FOR SALE

Capital View Center Office Condo

1301 S. CAPITAL OF TX HWY, AUSTIN, TX 78746



Phone: (512) 306-1771 Fax: (512) 327-6109 info@carrdevelopment.com 5121 Bee Cave Rd., Suite 207 Austin, TX 78746

FOR SALE | 1301 S. CAPITAL OF TEXAS HIGHWAY, SUITE B201 & B202, AUSTIN, TX 78746



PROPERTY INFO

- Full floor office condominium located on Capital of Texas Highway (Loop 360) in Austin's premier Southwest office submarket.
- Combined suites with flexibility to subdivide, offering a great opportunity for either an owner/user or investor.
- Current layout provides a mix of office and open work space with multiple conference rooms, kitchen areas, reception area, and several secured access points.
- 25 onsite reserved surface parking spaces allocated as well as significant unreserved spaces available on the property.
- The property consists of 3 interconnected buildings totaling 94,364 square feet of professional office space with excellent downtown and Hill Country views.
- Zoned O; Professional and Business Office.
- The property is located near numerous restaurants in the Westlake area, minutes from Barton Creek Square Mall, 10 minutes from Downtown Austin and 15 minutes from ABIA.

SPACE AVAILABLE

- Suites B201 & B202 entire Second Floor of Building B
- Approximately 14,189 square feet
- Potentially divisible

PRICE

• Please call for pricing information.















www.carrdevelopment.com

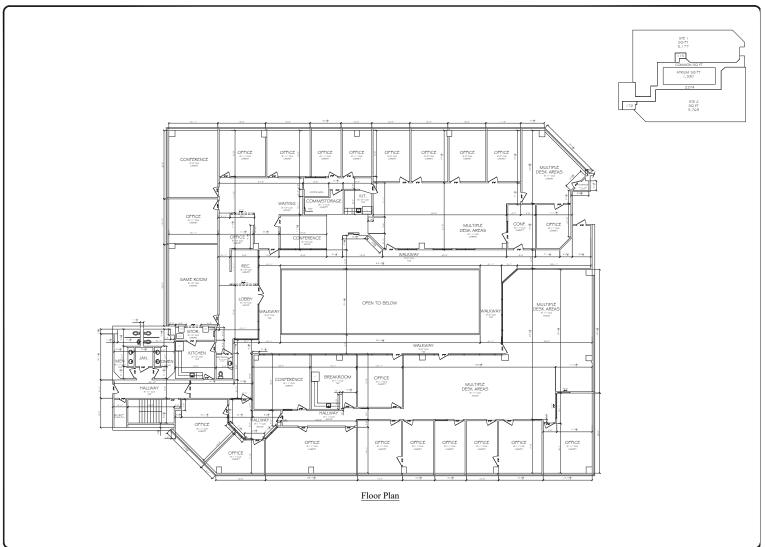


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FLOOR PLAN - FULL SECOND FLOOR: BUILDING B



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CARR Development, Inc.



Information About Brokerage Services

Texas law requires all real estate licensees 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 unloss on applicable outboring to do so by the party diselect.
- 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 coincidental 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.

Carr Development, Inc.	421475 inf	o@carrdevelopment.com	(512)306-1771	
Licensed Broker /Broker Firm Name	or License No.	Email	Phone	
Primary Assumed Business Name				
Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
	Buyer/Tenant/Seller/Landlord Initials	Date		
Regulated by the Texas Real Estate Commission		Information available	Information available at www.trec.texas.gov	
This form was produced by the sub	ource.	IABS 1-0 Date		

Company name goes here, 5121 BEE CAVE RD STE 207 AUSTIN, TX 78746 Phone: (512)306-1771 Fax: Broker Info.
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