



FOR LEASE

1402 WEST AVENUE

1402 WEST AVENUE • AUSTIN, TEXAS 78701

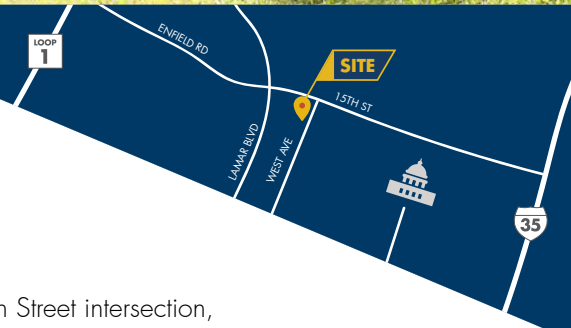




FOR LEASE 1402 WEST AVENUE

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This unique, full-building office opportunity is located on West Avenue near the 15th Street intersection, adjacent to the historic Caswell House and behind House Park. Interior and exterior cosmetic upgrades were recently completed. Up to 13 free parking spaces are available on the premises with the ability to park more. Located only three minutes from the State Capitol and five minutes from the heart of downtown Austin, 1402 West Avenue offers easy access in and out of downtown and to an abundance of nearby amenities.



Property Overview

4,198 SF building with a bonus 1,338 SF of covered porch space (not part of RSF)



Space Layout

7 offices, 2 bathrooms, a kitchen and two large covered porches



Easy Access

Getting in and out of downtown is a breeze via 15th Street



Ample Parking

Up to 13 free parking spaces available on the premises with the ability to park more



Recent Upgrades

Interior and exterior cosmetic upgrades were recently completed



Great Location

Near the lighted intersection of West Avenue and 15th Street behind House Park

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aquilacommercial.com

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Top, left, right: Interior space flooded with natural light from walls of windows, front porch and entrance, kitchen



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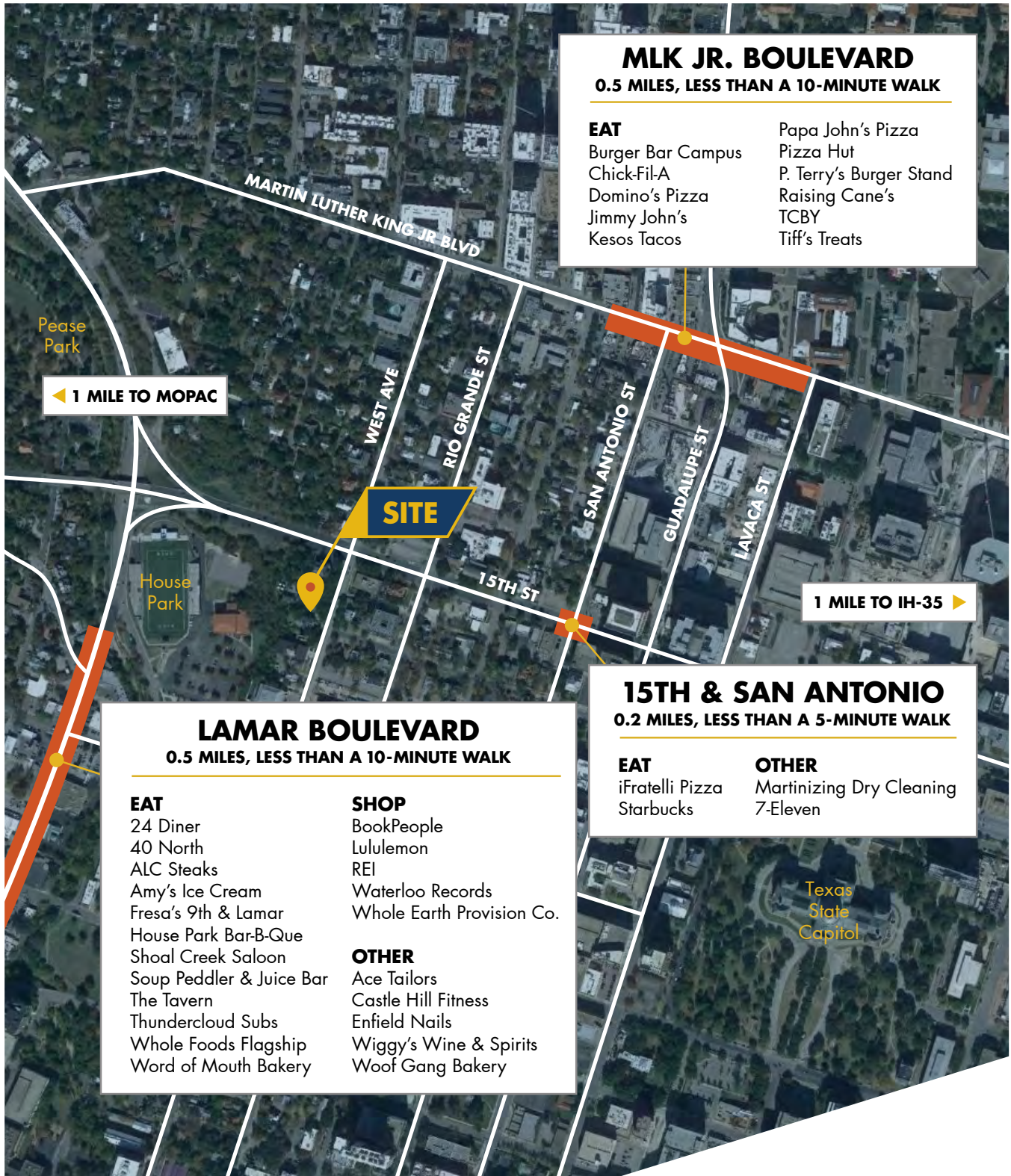


Top, left, right: Second-story terrace, office area, private office



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MLK JR. BOULEVARD
0.5 MILES, LESS THAN A 10-MINUTE WALK

EAT	Papa John's Pizza
Burger Bar Campus	Pizza Hut
Chick-Fil-A	P. Terry's Burger Stand
Domino's Pizza	Raising Cane's
Jimmy John's	TCBY
Kesos Tacos	Tiff's Treats

◀ 1 MILE TO MOPAC

1 MILE TO IH-35 ▶

LAMAR BOULEVARD
0.5 MILES, LESS THAN A 10-MINUTE WALK

EAT	SHOP
24 Diner	BookPeople
40 North	Lululemon
ALC Steaks	REI
Amy's Ice Cream	Waterloo Records
Fresa's 9th & Lamar	Whole Earth Provision Co.
House Park Bar-B-Que	
Shoal Creek Saloon	OTHER
Soup Peddler & Juice Bar	Ace Tailors
The Tavern	Castle Hill Fitness
Thundercloud Subs	Enfield Nails
Whole Foods Flagship	Wiggy's Wine & Spirits
Word of Mouth Bakery	Woof Gang Bakery

15TH & SAN ANTONIO
0.2 MILES, LESS THAN A 5-MINUTE WALK

EAT	OTHER
iFratelli Pizza	Martinizing Dry Cleaning
Starbucks	7-Eleven

NEARBY AMENITIES
1402 WEST AVENUE



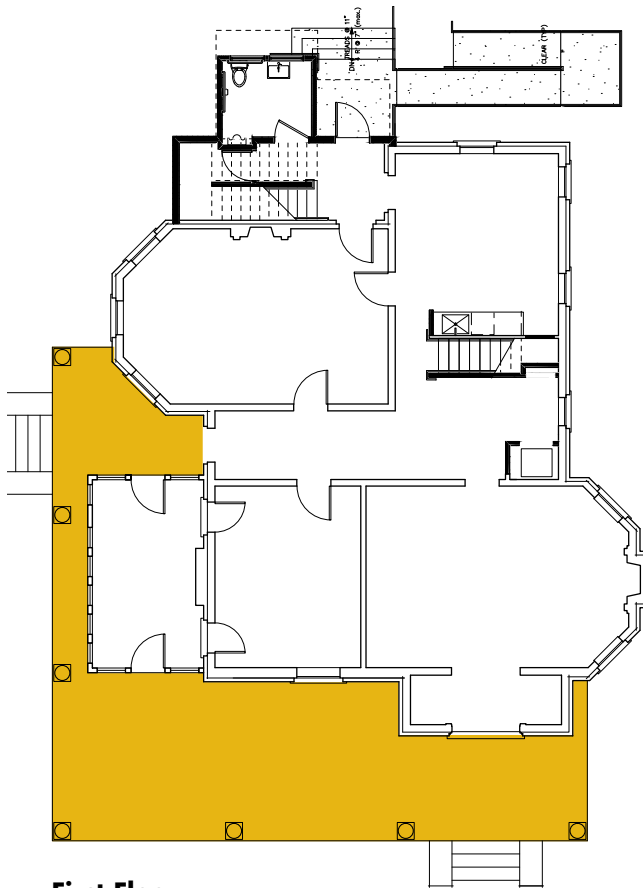
1402 WEST AVENUE FLOORPLAN

4,198 RSF + 1,338 SF BONUS PORCH SPACE

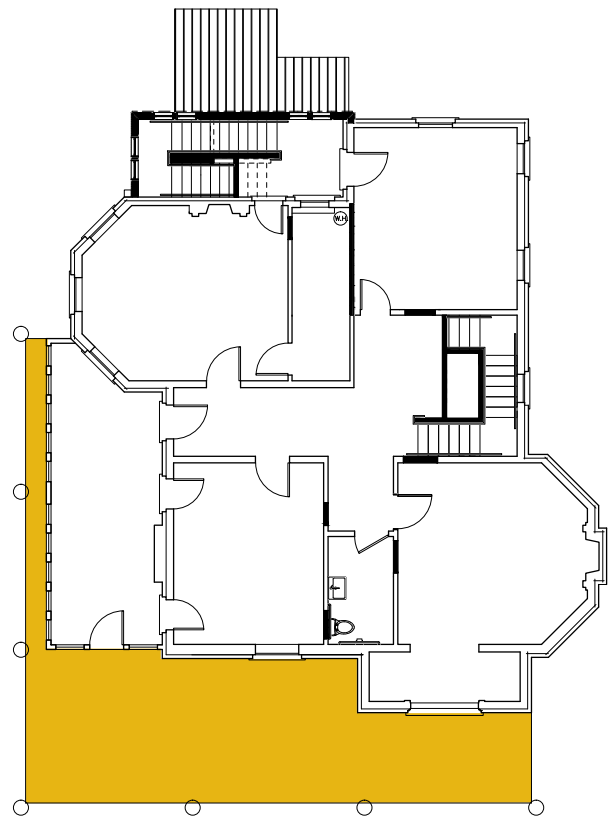


Layout:

- 1st Floor: 2 offices, kitchen, bathroom, conference room, covered porch
- 2nd Floor: 5 offices, bathroom, covered porch



First Floor



Second Floor

 Bonus Porch Space



Click for 360 Virtual Tour



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

Buyer/Tenant/Seller/Landlord Initials

Date