



CIELO CENTER

1250 S CAPITAL OF TEXAS HWY

◆ ENDEAVOR

CIELO CENTER

BUILDING INFORMATION

Cielo Center underwent a \$5 million renovation in 2019 that brought the building with unparalleled location and amenities back to prominence. The three interconnected buildings (~270,711 RSF) have a diverse set of suite sizes that make Cielo ideal for corporate and high growth tech tenants alike. With an unmatched mix of outdoor and indoor amenities, the building park enables employers to retain, entertain and keep employees productive and on-site.



270,711
RSF



On-Site
Gym & Showers



Wired
Silver Certification



#1 School District
in Texas



On-Site Conference &
Training Facility



On-Site Tenant
Lounge & Deli



Daily
Food Trucks



470
Parking Spaces



3.70/1000
Parking Ratio



CIELO CENTER

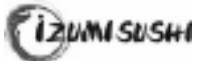
AMENITIES

Click here to view a full  walkthrough of the renovated lobby & amenities



CIELO CENTER

AMENITY MAP



Cielo Center is located on one of the highest elevations in West Lake Hills and offers premium views of downtown, the Texas State Capitol and the Texas Hill Country. Cielo Center offers employers access to a highly educated work force and the employees who office at Cielo Center benefit from access to Texas's best public school district, an abundance of restaurants and access to many outdoor parks and trails.

CIELO CENTER

AREA AMENITIES



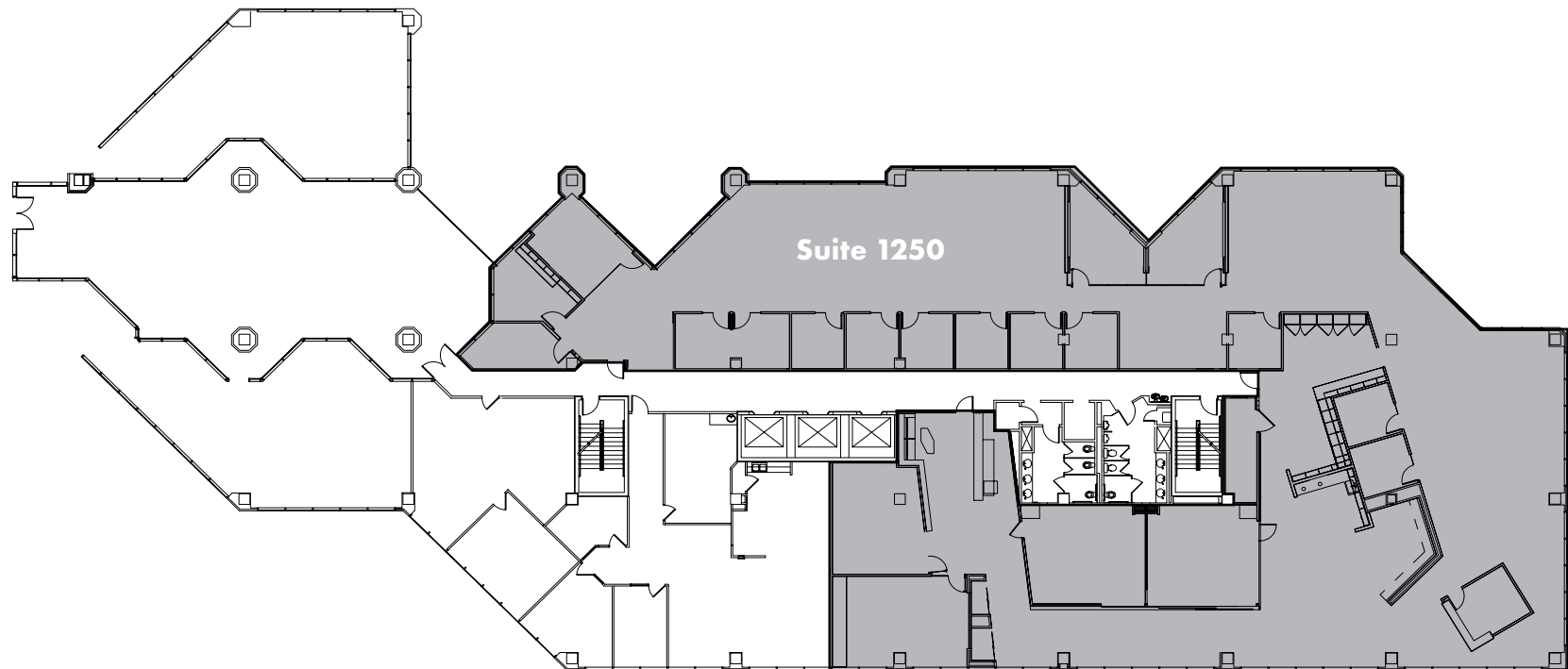
BUILDING ONE

AVAILABILITY

SUITE	RSF	AVAILABILITY
1250	13,972	12/1/2021



[Click here to view a virtual walkthrough of the suite](#)



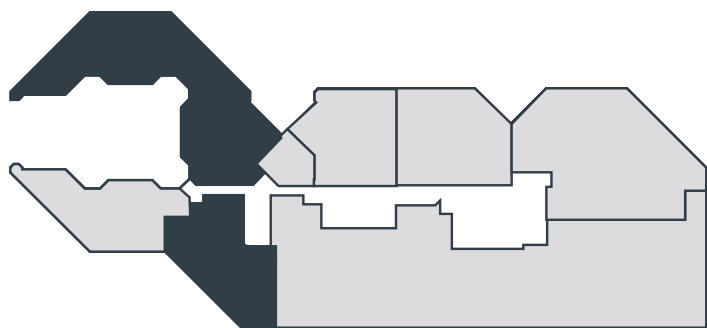
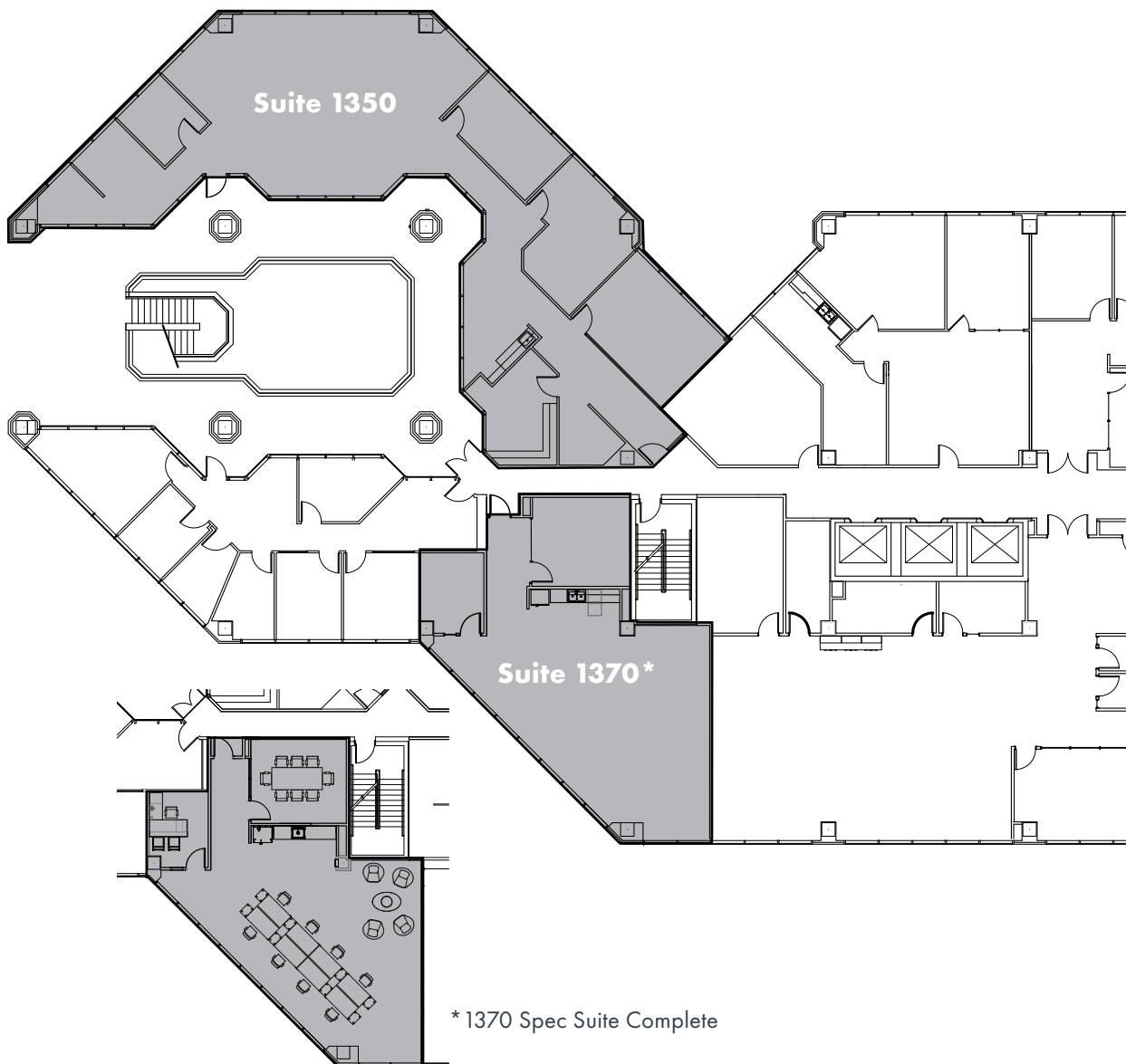
BUILDING ONE

AVAILABILITY

SUITE	RSF	AVAILABILITY
1350	3,247	IMMEDIATE
1370*	1,694	IMMEDIATE



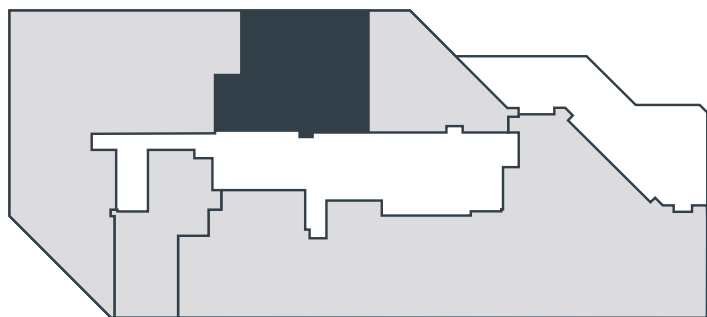
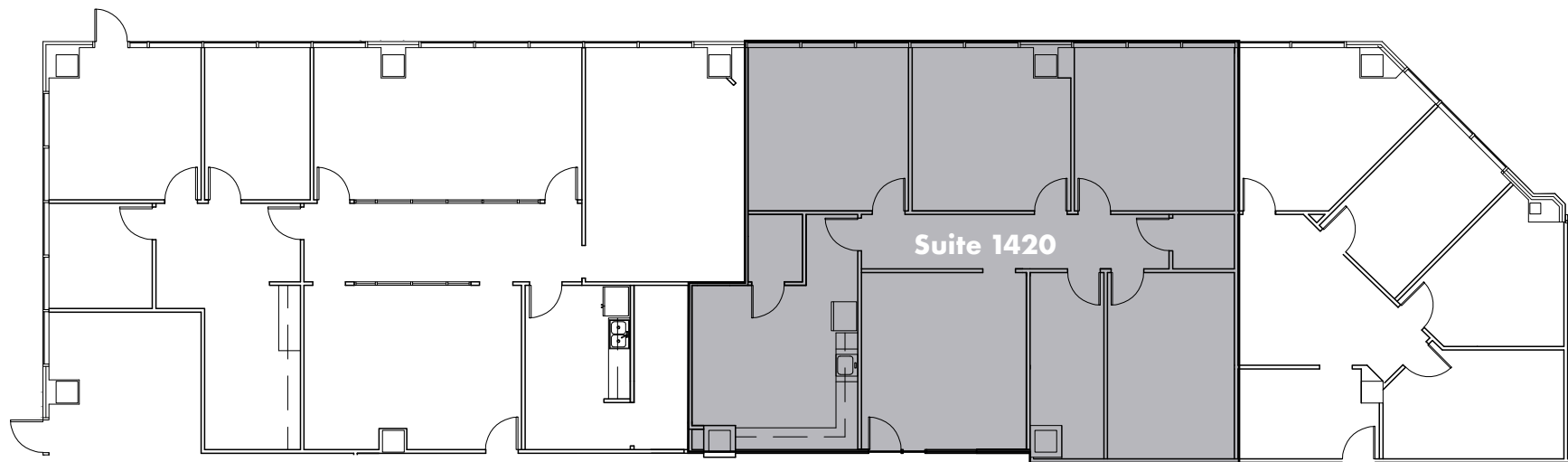
[Click here to view a virtual walkthrough of the suite](#)



BUILDING ONE

AVAILABILITY

SUITE	RSF	AVAILABILITY
1420	2,085	5/1/2022

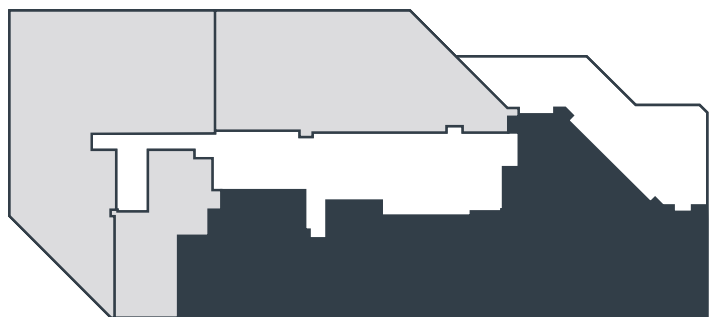
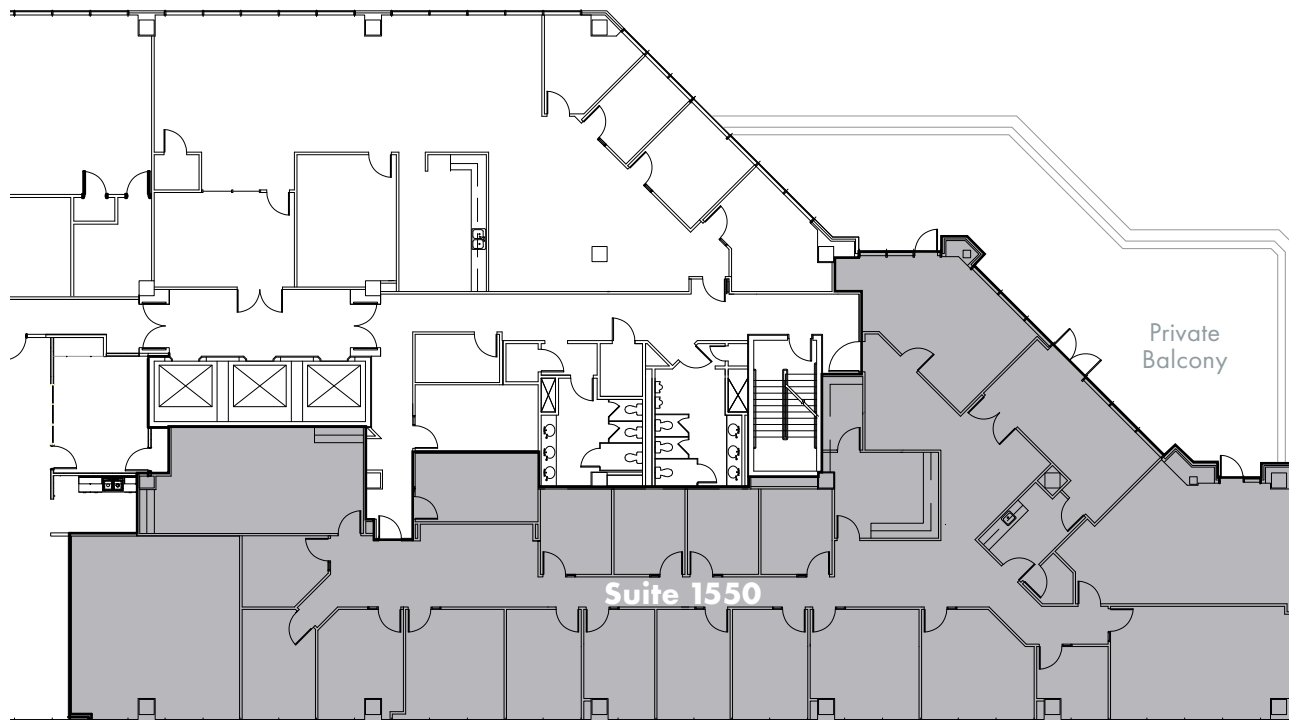


BUILDING ONE

AVAILABILITY

SUITE	RSF	AVAILABILITY
1550*	7,121	5/1/2022

**Private Balcony has downtown views*

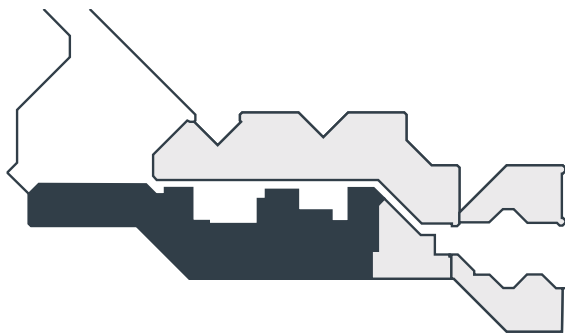
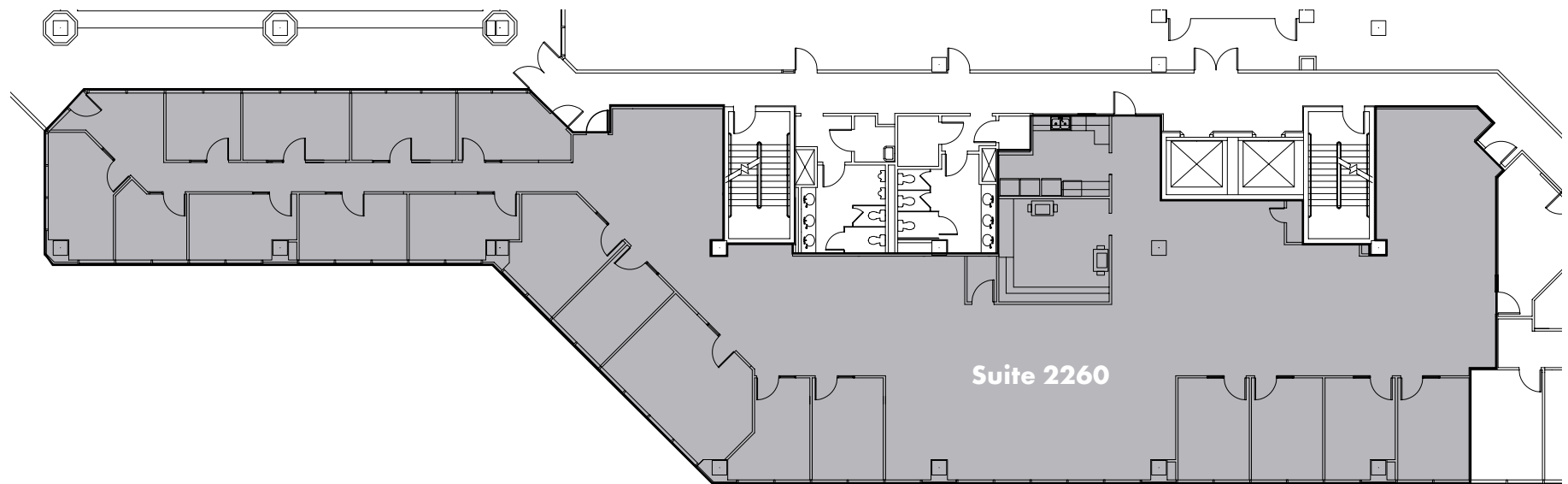


BUILDING TWO

AVAILABILITY

SUITE	RSF	AVAILABILITY
2260	8,085*	IMMEDIATE

**Divisible to 4,000 RSF*

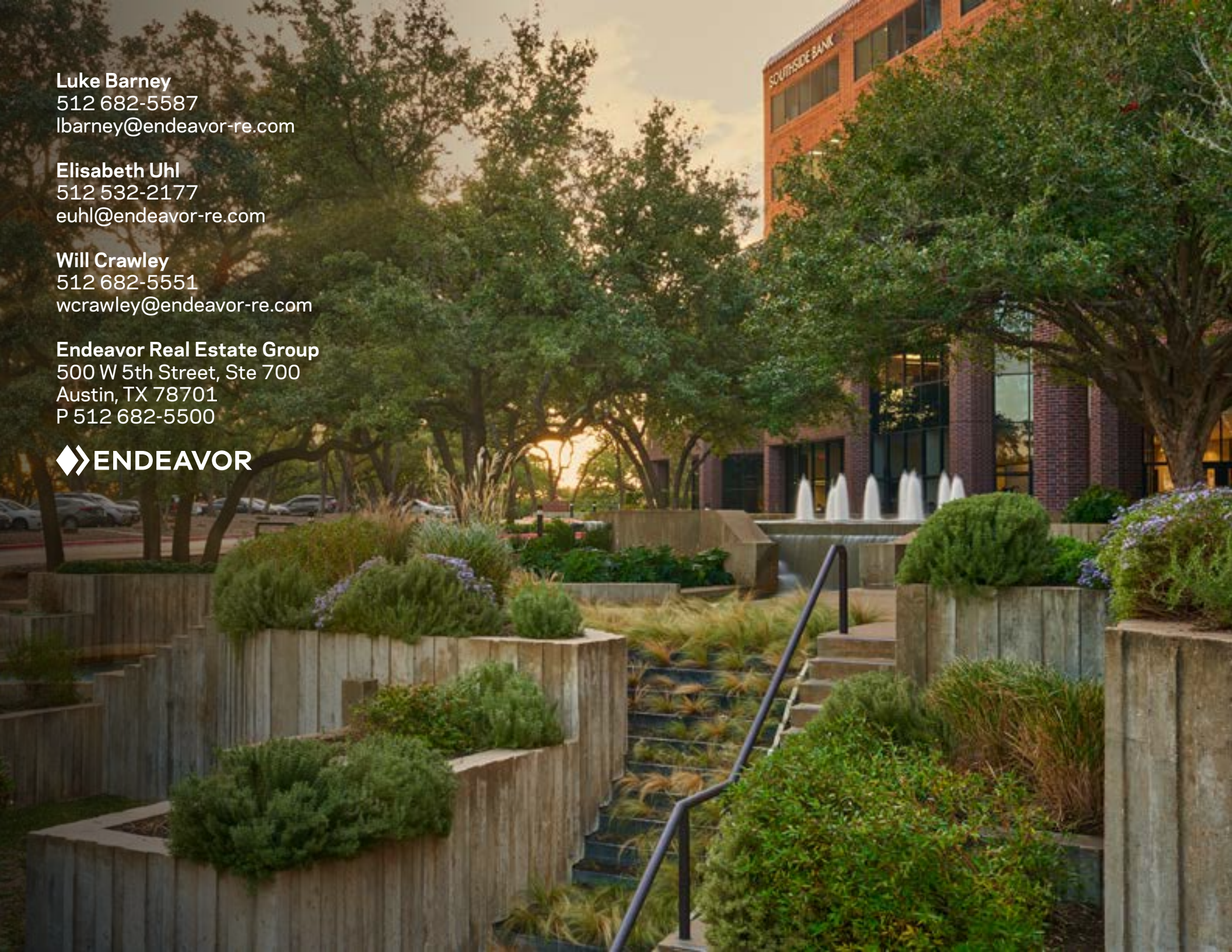


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Information About Brokerage Services

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.

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____ Buyer/Tenant/Seller/Landlord Initials _____ Date