<u>548312</u>	<u>mlevin@ecrtx.com</u>	<u>512.505.0001</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Matt Levin</u>	<u>548312</u>	<u>mlevin@ecrtx.com</u>	<u>512.505.0001</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date