



FOR LEASE

WATERFORD CENTRE

9003 WATERFORD CENTRE BLVD • AUSTIN, TEXAS 78758





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This property is located off Waterford Centre Blvd near US-183 and offers both retail and office space opportunities. Pylon signage is available and is visible from US-183. There are restaurants and a Gold's Gym located on site and numerous nearby amenities. With abundant parking and easy access to US-183 and Mopac Expy, Waterford Centre is a great option for both office space and retail stores.



Retail and Office Space Available

This property offers both retail and office space opportunities



Ample Parking and Easy Access

Easy access to US-183 and Mopac Expy; abundant parking



Signage Opportunity

Highly visible pylon signage available on US-183



On-Site and Nearby Amenities

Restaurants and a Gold's Gym located on site; numerous nearby amenities

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Availability

Suite 160:
2,112 SF

Traffic Counts

186,840 VPD
on US-183 at Waterford

37,450 VPD
on Burnet Road at US-183

2016 Demographics

	1-MILE	3-MILE	5-MILE
Population	12,484	135,686	293,732
Average HH Income	\$62,459	\$74,912	\$82,654
Households	5,260	59,570	128,554

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Exteriors



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BURNET RD

WATERFORD CENTRE

183

WATERFORD CENTRE BLVD

SITE AERIAL
WATERFORD CENTRE



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ACCESS AERIAL
WATERFORD CENTRE





ARBORETUM

EAT

Amy's Ice Cream
Blue Baker
Brick Oven Pizza
Brio Tuscan Grille
Corner Bakery Cafe
Cheesecake Factory
Estancia Churrascaria
Eddie V's
Elevation Burger
Fire Bowl Cafe
Five Guys Burgers
Jason's Deli
Kenobi Sushi
La Madeleine
Macaroni Grill

Manuel's
Newk's Eatery
Qdoba Mexican Grill
Saltgrass Steakhouse
Starbucks Coffee
Trulucks
Z'Tejas
Zoe's Kitchen

STAY

Renaissance Hotel
Embassy Suites
Hampton Inn

PLAY

Regal Arbor Theater

THE DOMAIN + ROCK ROSE

EAT

Apanas Coffee & Beer
Austin Cake Ball
Blackfinn Ameripub
California Pizza Kitchen
Coffee Bean & Tea Leaf
Cru Wine Bar
Daily Grill
East Side King Thai
Joe DiMaggio's Italian
Flaming Pizza
Fleming's Steakhouse
General Tso'Boy

Gloria's Latin Cuisine
Jasper's
Kona Grill
MAD Greens
Maggiano's
McCormick & Schmick's
Mia Italian Tapas
NoRTH
Shake Shack
Starbuck's Coffee
St. Genevieve
Subway

Sushi Zushi
Tacodeli
Tarka Indian
The Park
The Steeping Room
Urban Grill
Whole Foods
Yard House
Yogurt Planet

Archer Hotel
Lonestar Court
Westin Austin

PLAY

Dogwood
iPic Theater
Jack & Ginger's
Kung Fu Saloon
Lavaca Street Bar
Punch Bowl Social
TopGolf

STAY

Aloft Hotel

GATEWAY CENTER

EAT

Baby Acapulco
Buca di Beppo
Iron Cactus
Marie Callender's
North by Northwest
Panera Bread
Sushi Sake
Taco Cabana
Whole Foods

STAY

Candlewood Suites
Embassy Suites
Hyatt House
Hyatt Place
Residence Inn

PLAY

Dave & Buster's
Regal Cinema Gateway

SHOPS AT ARBOR WALK

EAT

Bj's Brewhouse
Chipotle
Chuck E. Cheese's
How Do You Roll?
Lupe Tortilla
Masala Wok

Mighty Fine Burgers
Mimi's Cafe
Natural Grocers
Potbelly Sandwiches
Salata
Spec's Wines & Spirits
Tino's Greek Cafe

ANDERSON LANE RETAIL

EAT

Alamo Draffhouse
Casa Chapala
Chipotle
Conan's Pizza
Cover 3
Einstein Bros
Enchiladas y Mas
Fork & Vine
Hopdoddy
Houston's
Jersey Mike's

Jimmy John's
Madam Mam's
McAlister's Deli
Noodles & Co.
Satay
Schlotzky's
Short Stop
Sorrentos Coffee Bar
Starbucks Coffee
Suzi's China Grill
Tarka Indian Kitchen
Texadelphia

The Egg & I
The Goodnight
Veri's Kebap
Whataburger
Which Wich
Yogurtland
Zen Noodle Bar

PLAY

Alamo Draffhouse
Chaparral Ice
The Goodnight

NEARBY AMENITIES WATERFORD CENTRE





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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David Edward Putman	404636	putman@aquilacommercial.com	512-684-3820
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date