



**LIVE OAK**  
Real Estate Development,  
Brokerage & Services

# 2208 LAKE AUSTIN

CREATIVE OFFICE SPACE

2208 Lake Austin Blvd. | Austin, Texas 78703

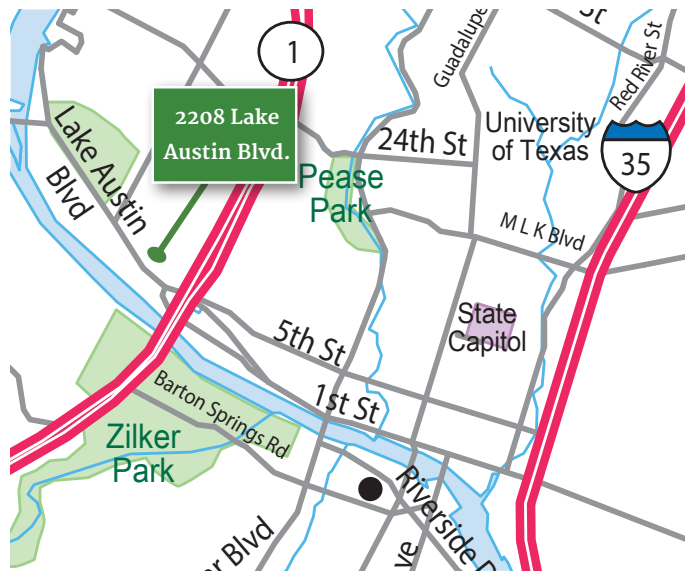
## UNDER CONSTRUCTION - PRELEASING

TOTAL AVAILABLE SPACE - 3,910 RSF

2208 Lake Austin Blvd.  
Austin, Texas 78703  
West Submarket

2208 Lake Austin Boulevard is a 3,910 square foot three story office building with rooftop deck located in central west Austin.

Located a few blocks from downtown Austin on Lake Austin Boulevard, the property offers direct access to Mopac and is within minutes from Lady Bird Lake, downtown restaurants and the the Butler jogging trails.



**Jon Moscoe**  
512.852.7497  
jon@liveoak.com

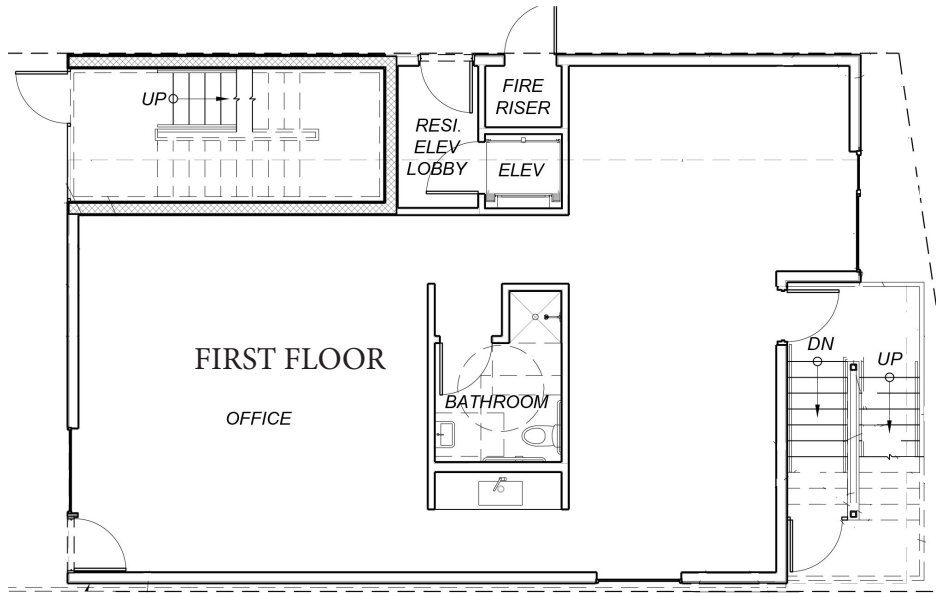
**Dax Benkendorfer**  
512.852.7472  
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# 2208 Lake Austin

## FLOORPLAN

2208 Lake Austin Blvd. | Austin, Texas 78703



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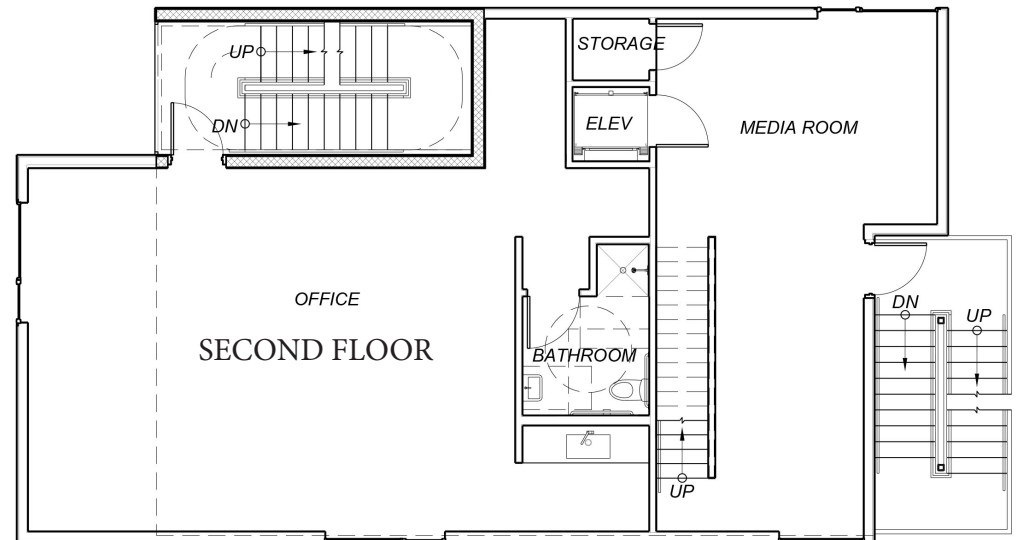
First Floor - 1,174 RSF

Second Floor - 1,368 RSF

Third Floor - 1,368 RSF

### PROPERTY FEATURES

- Easy access to Downtown and Mopac (Loop 1)
- Creative office space with rooftop deck
- Walking distance to local retailers/restaurants, jogging trails and Deep Eddy Pool
- Building signage available
- Surface parking with 7 spaces



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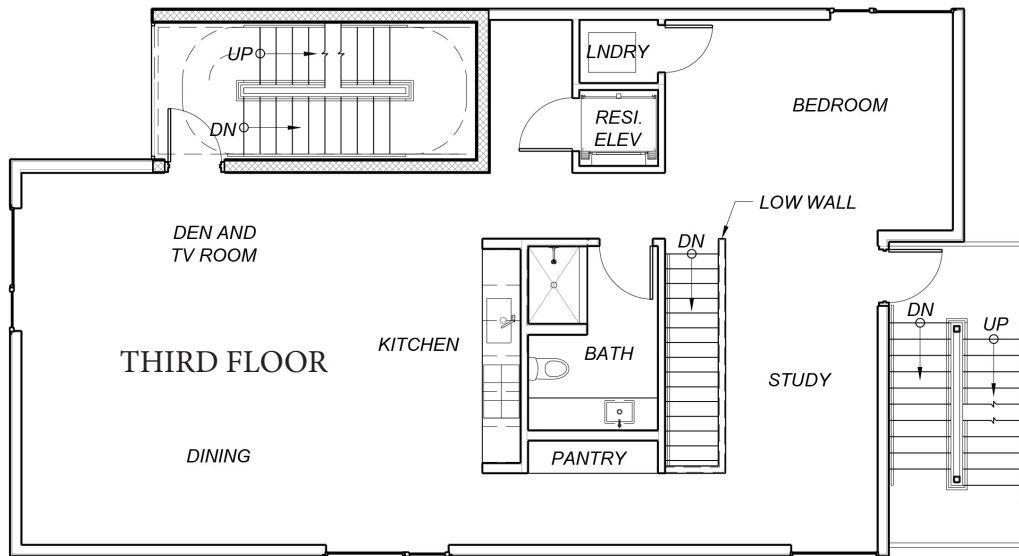
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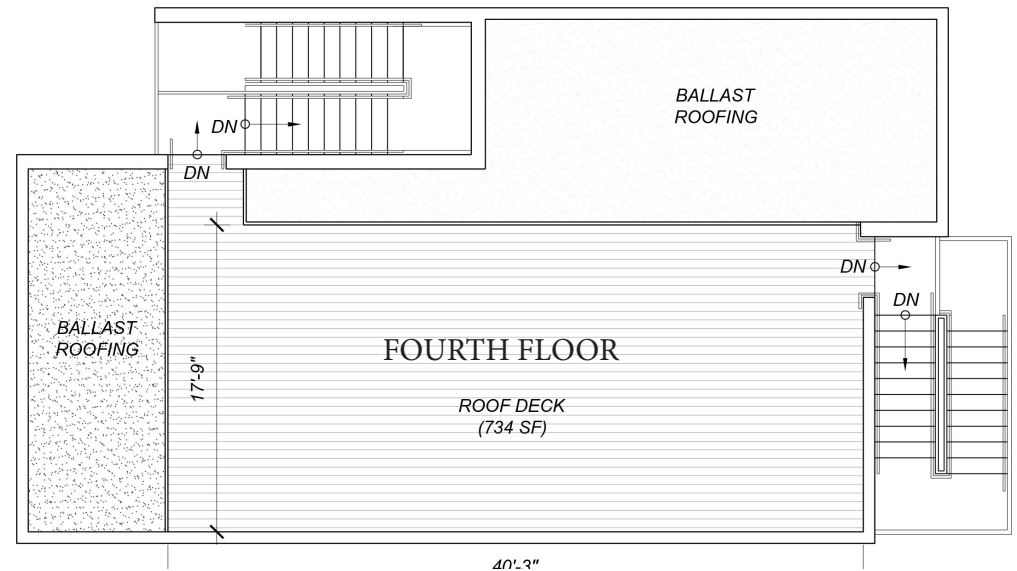
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## DEMOGRAPHIC PROFILE

ESTIMATED 2016	1 mile	3 mile	5 mile
POPULATION:	10,415	123,927	296,140
# OF HOUSEHOLDS:	542	55,797	130,029
AVG. HOUSEHOLD INCOME:	\$112,353	\$98,030	\$86,631

## TRAFFIC COUNTS

26,192 Vehicles Per Day	Lake Austin Blvd.
158,533 Vehicles Per Day	Mopac (Loop 1)



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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.*



11-2-2015

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**Live Oak - Gottesman, LLC**      **590102**      **doug@liveoak.com**      **512.472.5000**

Licensed Broker/Broker Firm Name or      License No.      Email      Phone  
 Primary Assumed Business Name

**Doug Thomas**      **515612**      **doug@liveoak.com**      **512.472.5000**

Designated Broker of Firm      License No.      Email      Phone

Licensed Supervisor of Sales Agent/      License No.      Email      Phone  
 Associate

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

Buyer/Tenant/Seller/Landlord Initials      Date