

# BRODIE OAKS PROFESSIONAL PLAZA

4029 SOUTH CAPITAL OF TEXAS HWY, AUSTIN, TX 78704

OFFICE/MEDICAL | **FOR LEASE**



**FOR MORE  
INFORMATION  
PLEASE CONTACT**

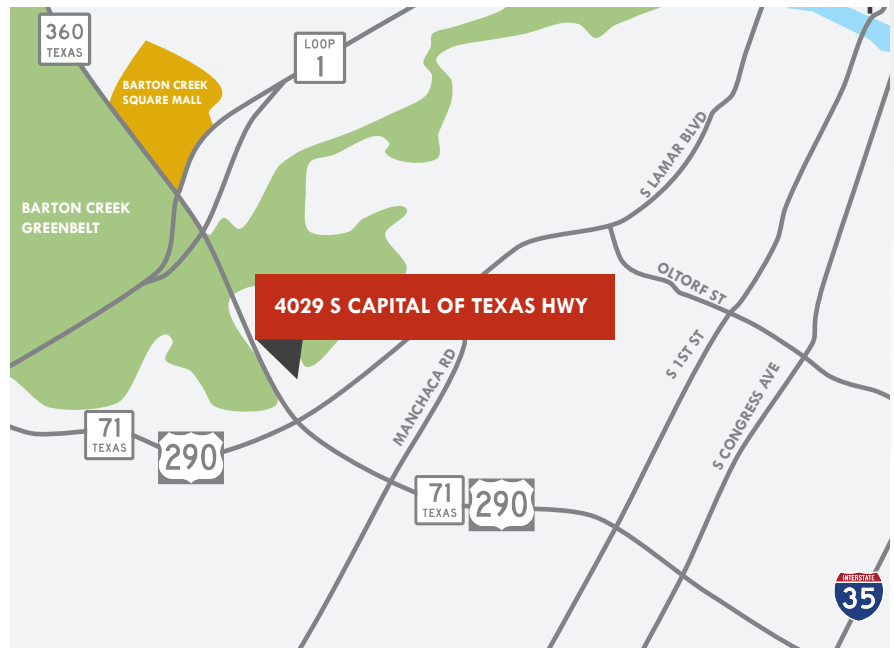
REBECCA ZIGTERMAN  
512.505.0003  
rzigterman@ecrtx.com



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## AVAILABILITY

Suite 212: 3,430 RSF (divisible)



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## PROPERTY DESCRIPTION

Brodie Oaks Professional Plaza is a two story office/medical building with downtown views, located in scenic Southwest Austin, with easy access to Mopac, Hwy 290, Loop 360, Hwy 71, and Lamar Blvd. Brodie Oaks Professional Plaza is located on the Barton Creek Greenbelt within the Brodie Oaks shopping center, offering convenient access to numerous shops and restaurants. Beautiful views, access to plentiful amenities, abundant parking, and quality property management makes Brodie Oaks Professional Plaza an outstanding office opportunity.

## FEATURES

### BUILDING

- Office/Medical Building
- 37,546 Total SF
- Phenomenal Views
- Abundant Parking
- Quality Local Property Management
- Recently Updated Common Restrooms

### LOCATION

- Downtown and Greenbelt Views
- Within Walking Distance to Numerous Shops and Restaurants in Brodie Oaks Shopping Center
- Barton Creek Greenbelt Access
- Easy Access to Hwy 290, Hwy 71, Mopac Expy, and Loop 360
- Downtown in Less than 10 Minutes

### SUITES

- Downtown & Greenbelt Views and Private Balconies
- Lobby presence available

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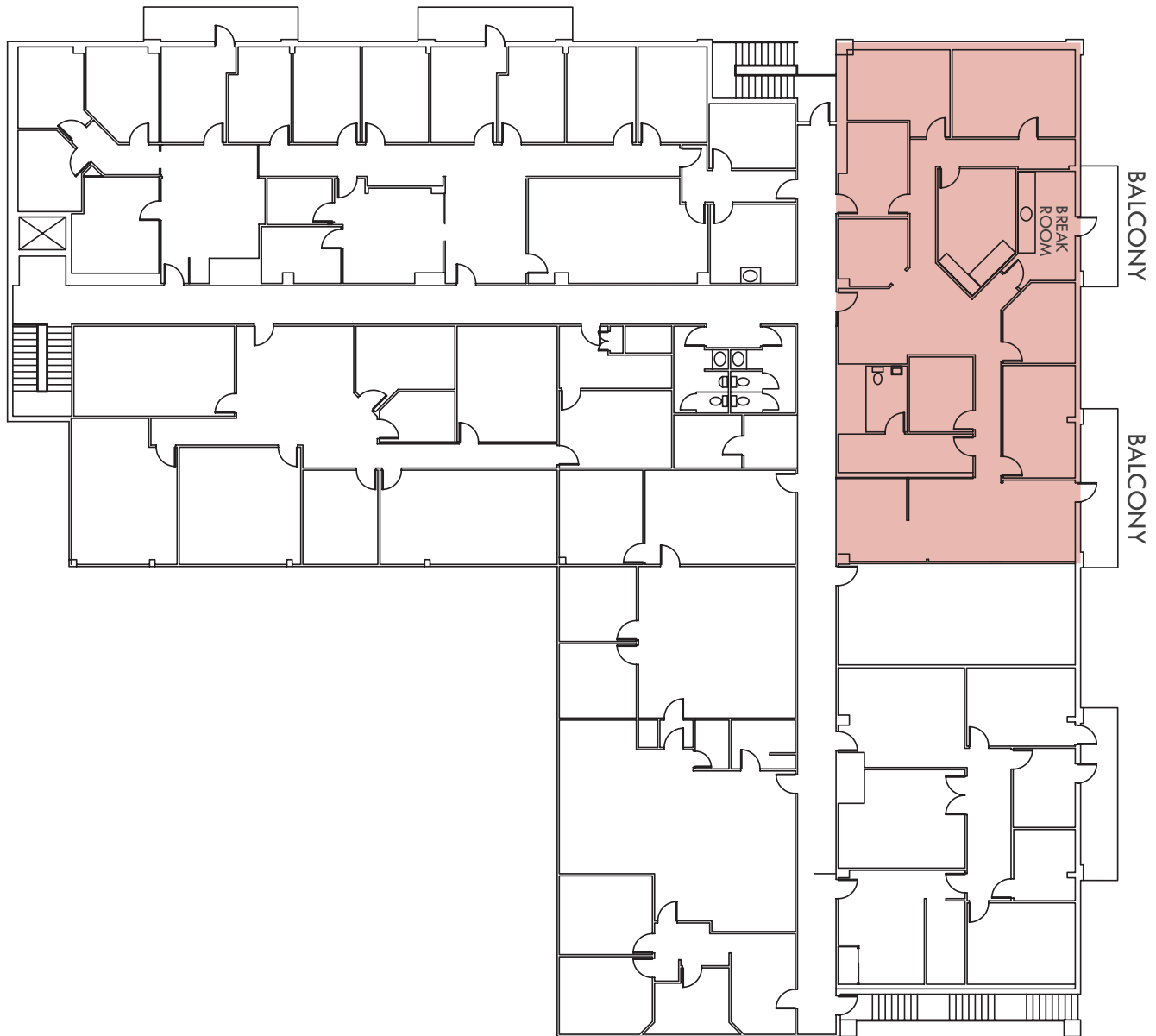


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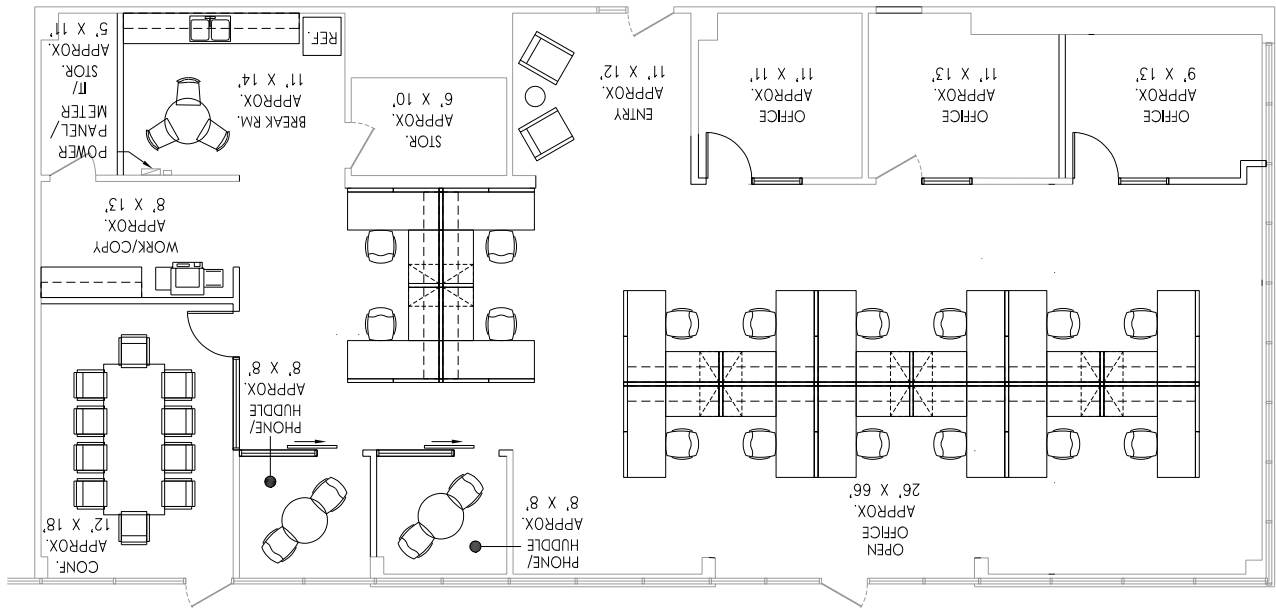
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AMENITIES WITHIN WALKING DISTANCE INCLUDE:

### RESTAURANTS

POKE JO'S  
FREEBIRDS  
TEXICAN CAFE  
BOMBAY BISTRO  
STARBUCKS COFFEE  
PEI WEI  
OLIVE GARDEN  
SPROUTS  
THE PARK  
PLANET SUB  
PINTHOUSE PIZZA

### SHOPPING

HOBBY LOBBY  
LAST CALL

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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.

Equitable Commercial Realty, PLLC	603700	mlevin@ecrtx.com	512.505.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Rebecca Zigterman	614782	rzigterman@ecrtx.com	512.505.0003
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date