



LIVE OAK
Real Estate Development,
Brokerage & Services

2211 & 2301 Denton

OFFICE/WAREHOUSE SPACE FOR LEASE

2211 & 2301 Denton Drive | Austin, Texas 78758

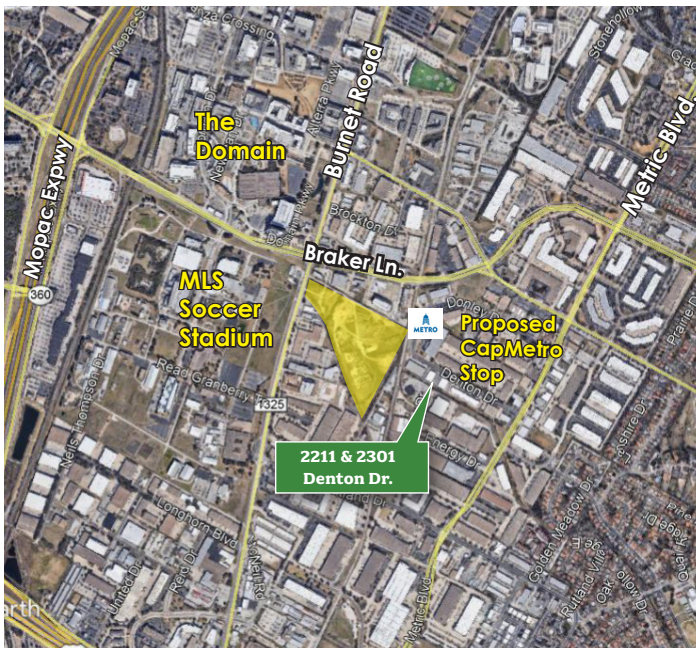
2211 Denton

Suite G/J/L: 3,667 SF – Available 1/1/2021
Suite H: 1,245 SF – Available 1/1/2021
Suite K: 1,239 SF – Available 1/1/2021
Maximum Contiguous - 6,151 SF

2301 Denton

Suite E: 1,148 SF – Available Immediately

2211 & 2301 Denton Drive consists of 28,644 SF Office/Warehouse multi-tenant small bay buildings located in North Austin. The buildings are south of Braker Lane and north of Metric Boulevard in North Austin just east of the new MLS Soccer Stadium.



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The information contained herein was obtained from sources deemed reliable. Live Oak, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Denton Drive

Suite G/J/L - 3,667 SF

- Available 1/1/2021
- Approximately 65% office
- One grade door

Suite H - 1,245 SF

- Available 1/1/2021
- Approximately 20% office
- One grade door

Suite K - 1,239 SF

- Available 1/1/2021
- Approximately 15% office
- One grade door

Maximum Contiguous - 6,151 SF

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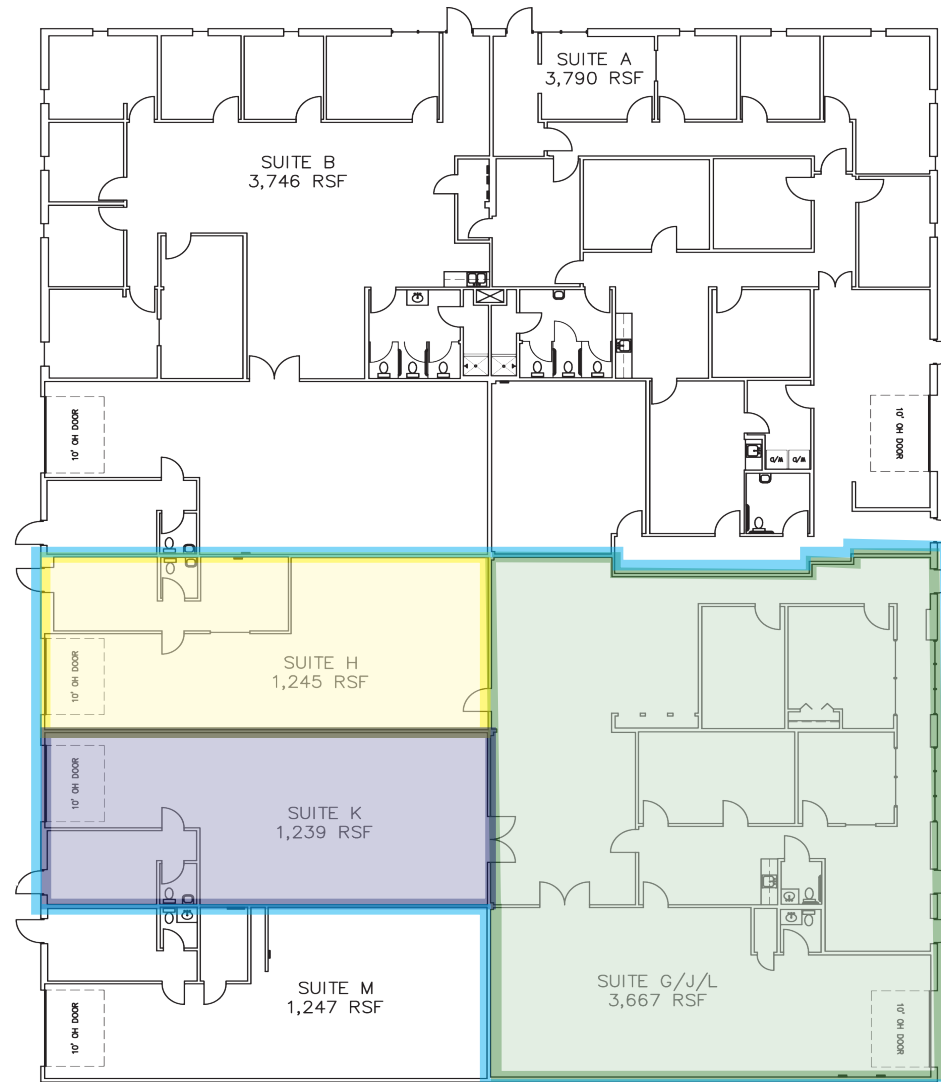
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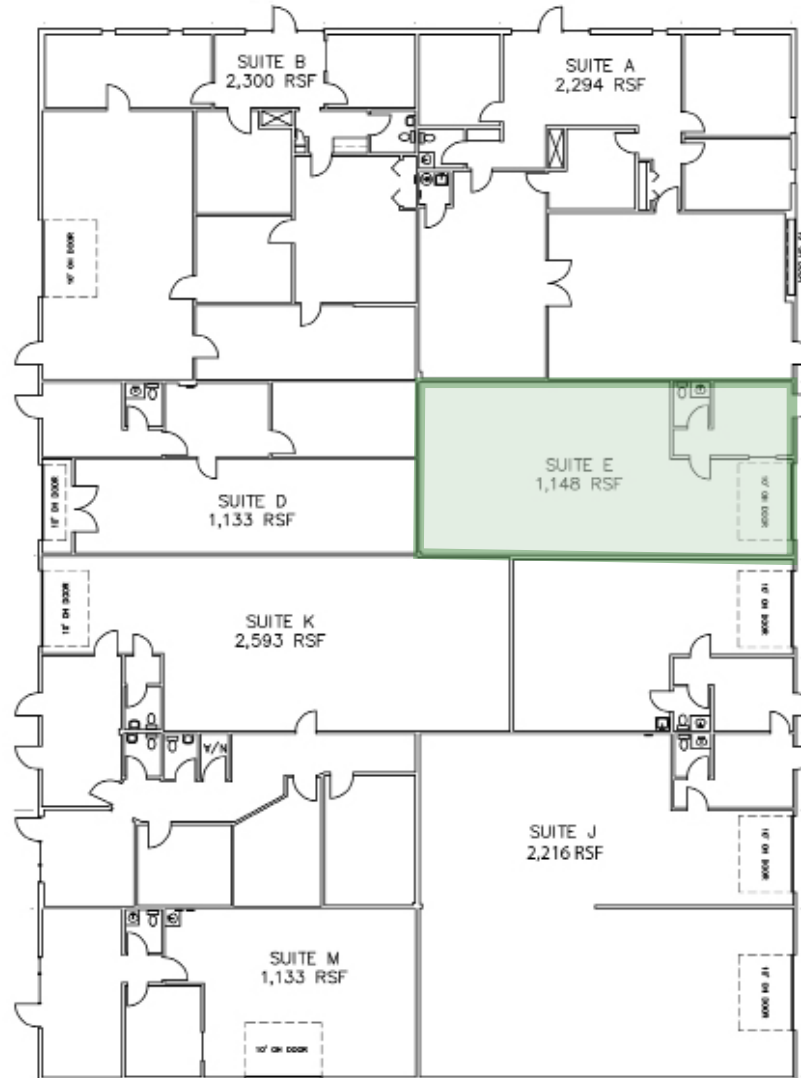
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Denton Drive

Suite E - 1,148 SF

- Available Immediately
- 10% office
- One grade door
- 12' clear height



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2211 & 2301 Denton

AMENITIES MAP

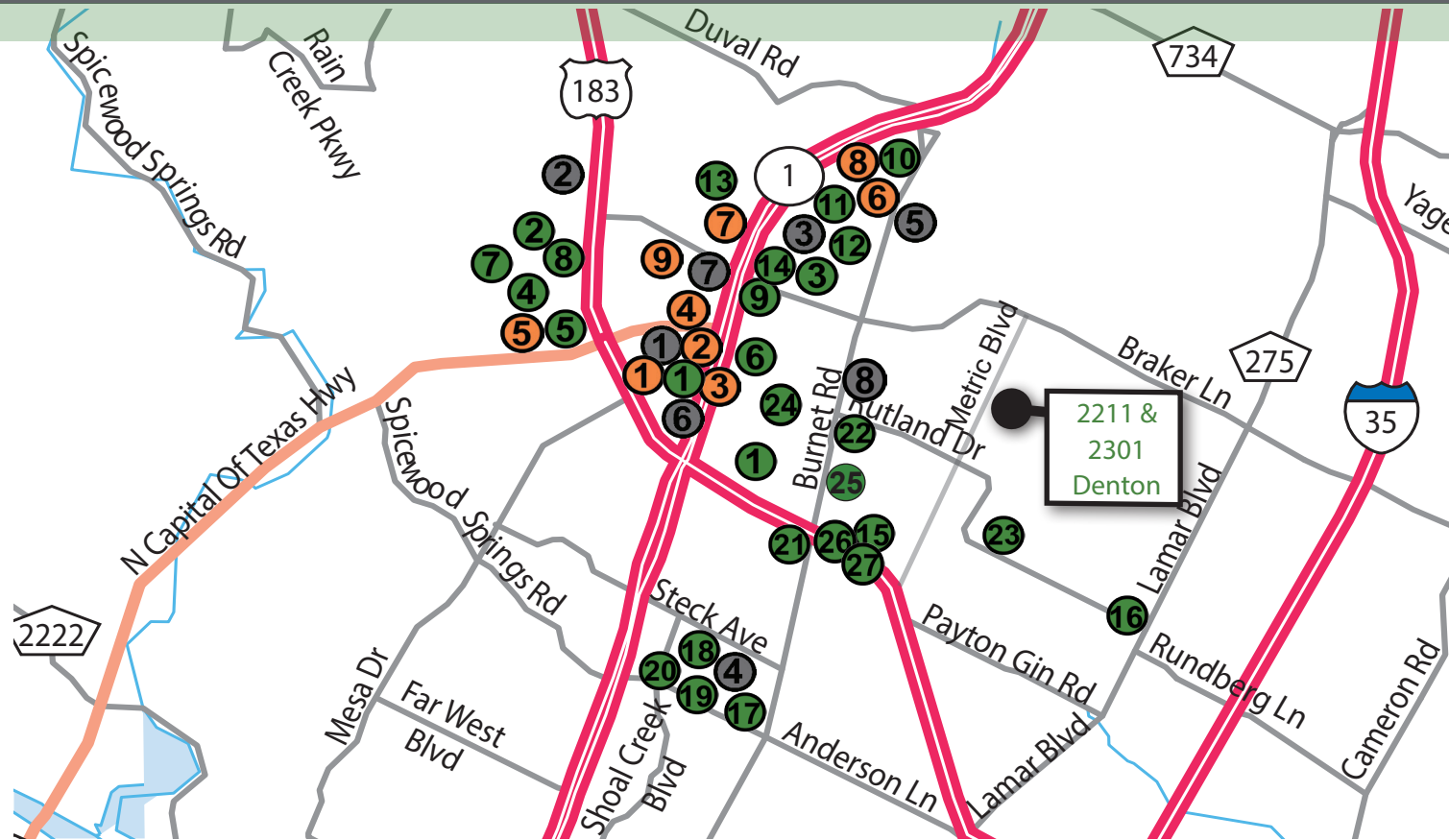
2211 & 2301 Denton Drive
Austin, Texas 78758

North Central Austin

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RESTAURANTS

- | | | |
|---------------------------|------------------------------|----------------------|
| 1 Bucca di Bepo | 10 McCormick & Schmick's | 19 Fuddruckers |
| 2 Cheesecake Factory | 11 NXNW Restaurant & Brewery | 20 Einsteins |
| 3 Maggiano's | 12 Urban an American Grill | 21 Olive Garden |
| 4 Eddie V's Prime Seafood | 13 Roaring Fork | 22 China House |
| 5 Z'Tejas | 14 Kona Grill | 23 Lucky Star Cafe |
| 6 Truluck's | 15 Mikado Ryotei | 24 Austin Beer Works |
| 7 P.F. Changs | 16 Tacomore | 25 Garden Spot Cafe |
| 8 Saltgrass Steakhouse | 17 HopDoddy's | 26 Thai House |
| 9 BJ's Brewhouse | 18 Korea House | 27 Casa Chalupa |

ENTERTAINMENT

- 1 Regal Cinemas Gateway
- 2 Regal Cinemas Arbor 8
- 3 iPic Theaters - Domain
- 4 Alamo Drafthouse
- 5 TopGolf
- 6 Dave & Busters
- 7 Austin Planetarium
- 8 HI Speed Go Cart Racing

HOTELS

- 1 Courtyard Marriott
- 2 Embassy Suites
- 3 Hyatt Place
- 4 Hyatt House
- 5 Renaissance Austin
- 6 The Westin Austin
- 7 Springhill Suites
- 8 Aloft at the Domain
- 9 Staybridge Suites



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.



11-2-2015

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.

Live Oak - Gottesman, LLC **590102** **doug@liveoak.com** **512.472.5000**

Licensed Broker/Broker Firm Name or License No. Email Phone
 Primary Assumed Business Name

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Designated Broker of Firm License No. Email Phone
 Licensed Supervisor of Sales Agent/
 Associate

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

Buyer/Tenant/Seller/Landlord Initials Date