FOR LEASE 9500 ARBORETUM

9500 ARBORETUM BLVD. AUSTIN, TEXAS 78759 9500 Arboretum is located in the heart of the Arboretum with a prestigious array of shopping, restaurants and hotels within walking distance. Nearby restaurants include Eddie V's, Z Tejas, Zoe's Kitchen, Estancia, Blue Baker and more. The location also provides convenient access to all of Austin via Mopac Expressway, Capital of Texas Highway and US-183.

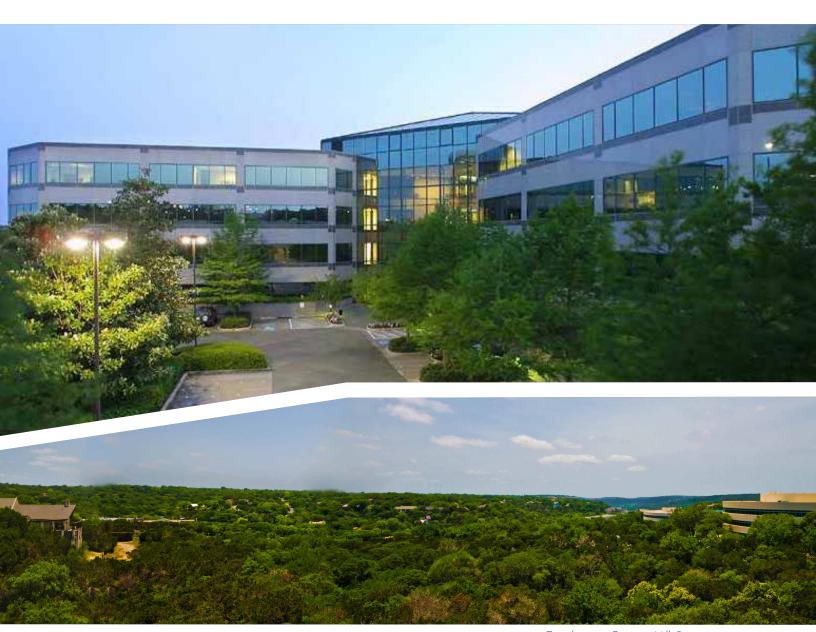




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Top, bottom: Exterior, Hill Country views



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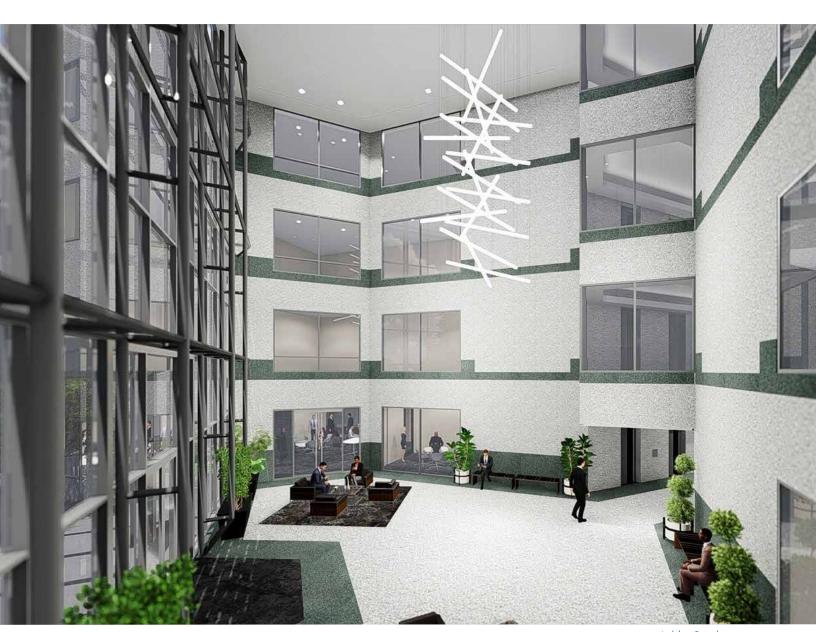
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Lobby Rendering



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ARBORETUM THE DOMAIN + ROCK ROSE EAT Manuel's EAT Gloria's Latin Cuisine Sushi Zushi Archer Hotel Amy's Ice Cream Newk's Eatery Apanas Coffee & Beer Jasper's Lonestar Court Blue Baker Qdoba Mexican Grill Austin Cake Ball Kona Grill Tarka Indian Westin Austin Brick Oven Pizza Saltgrass Steakhouse Blackfinn Ameripub MAD Greens The Park Brio Tuscan Grille Starbucks Coffee California Pizza Kitchen Maggiano's The Steeping **PLAY** Corner Bakery Cafe Trulucks Coffee Bean & Tea Leaf McCormick & Room Dogwood Cheesecake Factory Z'Teias Urban Grill Cru Wine Bar Schmick's iPic Theater Zoe's Kitchen Estancia Churrascaria Daily Grill Mia Italian Tapas Whole Foods Jack & Ginger's Eddie V's East Side King Thai Kung Fu Saloon NoRTH Yard House Elevation Burger STAY Joe DiMaggio's Italian Shake Shack Fire Bowl Cafe Yogurt Planet Lavaca Street Bar Renaissance Hotel Starbuck's Coffee Punch Bowl Social Flaming Pizza Five Guys Burgers Embassy Suites Fleming's Steakhouse STAY TopGolf Jason's Deli Hampton Inn St. Genevieve General Tso'Boy Subway Aloft Hotel Kenobi Sushi La Madeleine **PLAY** Regal Arbor Theater Macaroni Grill BRAKERIN 9500 ARBORETUM 100P **360 SHOPS AT ARBOR WALK GATEWAY CENTER** EΔT Mighty Fine Burgers BJ's Brewhouse Mimi's Cafe Natural Grocers Chipotle STAY **EAT** Chuck E. Cheese's Potbelly Sandwiches Baby Acapulco Candlewood Suites How Do You Roll? Salata Buca di Beppo **Embassy Suites** Spec's Wines & Spirits Lupe Tortilla Iron Cactus Hyatt House Masala Wok Tino's Greek Cafe Marie Callender's Hyatt Place North by Northwest Residence Inn LOOP Panera Bread PLAY Sushi Sake Taco Cabana Dave & Buster's Whole Foods Regal Cinema Gateway 183 **ANDERSON LANE RETAIL** ANDERSONIN EAT Jimmy John's The Egg & I The Goodnight Vert's Kebap Alamo Drafthouse Madam Mam's Casa Chapala McAlister's Deli Chipotle Noodles & Co. Whataburger Conan's Pizza Which Wich Satav Yogurtland Schlotzky's Cover 3 Short Stop Sorrentos Coffee Bar Einstein Bros Zen Noodle Bar Enchiladas y Mas Fork & Vine Starbucks Coffee **PLAY** Hopdoddy Suzi's China Grill Alamo Drafthouse Houston's Tarka Indian Kitchen Chaparral Ice Jersey Mike's Texadelphia The Goodnight

NEARBY AMENITIES 9500 ARBORETUM





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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Benjamin Bradshaw Tolson	586472	tolson@aquilacommercial.com	512-684-3819
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials Date			
Buyen renant/Sellen Landiord Initials Date			