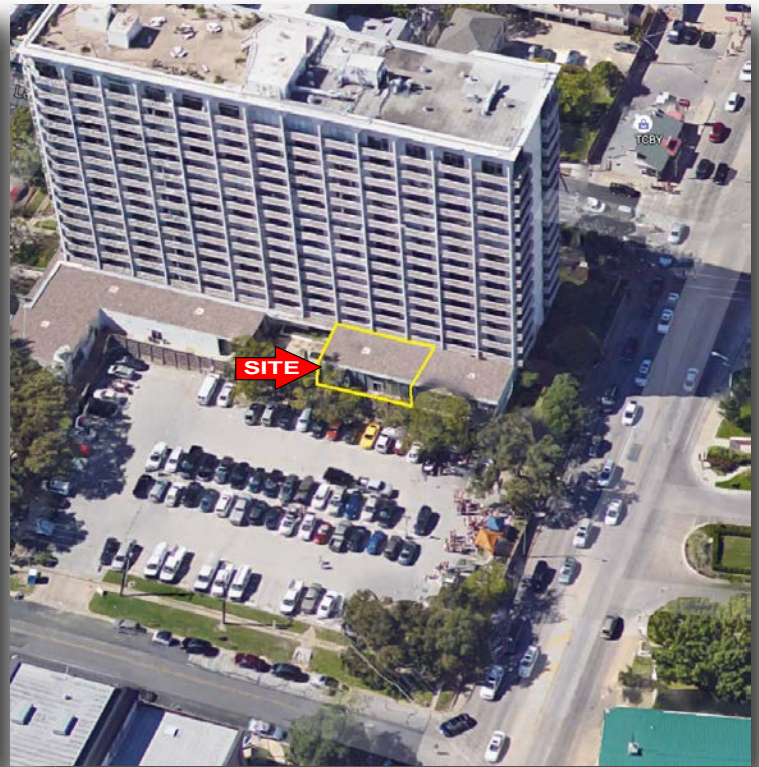
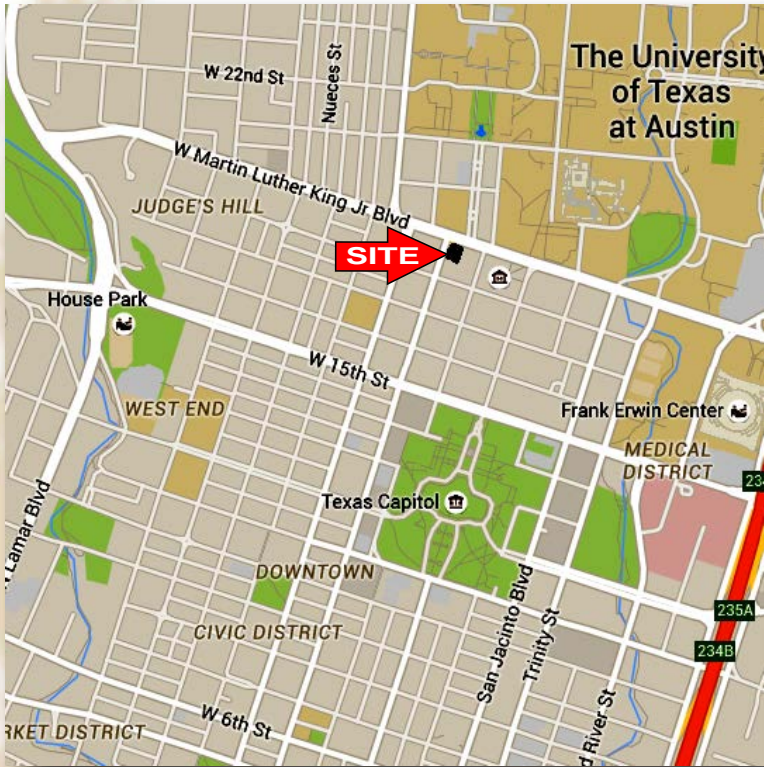


# OFFICE CONDO FOR SALE CAMBRIDGE TOWER

1801 Lavaca St. Unit 1A1 Austin, TX 78701



**LOCATION:** The subject is located on the ground floor of Cambridge Tower at the SE corner of MLK and Lavaca Streets immediately south of the University of Texas in Central Austin. The property enjoys close proximity to the State Capital and Central Business District; is across the street from the ATT Conference Center and is immediately west of the Bob Bullock Museum.

<b>SQUARE FOOTAGE:</b>	Net Rentable	2,015
	Patio	<u>+446</u>
		2,461
	Common Area	<u>+426</u>
	Gross	2,887

**PARKING:** Four (4) owned spaces convey with condo acquisition.

**AMENITIES:** The building offers 24 hour door-man, outdoor swimming pool, exercise room, roof top deck and shared meeting / conference room. Shared private patio. 16' ceiling height. No load bearing demising wall.

**PRICE:** \$775,000.00

**POSSESSION:** Owner of unit 1A1 will require up to 60 days to vacate after closing.

**COMMENTS:** Approximately 1/2 of suite 1A1 is leased for \$3,000/month gross, leaving approximately 1,000 sf. for owner occupant. Lease expires March 31, 2019.

**McALLISTER  
& ASSOCIATES**

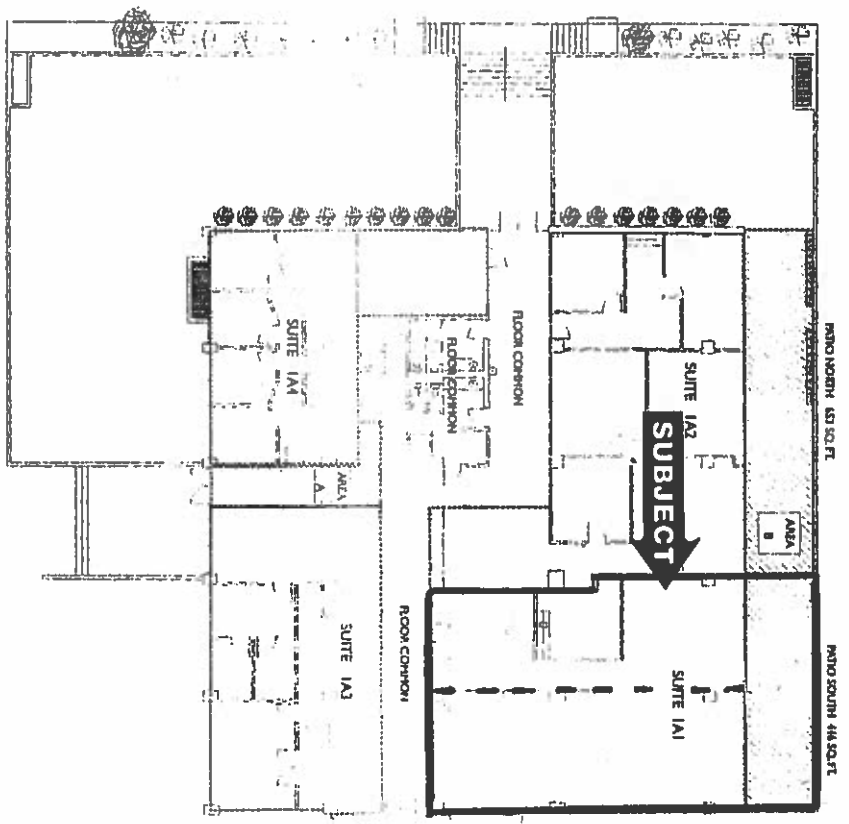
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704  
(512)472-2100 FAX: (512)472-2905

**CONTACT Randy Merritt, CCIM**  
Office: (512) 415-3100  
randy@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

Cambridge Holdings, L.P.  
 1801 Lavaca, Suite 1A  
 Austin, Texas 78701



**SUITE SQ. FT. SUMMARY:**

- SUITE IA1 = 2,015 SQ.FT. + 446 PATIO = 2,461
- SUITE IA2 = 2,135 SQ. FT. + 653 PATIO = 2,788
- SUITE IA3 = 1,457 SQ. FT.
- SUITE IA4 = 1,275 SQ. FT.
- FLOOR COMMON = 1,359 SQ. FT.

**SUITE SUMMARY W/ ADDED COMMON AREA:**

- SUITE IA1 = 2,461 + 426 = 2,887 SQ. FT.
- SUITE IA2 = 2,788 SQ. FT. + 468 = 3,256 SQ. FT.
- SUITE IA3 = 1,457 SQ. FT. + 248 = 1,705 SQ. FT.
- SUITE IA4 = 1,275 SQ. FT. + 217 = 1,492 SQ. FT.

**ADJUSTED SQ. FT. SUMMARY:**

- AREA - A = COMMON AREA - (223) SQ. FT.
- AREA - B = LIMITED COMMON AREA - + 1,117 SQ.FT.
- NET AREA CHANGE: + 900 SQ. FT.
- TOTAL GROSS OFFICE RENTABLE SQ. FT.: 8,440
- ADD NET AREA CHANGE: + 900 SQ. FT.
- ADJUSTED GROSS OFFICE RENTABLE SQ. FT.: 9,340

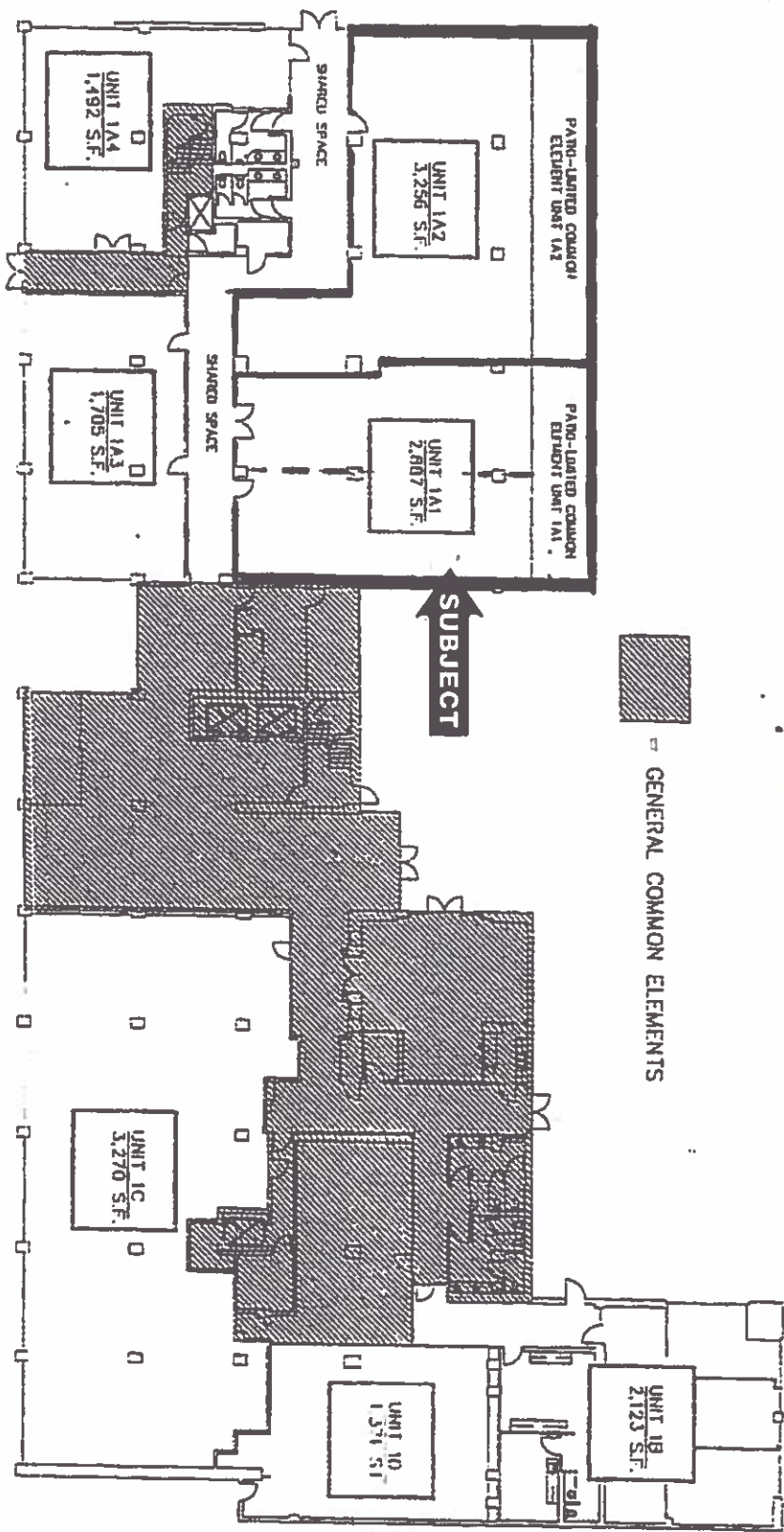
# EXHIBIT A

## Proposed Subdivision of Unit 1A



DATE: 08/14/2013  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

NOTE:  
 SOME SQUARE FOOTAGE  
 CALCULATIONS WERE  
 PROVIDED BY A THIRD  
 PARTY AND DIMENSIONS  
 FLOORPLAN ILLC MAKES NO  
 WARRANTY AS TO THEIR  
 ACCURACY OR FITNESS FOR  
 USE



Drawings for  
**CAMBRIDGE TOWER**  
 1801 ...  
 Austin, Texas 78701

**FIRST FLOOR**  
**CAMBRIDGE TOWER**

THE MEASUREMENTS AND  
 FLOOR PLANS ARE ACCURATE  
 TO WITHIN 2% INTERIOR WALLS  
 AND DOORING WALLS ARE  
 VARYING THICKNESSES.  
 Project No.: 21061.01  
 Rev. Date: October 28, 2010  
 ©2010

**+DIMENSIONS+**  
**FLOORPLANS**  
 AUSTIN, TEXAS  
 WWW.DIMENSIONS-FLOORPLANS.COM  
 Phone: 342-0114 Fax: 342-1985



## 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.

<b>McAllister &amp; Associates</b>	<b>403756</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Bill Blood</b>	<b>169224</b>	<b>bblood@matexas.com</b>	<b>512-472-2100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Joe Willie McAllister</b>	<b>336887</b>	<b>Joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Randy Merritt</b>	<b>349864</b>	<b>randy@matexas.com</b>	<b>512-415-3100</b>
Sales Agent/ Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date