

FOR LEASE

979

Springdale Road
AUSTIN | TX

East Austin
Mixed Use
CREATIVE CAMPUS

MAJOR TENANTS



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MAJOR TENANTS: AUSTIN BOULDERING PROJECT, AUSTIN EASTCIDERS, DAILY GREENS JUICE, FRIENDS AND ALLIES BREWERY, SPRINGDALE STATION



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DAILY GREENS JUICE

100% organic vegetables grown by local farms and cold pressed into delicious juices. The equivalent of 7 servings of fruits and veggies pressed into every bottle.



AUSTIN BOULDERING PROJECT

The world's largest bouldering gym in North America - complete with a yoga studio, a fitness studio, and huge spaces for fitness and cardio.



AUSTIN EASTCIDERS

Austin EastCiders proudly produces a cider that's lower in sugar and features more complex flavor profiles that appeal to beer, wine and cider drinkers alike. Grab a pint, a flight, or a 6-pack in the Tap Room.



FRIENDS AND ALLIES BREWERY

A Brewery committed to delivering a fresh, high-quality, unique local beer. Friends and Allies proudly self-distributes all of its product in the Austin area.



FLOSPORTS

FloSports, an online sports media company, provides live streaming of events, original video programming, and weekly studio shows. The company focuses on live sports in untapped markets, and streaming events; and highlights original documentaries of athletes and teams in the world. This location is their corporate headquarters.



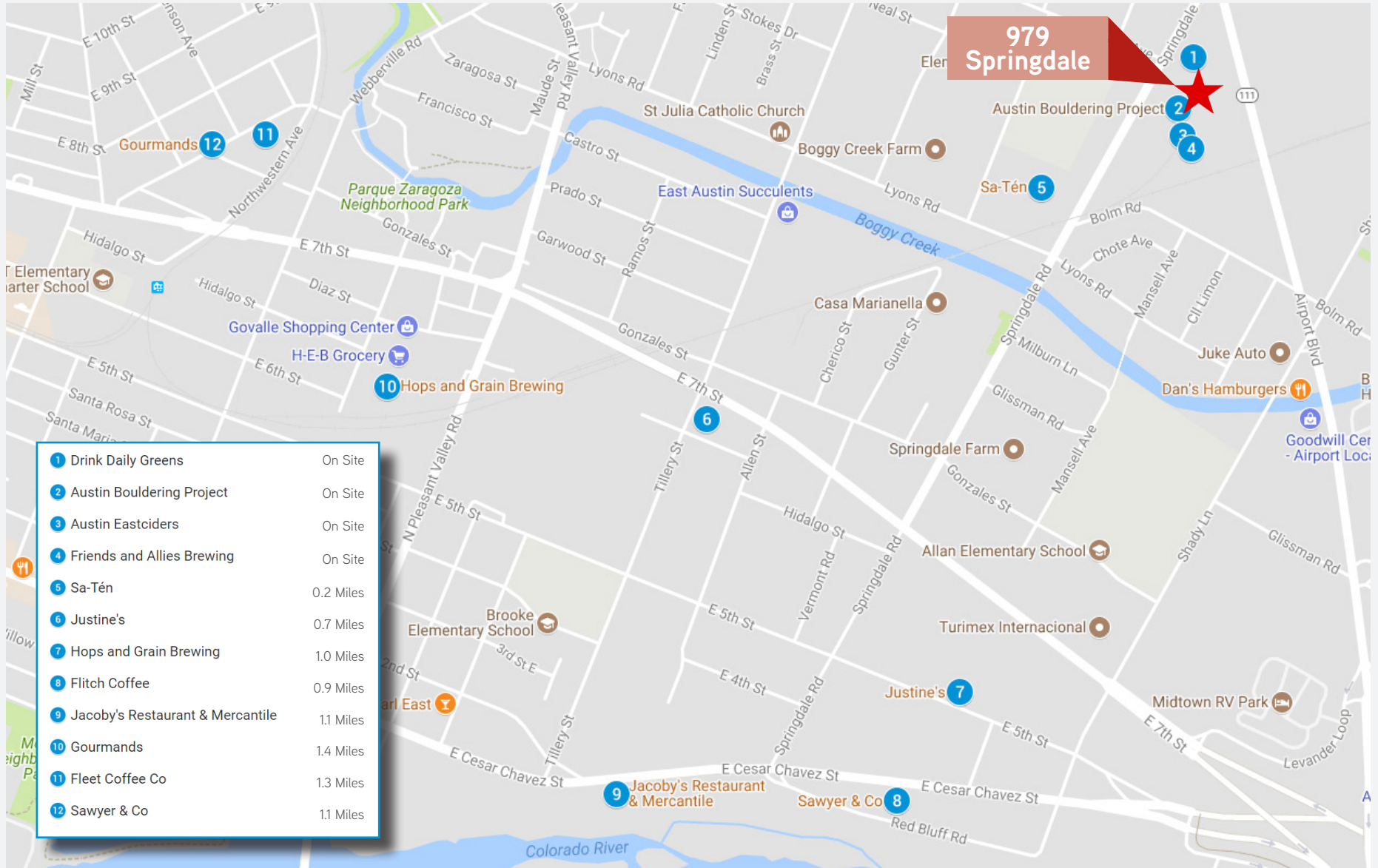
BUILDING INFORMATION

Space Available	6,281 - 17,686 SF
Lease Rate	\$32.00 NNN
Estimated OpEx	\$6.00/SF (excludes E&J)
Zoning	PUD-NP
Submarket	East
Parking Ratio	4/1000

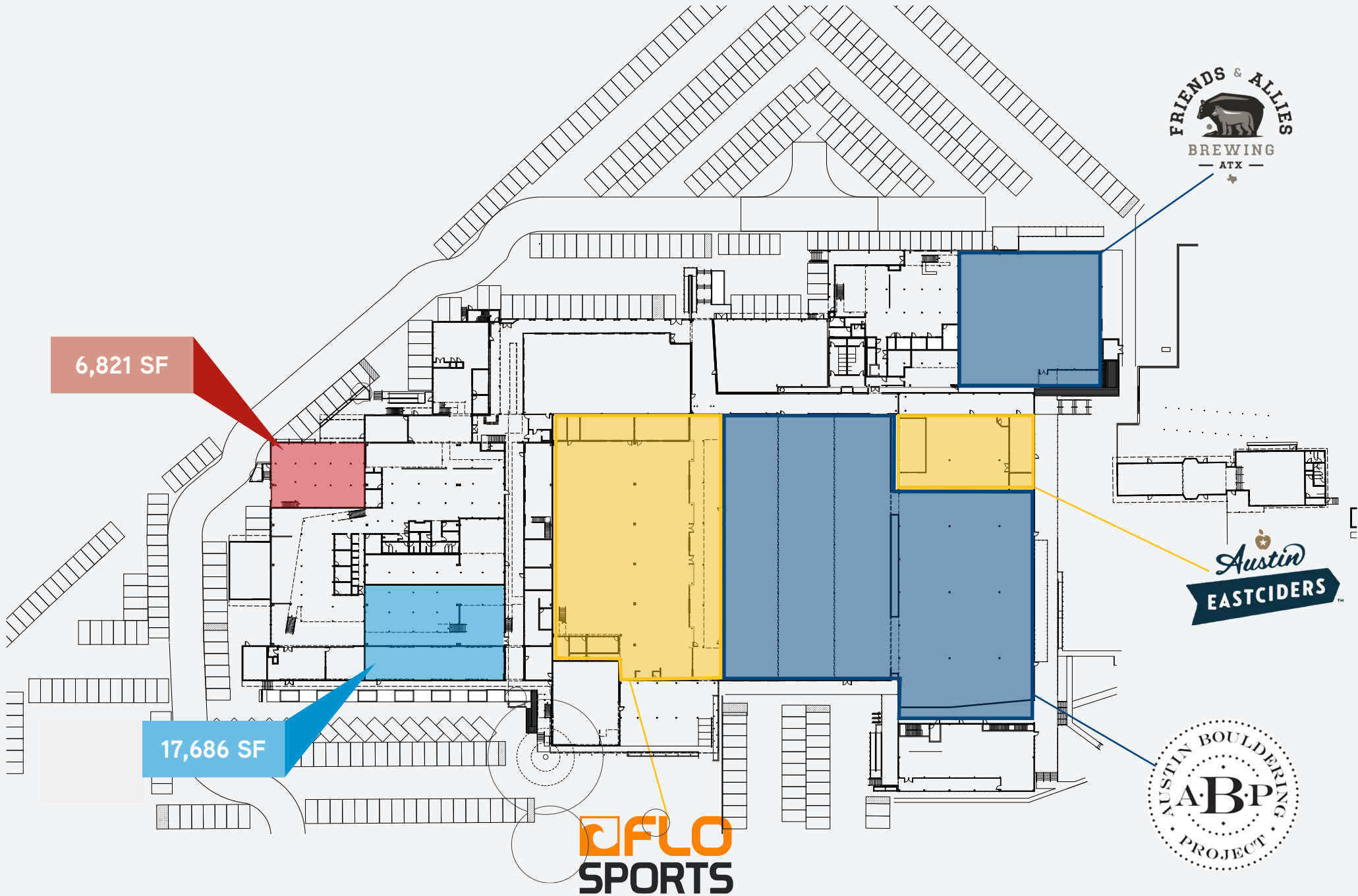
LOCATION INFORMATION

979 Springdale is a one of East Austin's most unique creative mixed use projects. With a tenant base that consists of some of Austin's most locally recognized brands, and surrounded by an abundance of walkable and drivable amenities, 979 Springdale offers a creative office campus unlike any other in East Austin.

NEARBY AMENITIES







6,821 SF

17,686 SF

FLO
SPORTS



FOR LEASE 979 Springdale Road // Austin // TX // 78702



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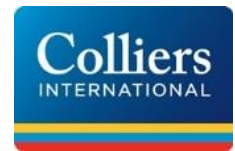
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



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 purposed. 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