

PARK TERRACE

1301 W. 25TH ST. | AUSTIN, TX 78705

OFFICE | **LEASE**



**FOR MORE
INFORMATION
PLEASE CONTACT**

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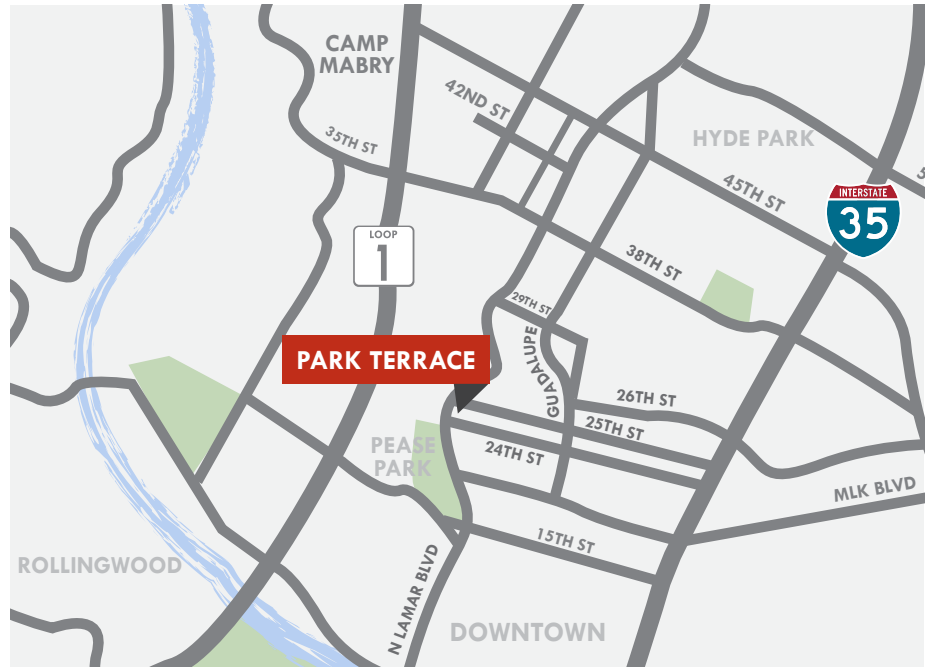
1301 W. 25TH ST. | AUSTIN, TX 78705

AVAILABILITY

Suite 402: 2,529 RSF (Available 11/1/20)

Suite 410: 1,288 RSF

Suite 520: 2,555 RSF



OFFICE | LEASE

PROPERTY DESCRIPTION

Park Terrace is a very well-located office property located within the heart of central Austin's vibrance yet situated in a quiet, tree-lined setting just north of Austin's beloved Pease Park and neighboring Shoal Creek Greenbelt with hike and bike trail access, creating an easy-going professional environment. The property is merely minutes from the Central Business District, UT Campus, the State Capitol, and numerous retail amenities near campus and along Lamar Boulevard. Additional features include covered structured parking, card access security, energy management features, and efficient tenant spaces. Park Terrace is an office lease opportunity tenants want with its central presence, easy access, and phenomenal office environment.

FEATURES

BUILDING

- 36,738 total SF
- 5 stories
- 3.5 per 1,000 RSF
- Key card access
- Structured parking

LOCATION

- Located along Lamar Blvd, 25th Street, and the UT campus
- Central Austin
- Just north of Austin's Pease Park
- Neighboring Shoal Creek Greenbelt
- Minutes from CBD, UT Campus, the State Capitol, and numerous retail amenities

SUITES

- Efficient layouts for hardwall and open/collaborative tenants
- Easy access to adjacent covered parking
- Full floor available

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LEVEL FOUR **4**

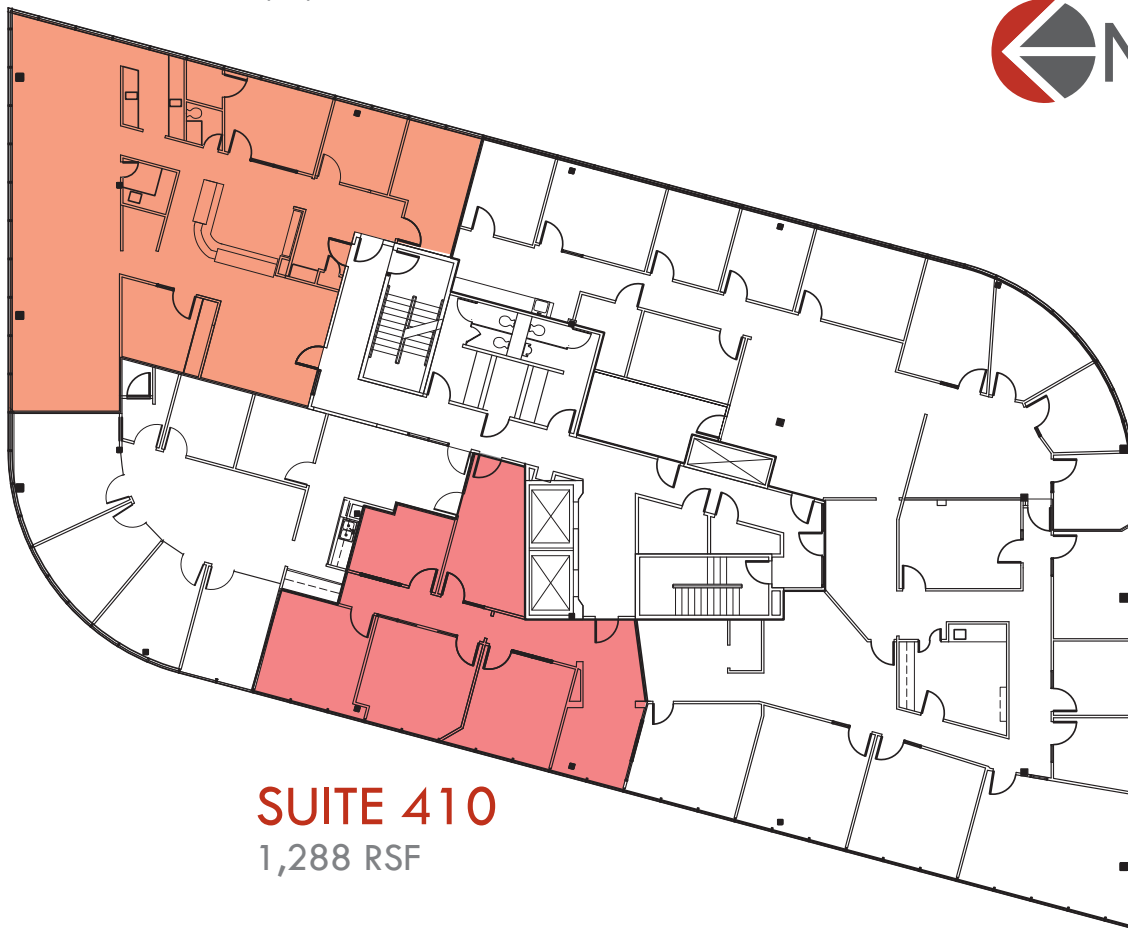
SUITE 402

2,529 RSF

(AVAILABLE 11/1/20)



25TH ST.



SUITE 410

1,288 RSF

LAMAR BLVD.

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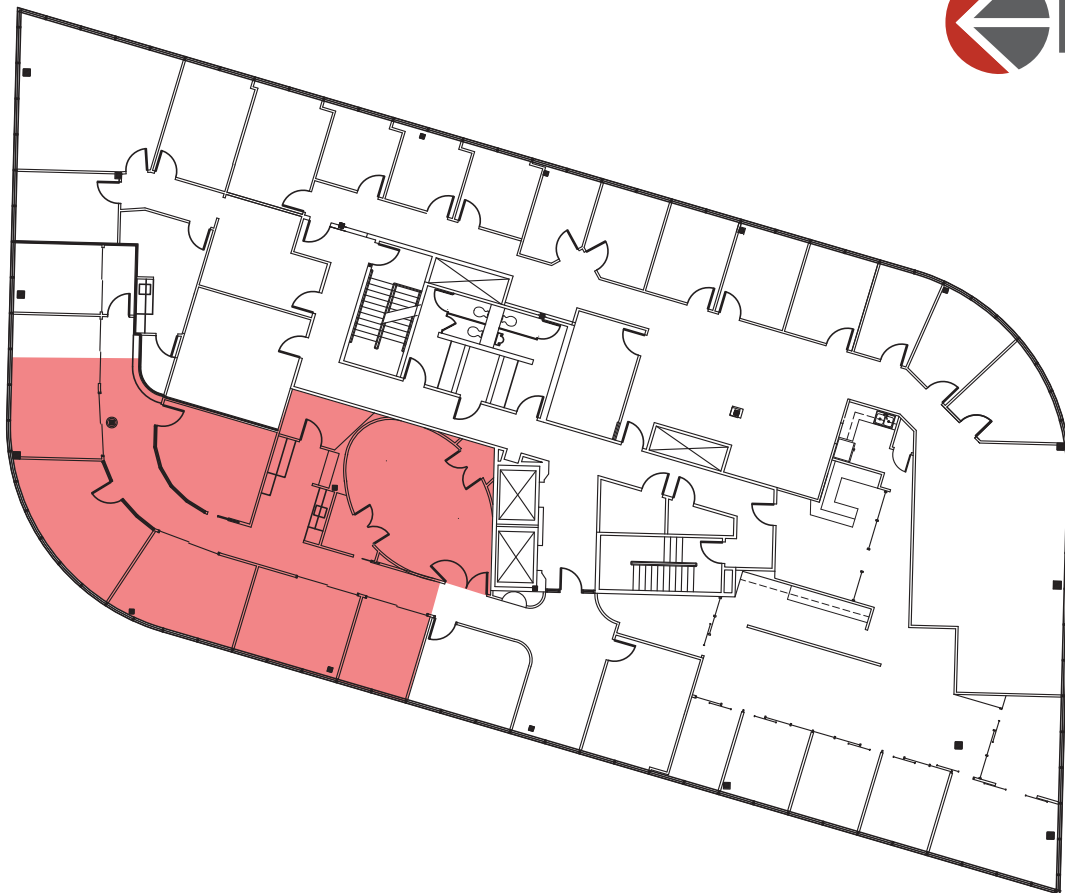
SUITE 520
2,555 RSF

LEVEL FIVE **5**

OFFICE | LEASE



25TH ST.



LAMAR BLVD.

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EASY ACCESS FROM 25TH & LAMAR



STRUCTURED PARKING



ABUNDANT NATURAL LIGHT



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

Buyer/Tenant/Seller/Landlord Initials

Date