

FOR LEASE

NORTHEAST AUSTIN OFFICE SPACE

8000 Centre Park Drive

Austin, Texas 78754

DOUG RAULS | 512 539 3006 | doug.rauls@colliers.com

WILL NELSON | 512 539 3013 | will.nelson@colliers.com

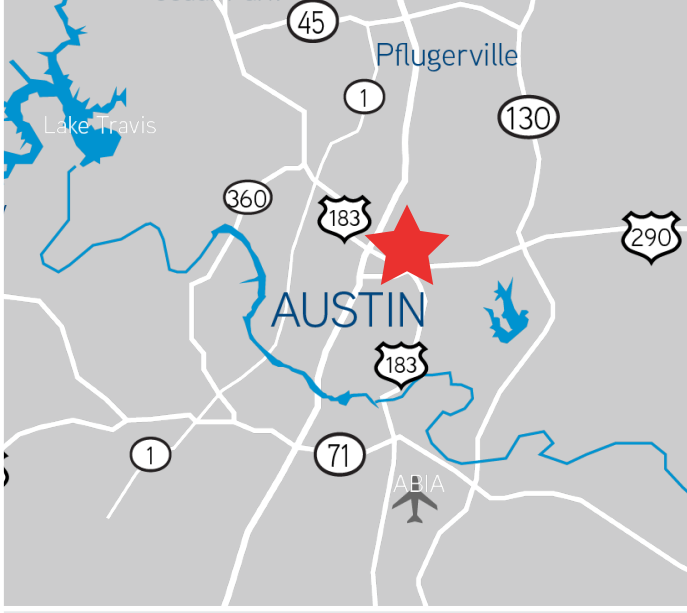


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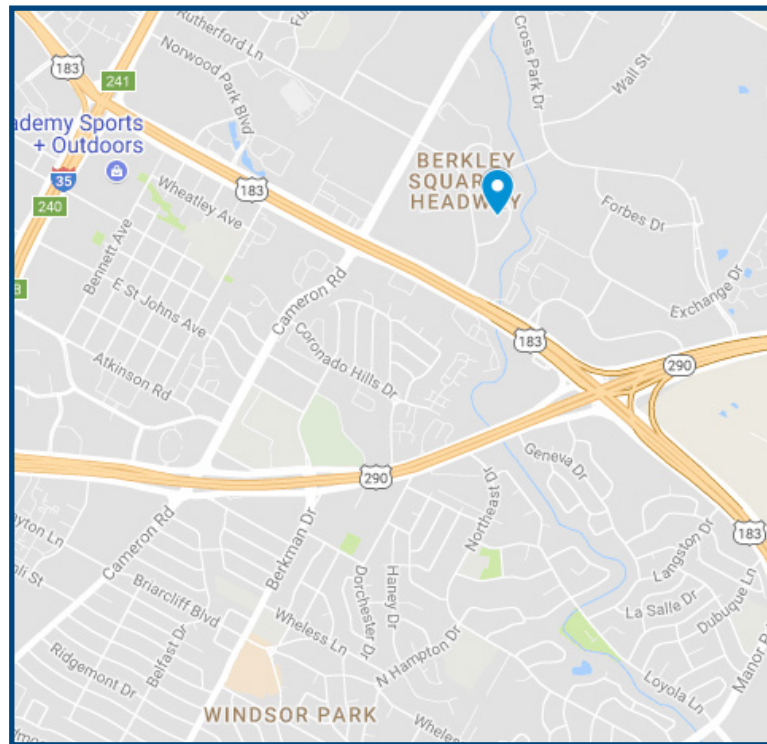
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**FOR
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Property Information

- > Available Space: 962 - 15,804 SF
- > Lease Rate: \$12.50 NNN
- > 2018 OpEx: \$10.13/SF
- > Parking Ratio: 3.6/1000



Contact Us

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COLLIERS INTERNATIONAL
111 Congress Avenue
Suite 750
Austin, Texas 78701
512 539 3000

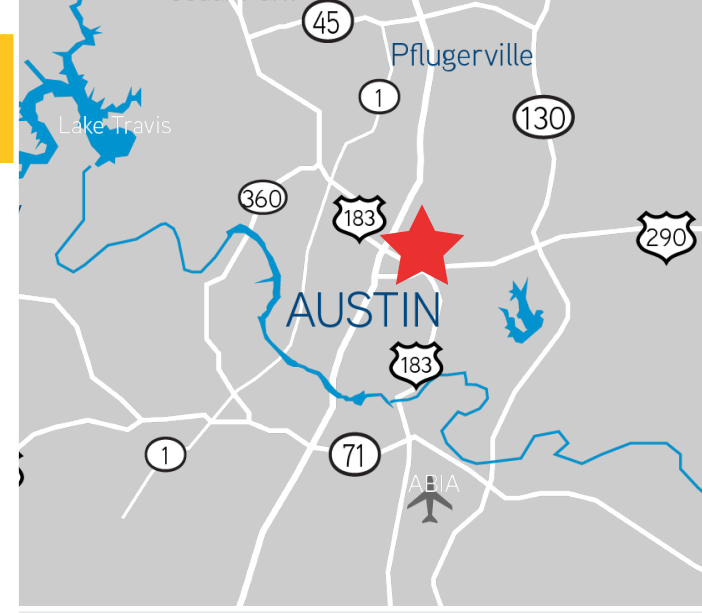
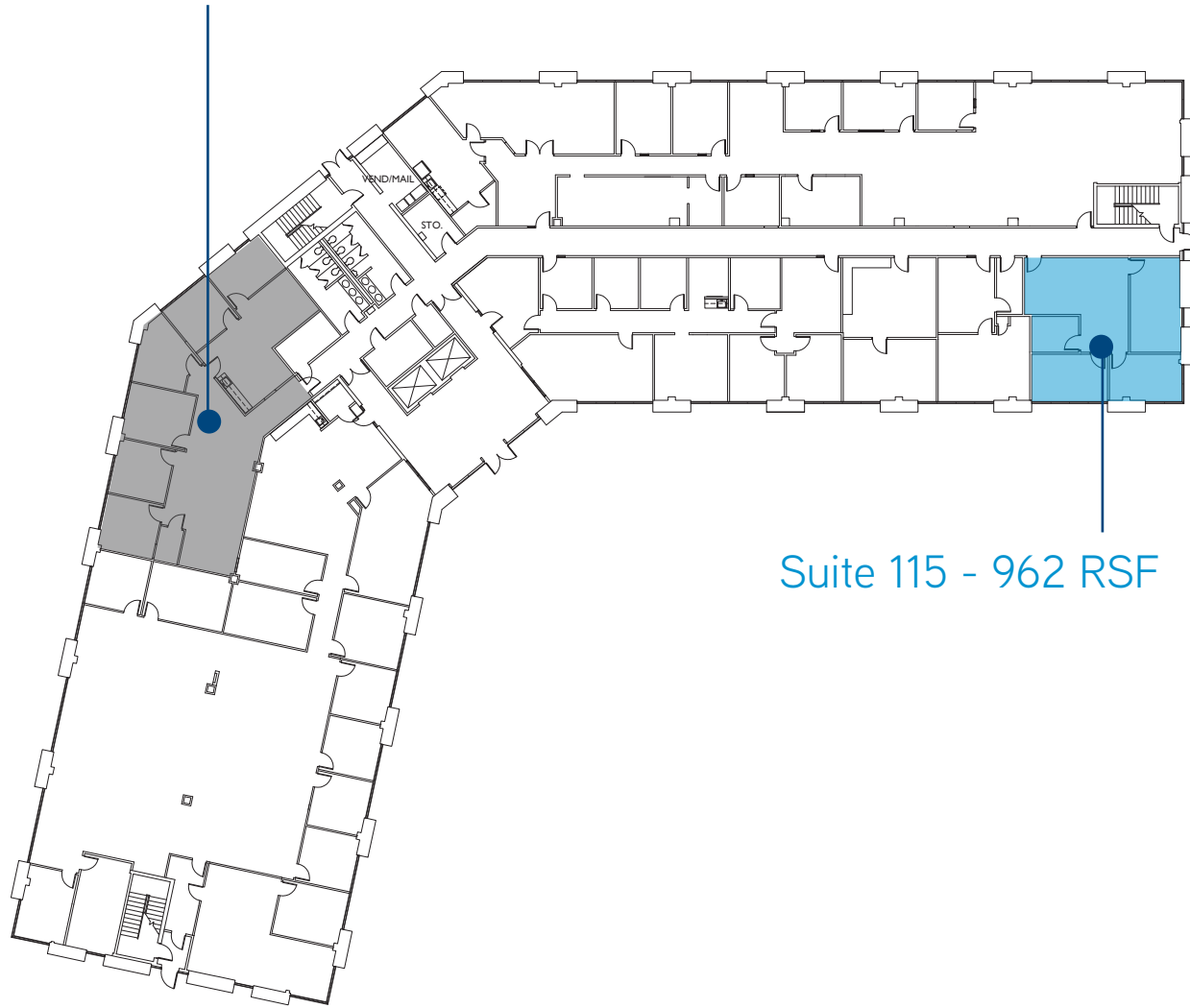
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FOR
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FIRST FLOOR

Suite 170 - 2,231 RSF

Suite 115 - 962 RSF



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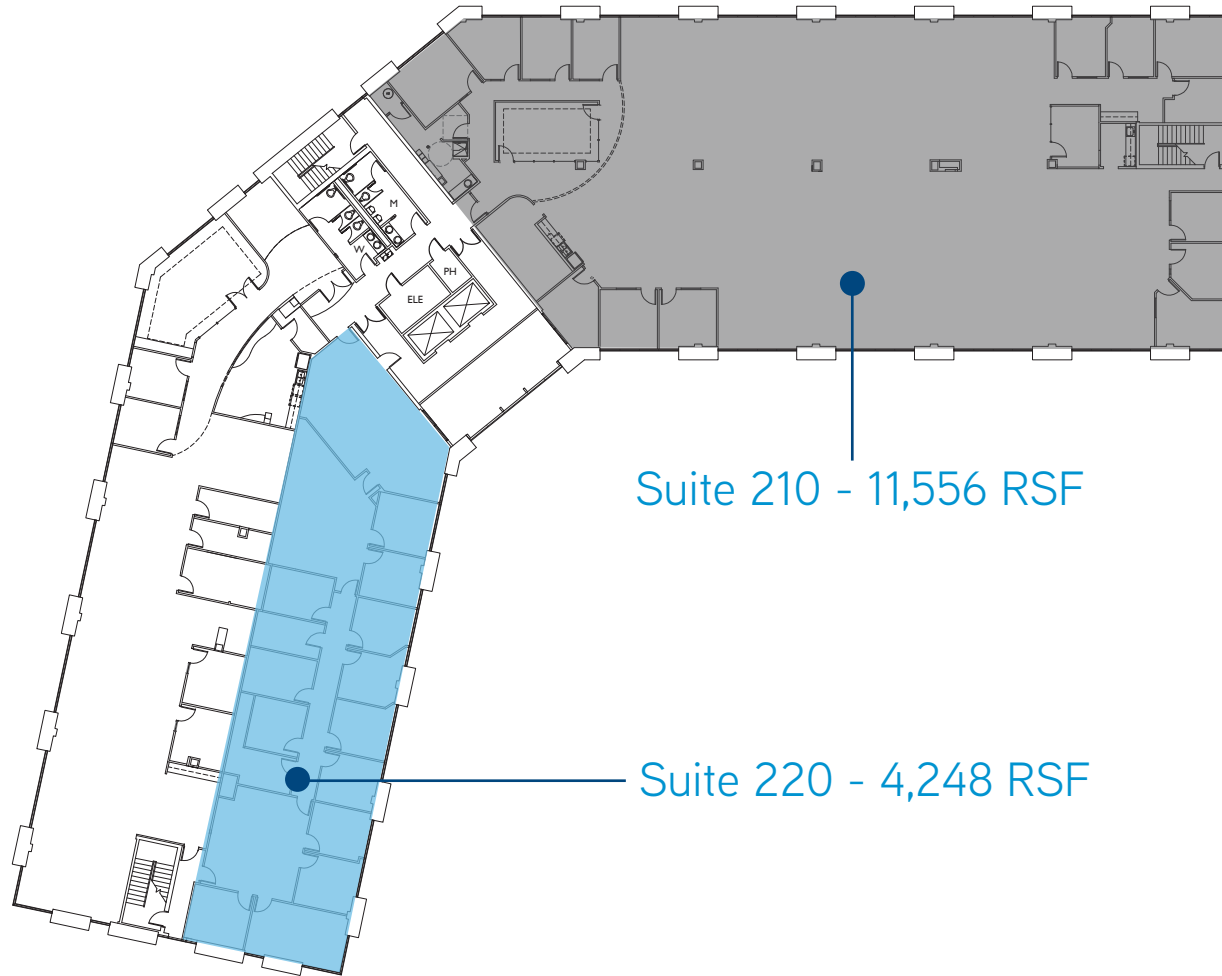


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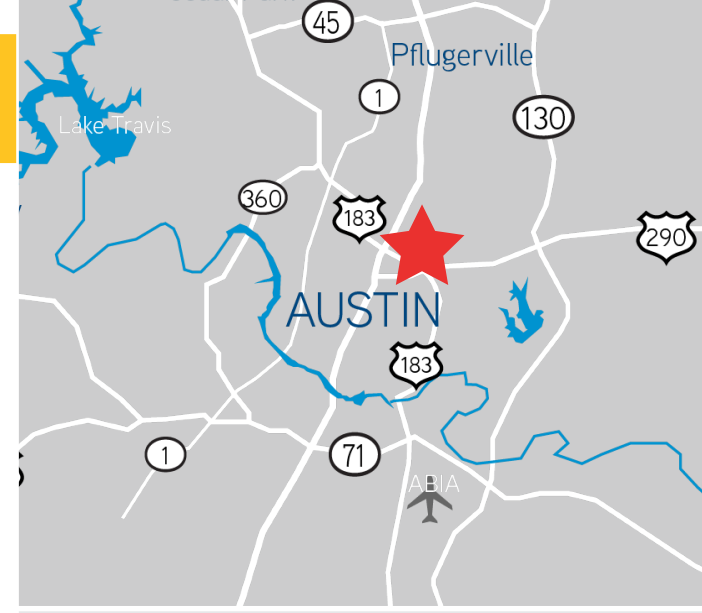
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SECOND FLOOR



Suite 210 - 11,556 RSF

Suite 220 - 4,248 RSF



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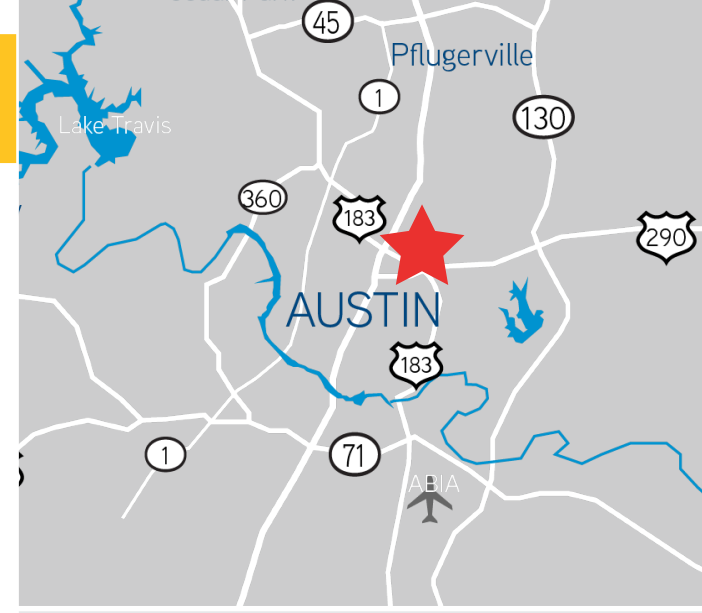


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SECOND FLOOR | PLUG-N-PLAY



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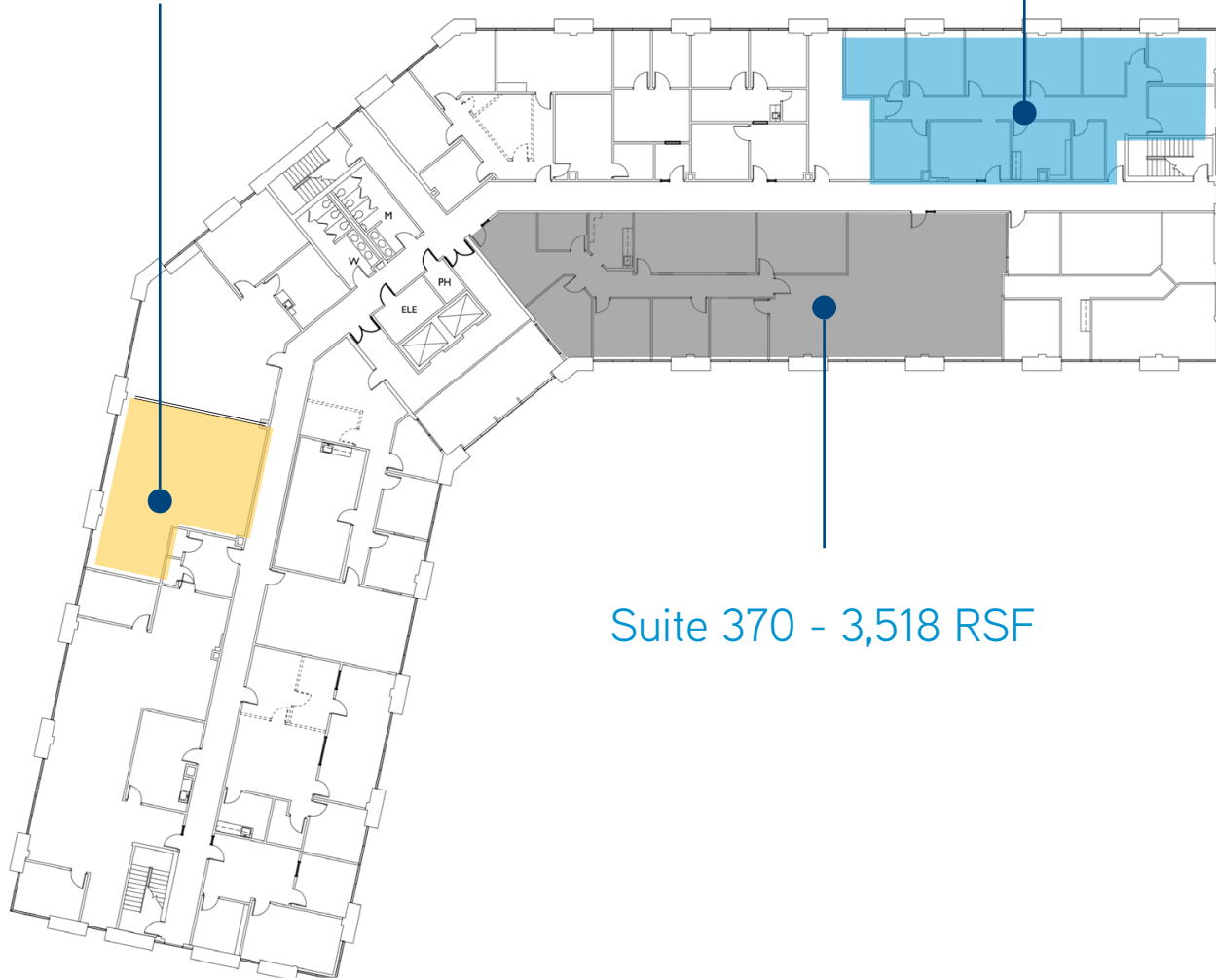
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FOR
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THIRD FLOOR

Suite 385 - 1,059 RSF

Suite 330 - 2,360 RSF



Suite 370 - 3,518 RSF



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WILL NELSON

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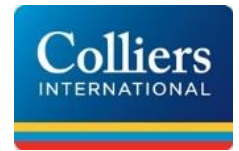
Austin, Texas 78701

512 539 3000



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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

Colliers International
Austin, Inc.

Licensed Broker/Broker Firm Name
or Primary Assumed Business Name

9003290

License No.

austin.info@colliers.com

Email

(512) 539-3000

Phone

Volney Campbell

Designated Broker of Firm

364845

License No.

volney.campbell@colliers.com

Email

(512) 539-3002

Phone

Marc Vanderslice

Licensed Supervisor of Sales
Agent/Associate

495430

License No.

marc.vanderslice@colliers.com

Email

(512) 539-3001

Phone

Doug Rauls

Sales Agent/Associate's Name

462355

License No.

doug.rauls@colliers.com

Email

(512)539-3006

Phone

Buyer/Tenant/Seller/Landlord Initials

Date