



# REUNION PARK

8501 N. MOPAC EXPY, AUSTIN, TEXAS 78759

OFFICE | **FOR LEASE**



**FOR MORE  
INFORMATION  
PLEASE CONTACT**

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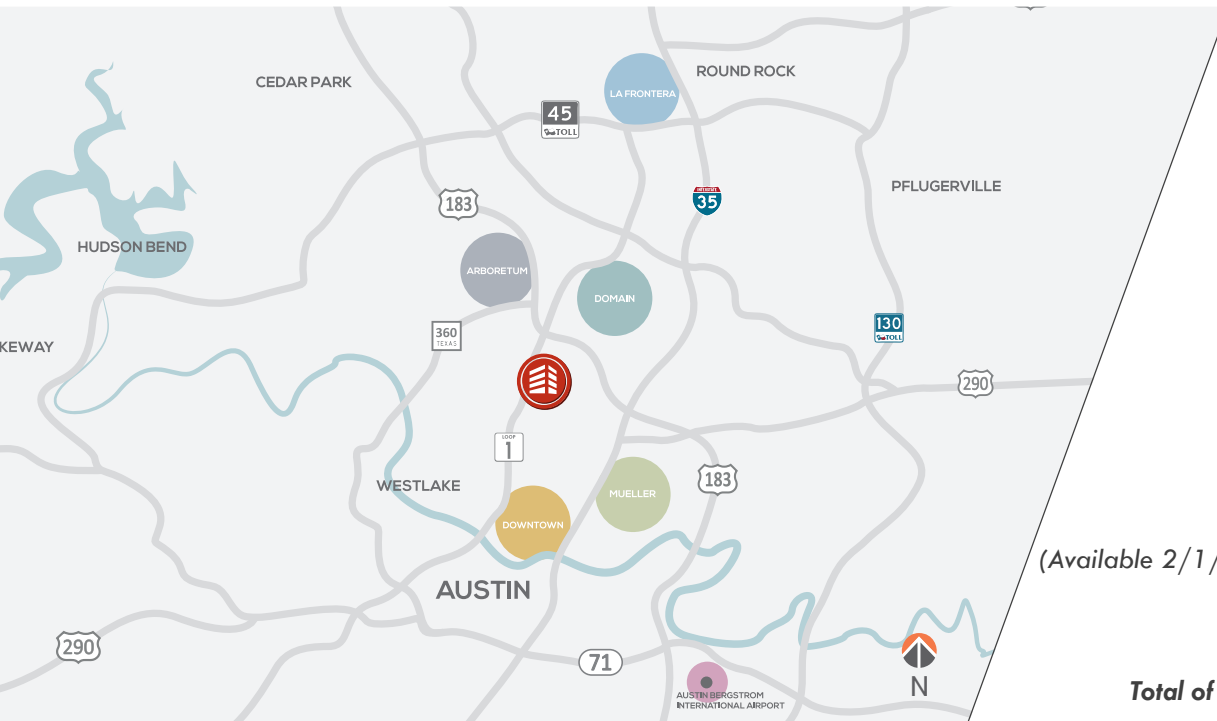








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### AVAILABILITY

#### Third Floor

Suite 300: 8,257 RSF  
(Available 2/1/21)

#### Fourth Floor

Suite 400: 15,215 RSF  
(Available 2/1/21; Divisible to 7,000 RSF)  
Suite 410: 1,197 RSF  
(Available 2/1/21)

**Total of up to 24,669 RSF Available**

**REUNION PARK** is an amenity-rich office project well located directly off N. Mopac in Northwest Austin. The property features a basketball court, on-site showers, a volleyball court, and outdoor break-out/picnic areas within the large landscaped setting. The location is ideally situated on N. Mopac just south of Hwy 183 and The Domain and just north of Steck Ave. The restaurants and retail on Anderson Lane are just a short drive away. Further, the zoning is “LI” allowing more flexibility for uses.

## FEATURES

### BUILDING

- Building Signage Available
- Amenity-heavy project
- Basketball court
- Volleyball court
- Outdoor break-out/picnic areas
- On-site showers
- 4 per 1,000 SF parking ratio
- Park-like setting
- Tenant lounge

### LOCATION

- N. Mopac Frontage
- Very close proximity to The Domain and Arboretum
- Close drive to restaurants/retail on Anderson Lane

### SUITES

- Patios
- Lobby exposure space
- Downtown and Hill Country views
- Flexible configurations





**ON-SITE AMENITIES**





# SURROUNDING AREA

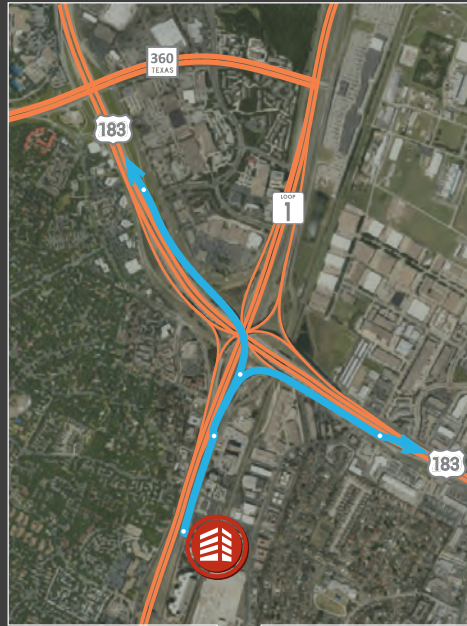




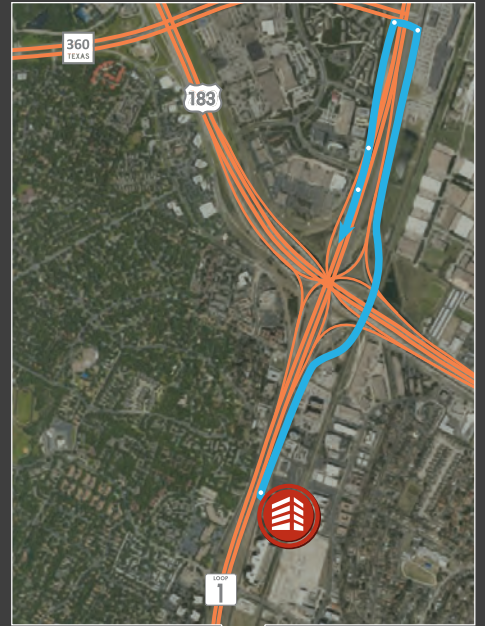
# DRIVE TIME MAP



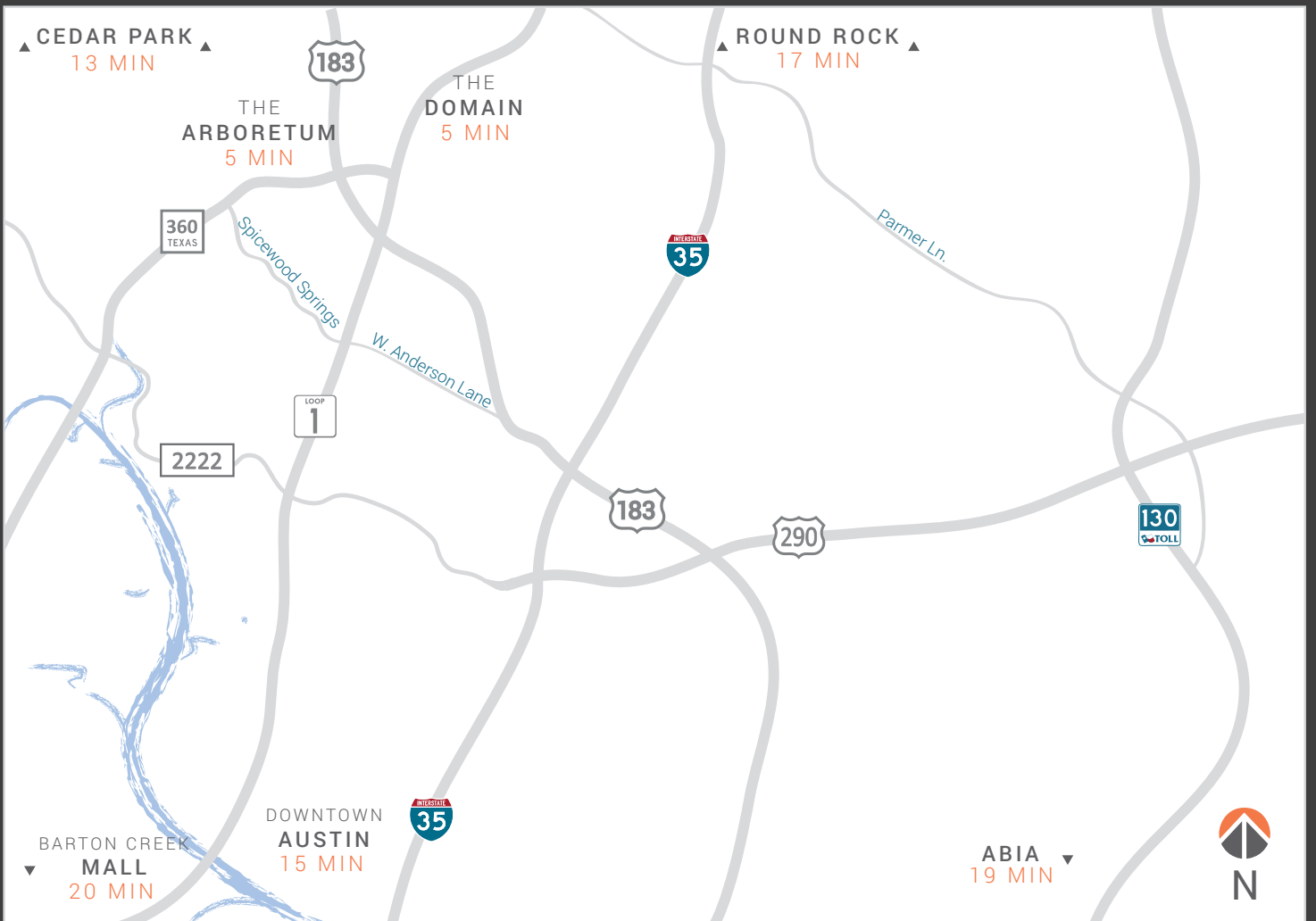
**THE DOMAIN**  
5 MIN



**NORTH/SOUTH US 183**  
< 1 MIN



**SOUTHBOUND MOPAC**  
4 MIN



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**Total of up to 24,669 RSF Available**  
**Building Signage Available**

LEVEL THREE **3**



## SUITE 300

8,257 RSF

*(Available 2/1/21)*



360° VIRTUAL TOUR

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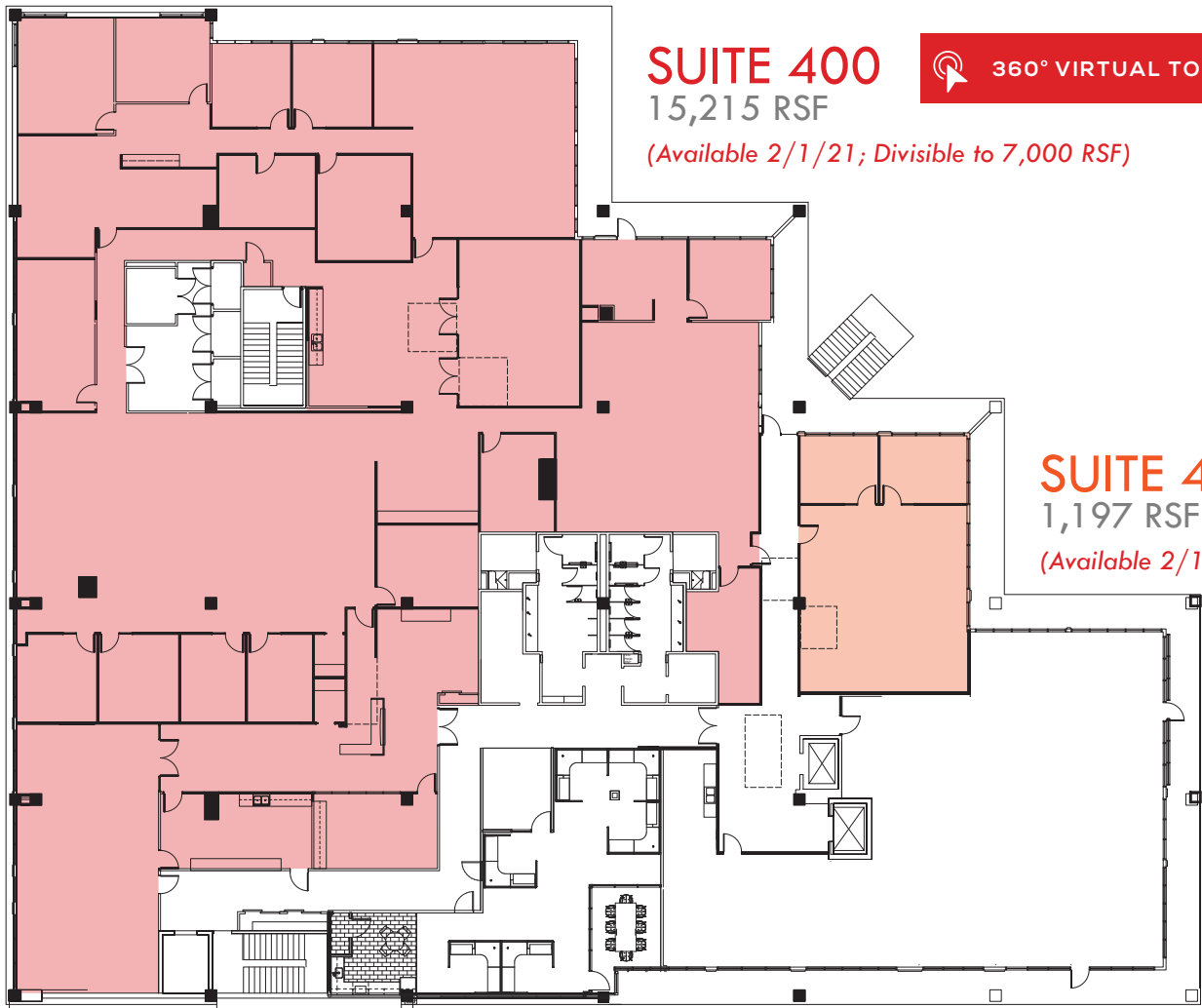
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**Building Signage Available**

## LEVEL FOUR **4**



**SUITE 400**  
15,215 RSF

*(Available 2/1/21; Divisible to 7,000 RSF)*

 360° VIRTUAL TOUR

**SUITE 410**  
1,197 RSF  
*(Available 2/1/21)*

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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 interest 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 say 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:
  - 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 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 interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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