

FOR LEASE

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AUSTIN, TEXAS 78702

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BUILDING TENANTS

MASS GALLERY

Founded in 2006, MASS is a collectively run nonprofit gallery and project space based in Austin, Texas. Consisting of a cast culled from Austin's rich community of artists, writers, musicians and educators, MASS members jointly contribute to the daily operations and strategic planning of exhibitions, programming and events.

UBER

Uber Technologies, Inc. develops, markets, and operates a ridesharing mobile application which allows consumers to submit a trip request, which is routed to crowd-sourced taxi drivers. Its smartphone application connects drivers with people who need a ride. The company's application enables users to arrange and schedule transportation and/or logistics services with third party providers.

HOPS & GRAIN BREWING

With an industry dependent on natural ingredients, Hops and Grain has a strong focus on sustainable brewing practices. From repurposing "water liquor" to clean the tanks to providing used grain to local cattle farmers, the brewery is always looking for ways to be eco-friendly. They even make dog treats from spent grain, so your furry friend can have a treat while you grab a pint.

FINE SOUTHERN GENTLEMEN

FSG is a screen printing and design company founded by screen printers. Screen printing is an art, and they execute each print with precision and care. Each custom paper and apparel product is produced by hand, and designed by FSG. They are committed to their craft and the quality of your product.

W2O GROUP

W2O Group provides public relations, marketing, and communications counseling services. It offers public relations and corporate communications services, such as advocacy relations, clinical trial positioning and recruitment, corporate communications, crisis communications, direct-to-patient education and marketing, grassroots outreach, investor relations, media relations and training, product communications, and regulatory communications.

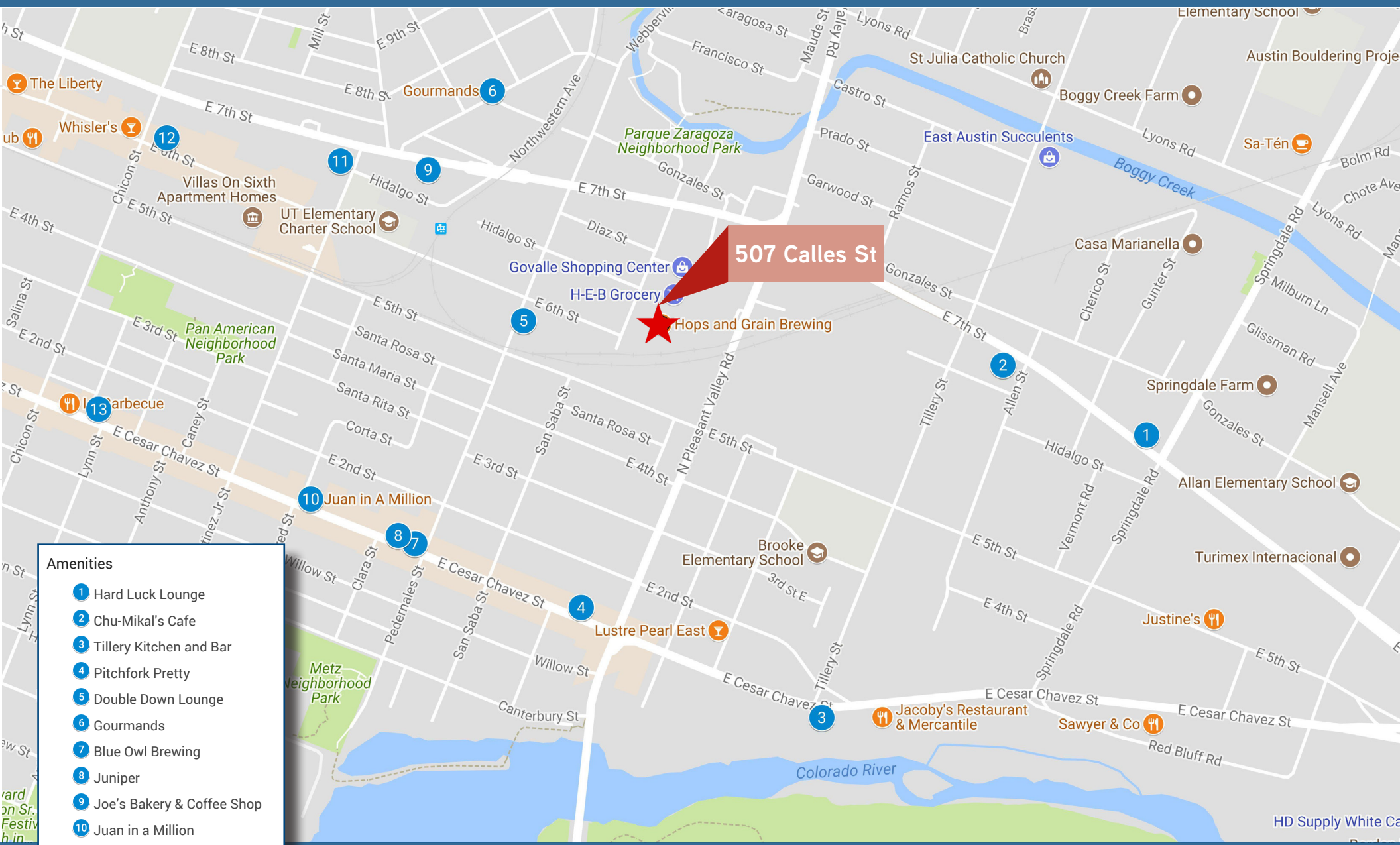


UBER



FINE SOUTHERN
GENTLEMEN





507 Calles St

Hops and Grain Brewing

Amenities

- 1 Hard Luck Lounge
- 2 Chu-Mikal's Cafe
- 3 Tillery Kitchen and Bar
- 4 Pitchfork Pretty
- 5 Double Down Lounge
- 6 Gourmands
- 7 Blue Owl Brewing
- 8 Juniper
- 9 Joe's Bakery & Coffee Shop
- 10 Juan in a Million
- 11 Flyrite Chicken Sandwiches
- 12 Lazarus Brewing Co.
- 13 Craftsman

AVAILABLE AREA

7,500 RSF - 8,820 RSF (including mezzanine)

LEASE RATE

\$33.00 NNN/RSF

AVAILABILITY

Immediately

RENOVATION

Common areas recently renovated!

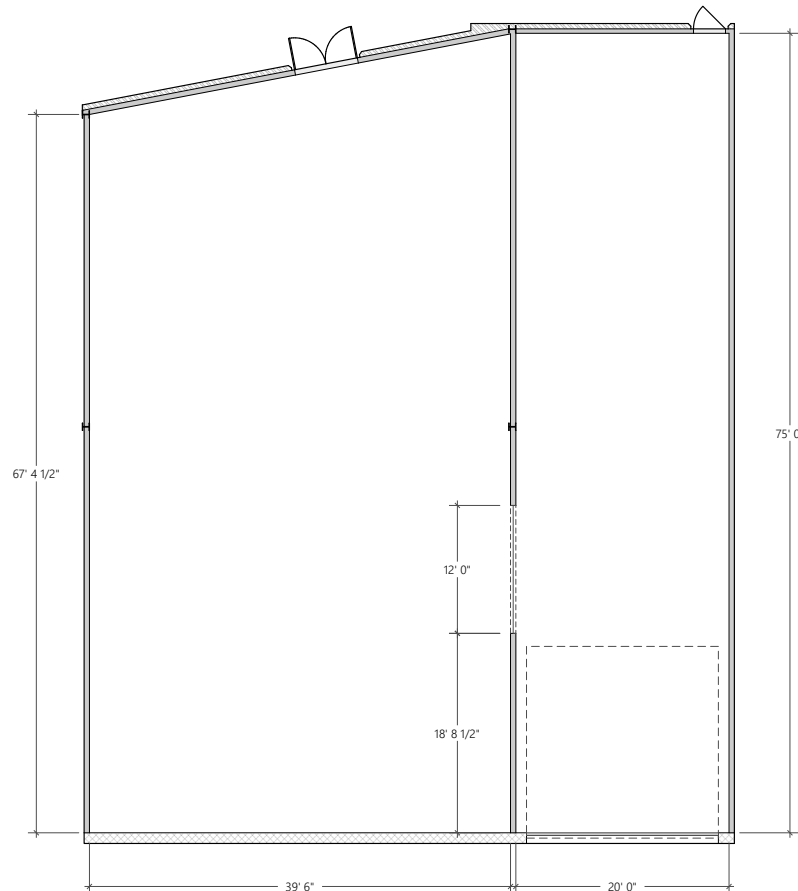
OPERATING COSTS

\$7.00/RSF plus E&J (2019 estimate)

PARKING

3.5/1000

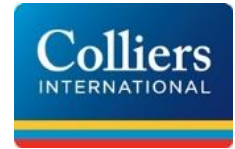
FLOOR PLAN





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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Date



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