

2600 W STASSNEY LANE

AUSTIN, TX 78745



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EXECUTIVE SUMMARY

2600 W Stassney is a well located office building at the corner of Stassney and Westgate Boulevard in South Austin. It is a very well maintained, two-story office building with 3.80/1,000 parking. The property is currently used as a single tenant building but was originally designed to be multi-tenant and could easily be converted for that use. The property offers direct access to both Stassney and Westgate along with prominent signage on Stassney. The property has a vaulted roof, which allows a new owner the opportunity to create a dramatic, high-ceiling 2nd floor.

The property is located in the popular South Austin neighborhood. It is 2 miles south of the S Lamar Boulevard/Hwy 290/Hwy 360 intersection and all of the amenities in that area (Central Market, Pinthouse Pizza, Radio Coffee and more). It is 2 miles east of the Sunset Valley retail complex with over 1MM SF of retail and restaurants. The property offers easy access to Hwy 290 (Ben White), Mopac, I-35 and Hwy 360.



KEY FACTS

Asking Price	\$2.15 million (\$185/SF)
Address	2600 W Stassney Lane, Austin, TX 78745
Occupancy	Vacant
Building Size	11,571 SF
Lot Size	0.71 acres
Year Built	1984
Number of Floors	2
Zoning	GO-NP
Parking	44 Spaces, including 3 handicapped spaces. Total ratio of 3.80/1000
Roof	Metal; Original

LOCATION

DRIVE TIMES

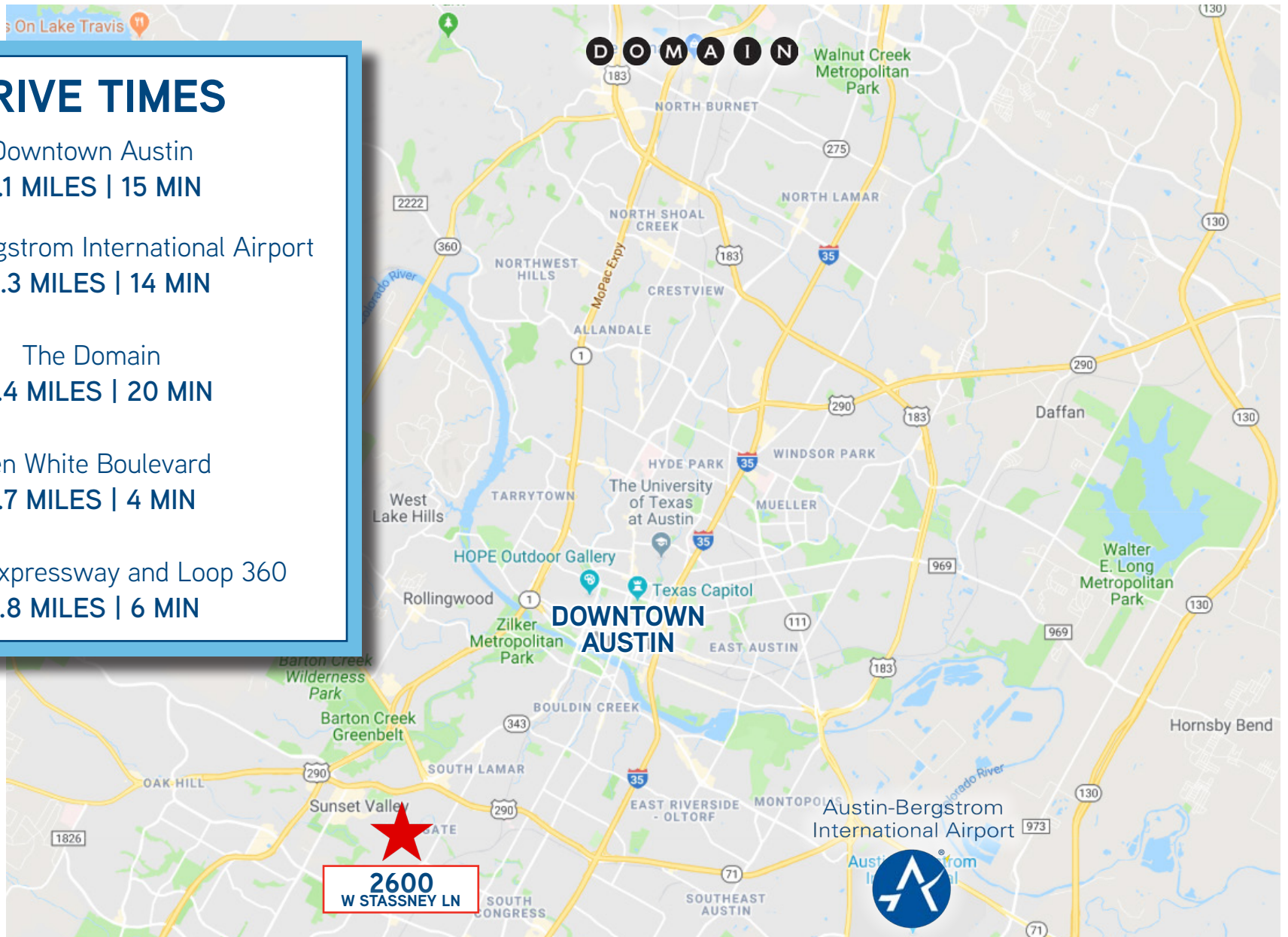
Downtown Austin
6.1 MILES | 15 MIN

Austin-Bergstrom International Airport
10.3 MILES | 14 MIN

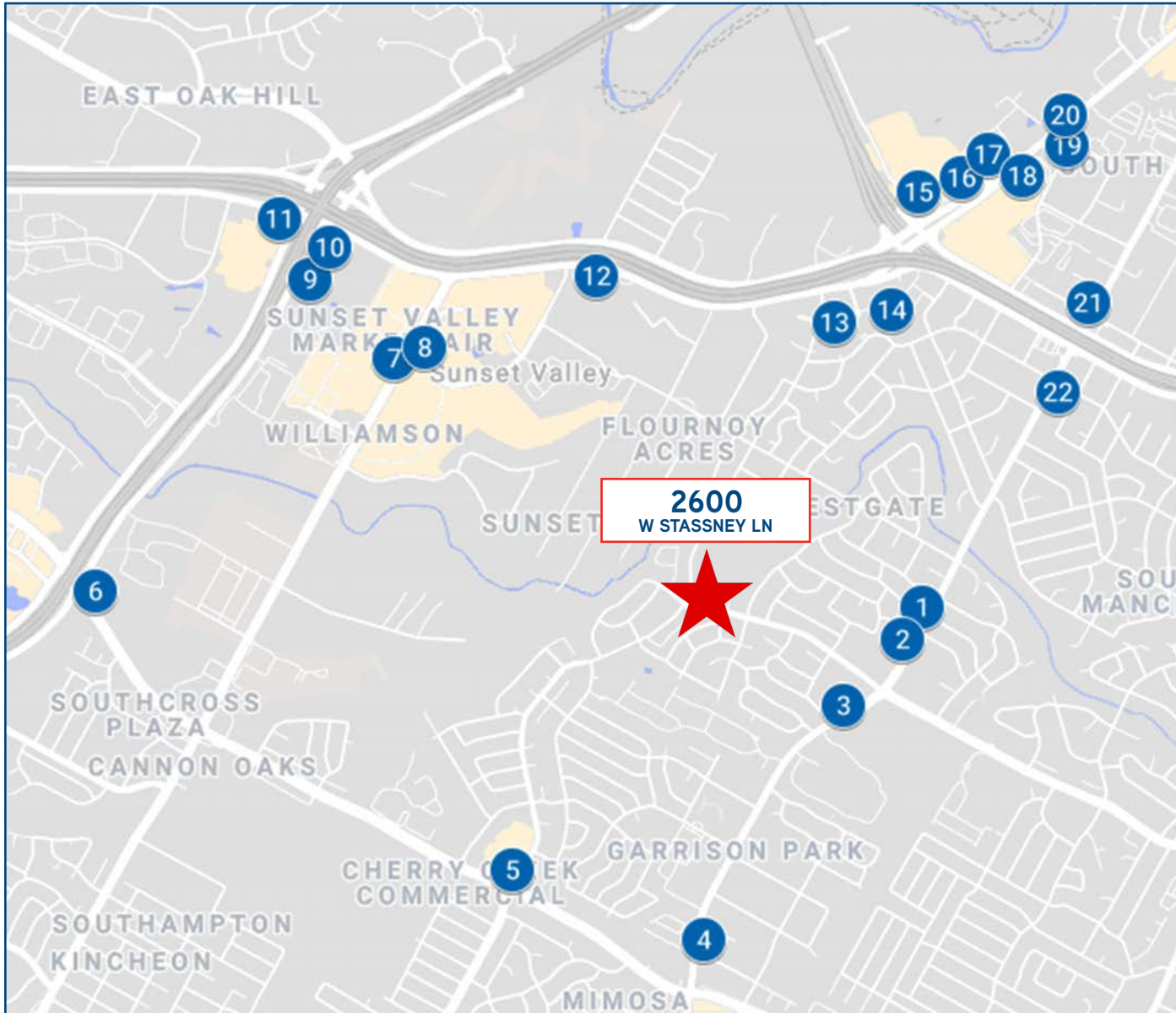
The Domain
15.4 MILES | 20 MIN

Ben White Boulevard
1.7 MILES | 4 MIN

MoPac Expressway and Loop 360
2.8 MILES | 6 MIN



NEARBY AMENITIES



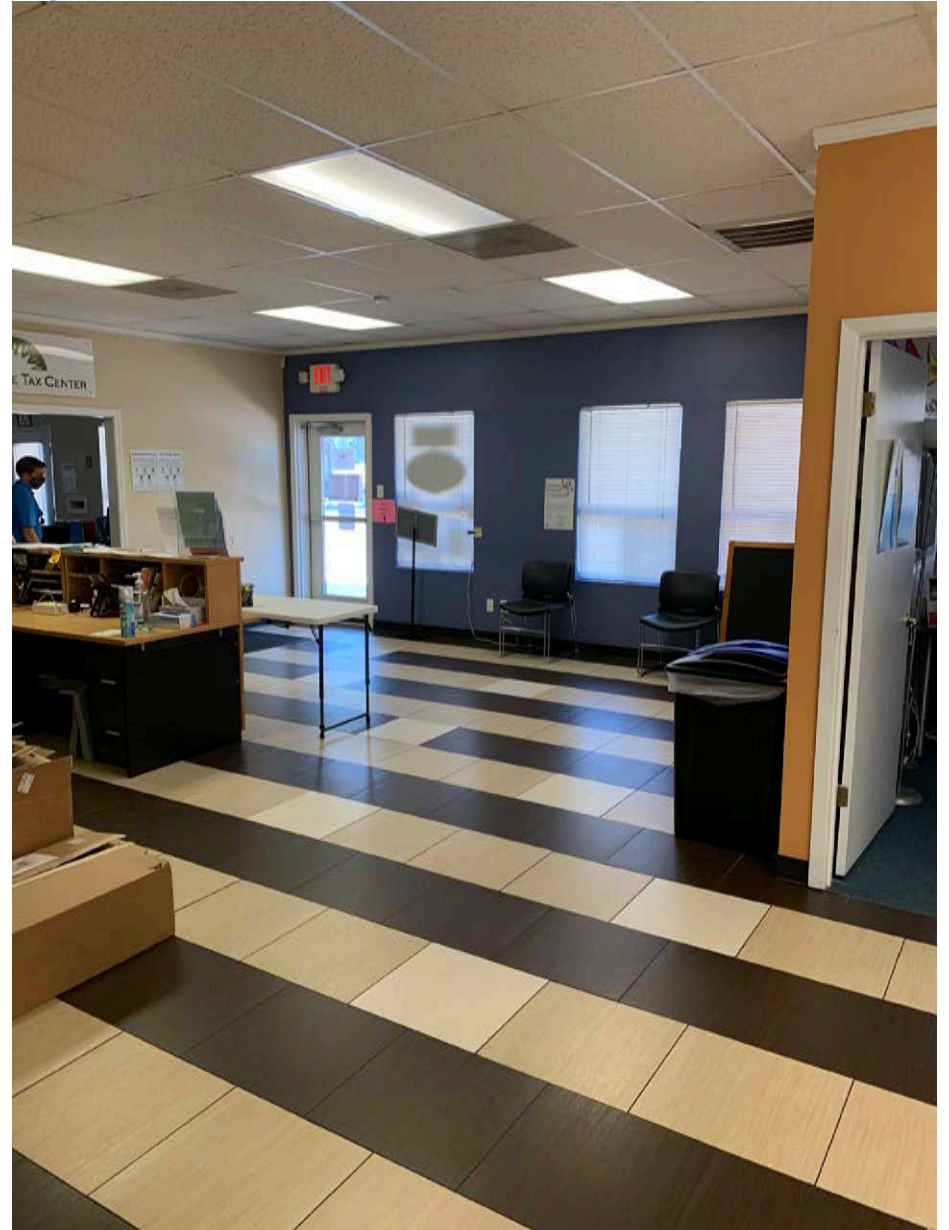
- 1 Full English
- 2 Austin Java
- 3 Cherry Creek Catfish Co.
- 2 Summer Moon Coffee
- 4 Starbucks
- 5 Einstein Bros. Bagels
- 6 Chipotle Mexican Grill
- 7 la Madeleine
- 8 Chcik-fil-A
- 9 Taco Ranch
- 10 Potbelly Sandwich Shop
- 11 Stouthaus Coffee Pub
- 12 Amy's Ice Cream
- 13 Central Market
- 14 Pinthouse Pizza
- 15 Freebirds World Burrito
- 16 Starbucks
- 17 Pluckers Wing Bar
- 18 In-N-Out
- 19 Barley Bean
- 20 Radio Coffee and Beer
- 21 El Chilito

1ST FLOOR PHOTOS

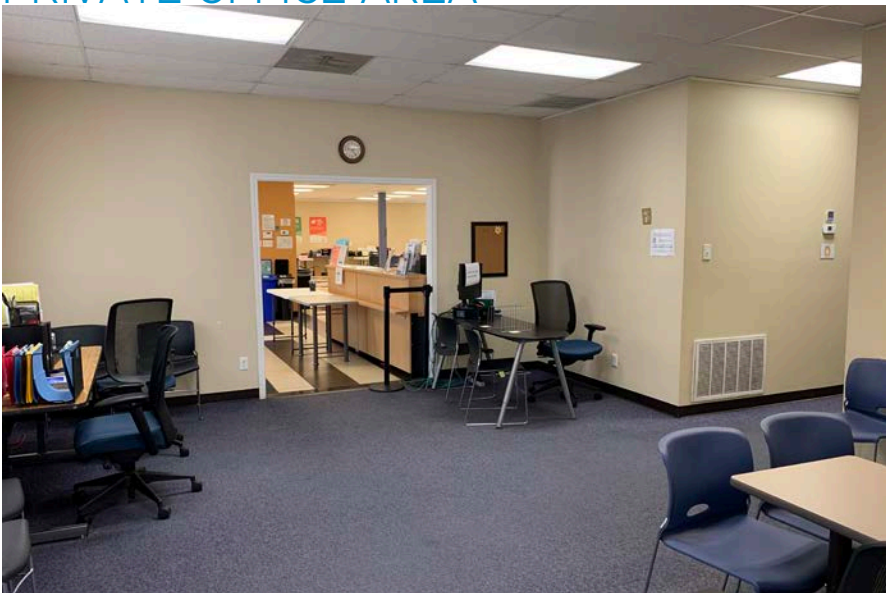
OPEN AREA



LOBBY



PRIVATE OFFICE AREA



2ND FLOOR PHOTOS

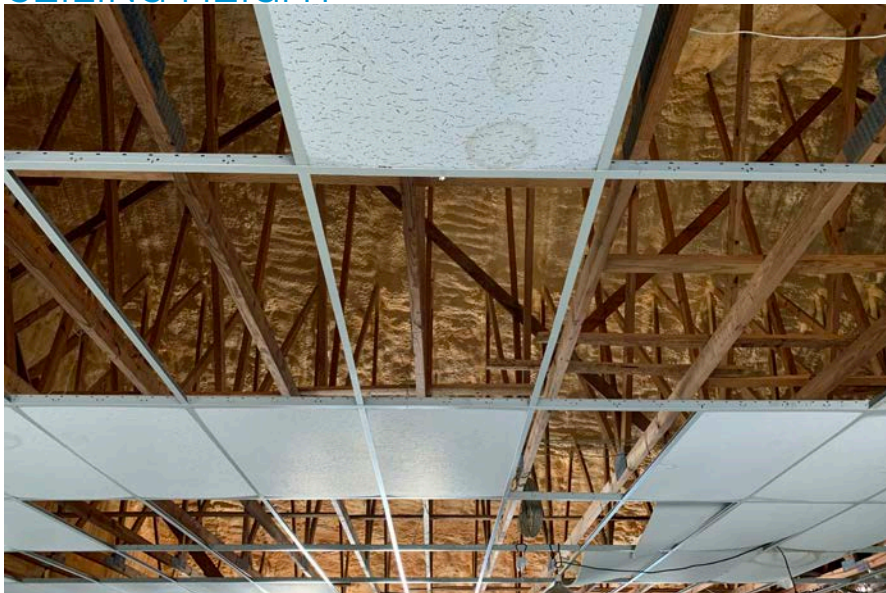
OFFICE ENTRYWAY



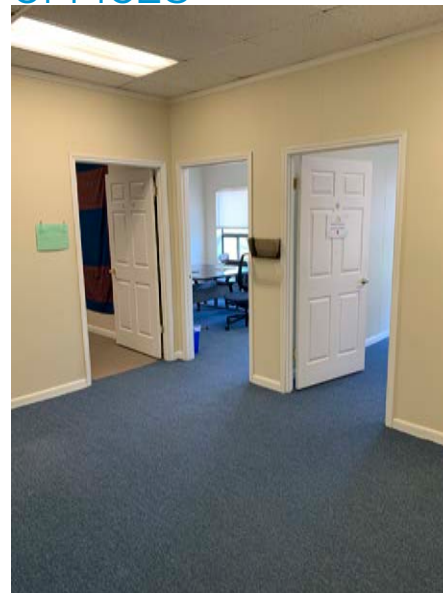
OPEN AREA



CEILING HEIGHT



OFFICES

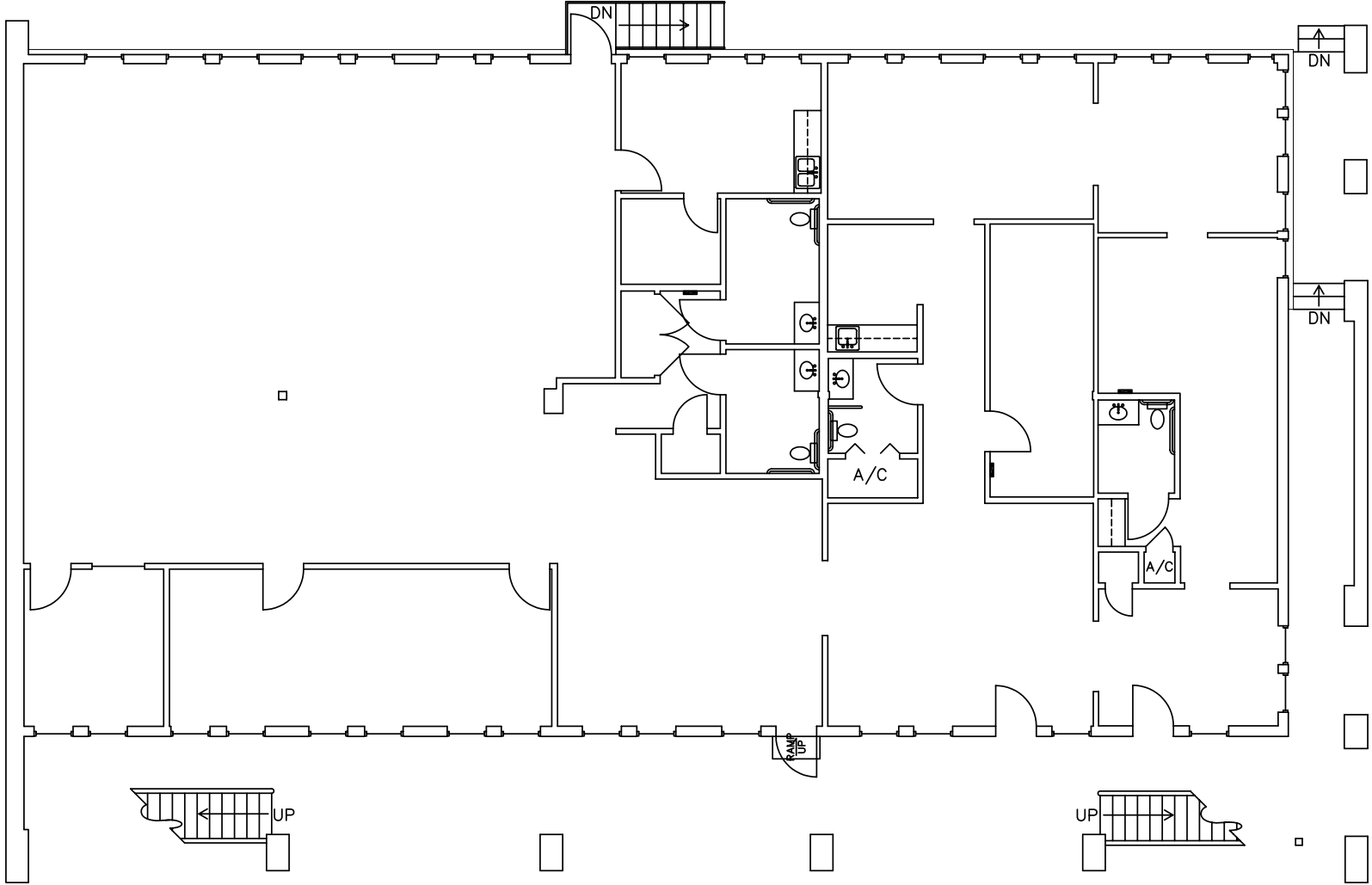


OUTDOOR WALKWAY



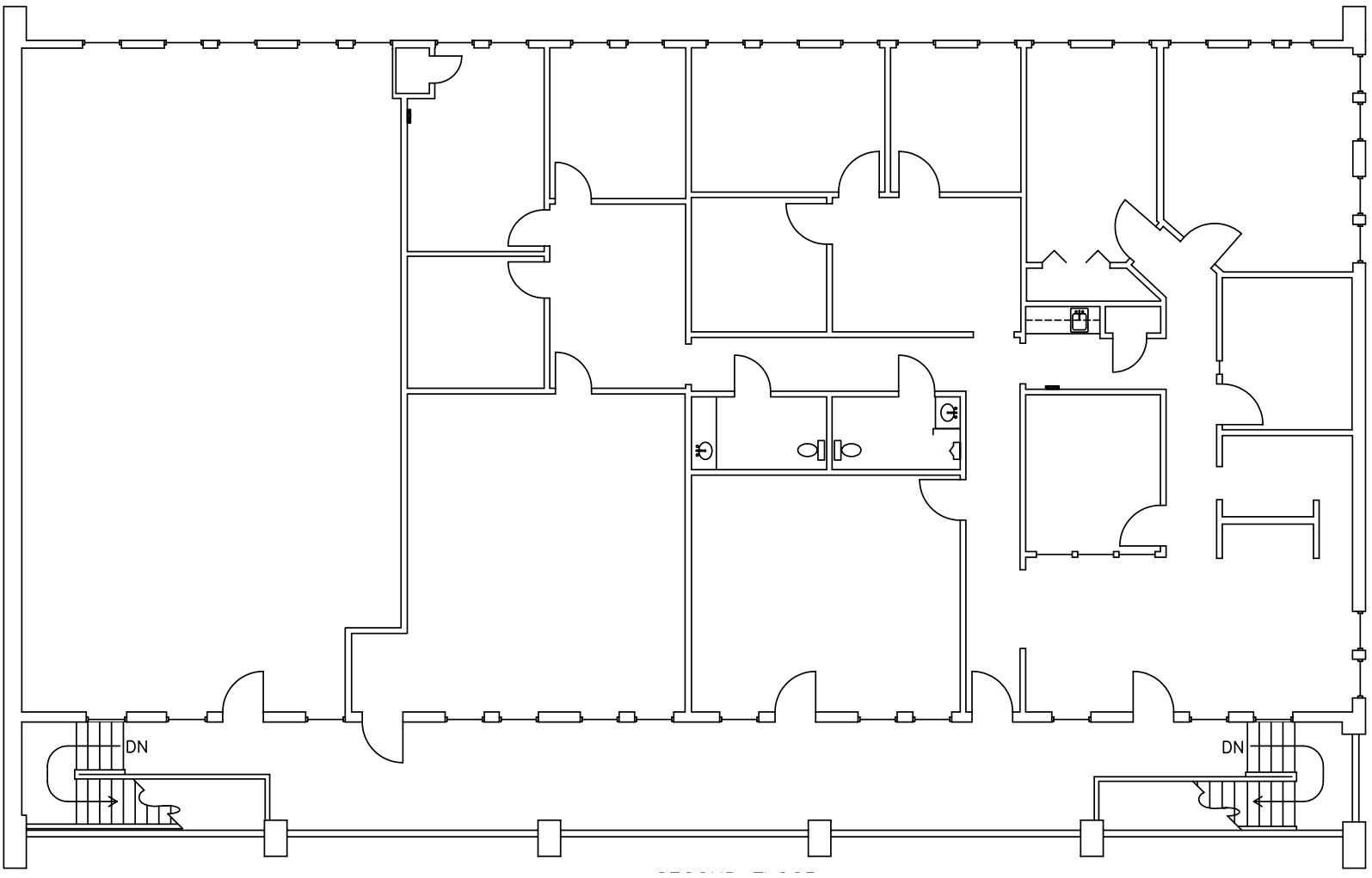
FLOORPLANS

1ST FLOOR

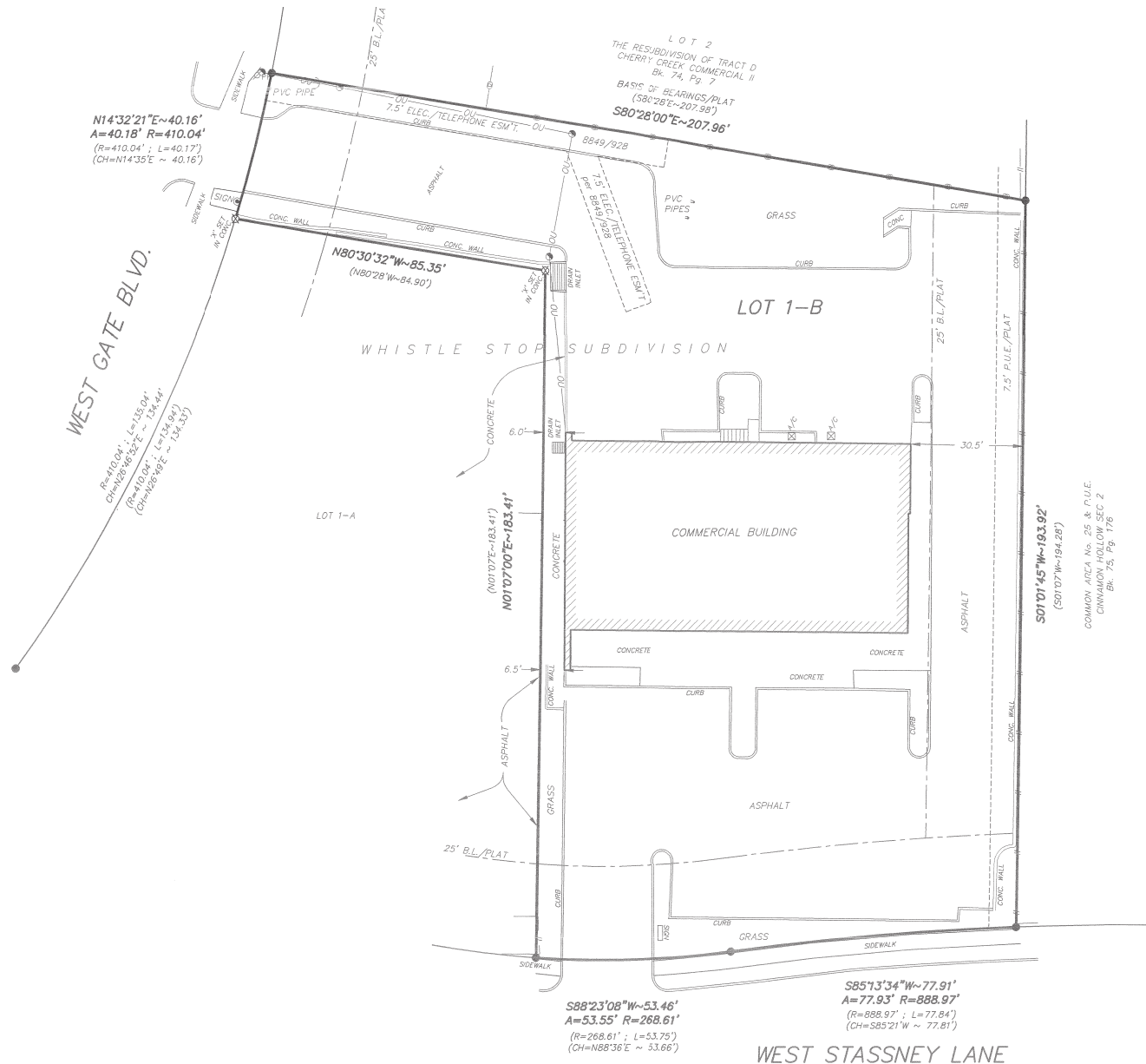


FLOORPLANS

2ND FLOOR



SURVEY



HVAC EQUIPMENT INVENTORY

UNIT	BRAND	MODEL #	TONNAGE	MANUFACTURED DATE
1	American Standard	2TTB3042A1000CA	2.5	10/20/2014
2	American Standard	4A7A7060A1000AA	5	5/20/2015
3	American Standard	4A7A6036P1000AA	3	6/20/2015
4	American Standard	4A686048413000AA	5	3/20/2015
5	American Standard	4A7A6036H1000AA	3	5/20/2015
6	American Standard	4A7A6042H1000AA	3.5	5/20/2015
7	American Standard	4A7A6024H1000AA	2	5/20/2015



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.

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