

PIONEER BANK BUILDING

623 W. 38TH ST. | AUSTIN, TEXAS 78705

NEW CONSTRUCTION OFFICE | **FOR LEASE**



**FOR MORE
INFORMATION
PLEASE CONTACT**

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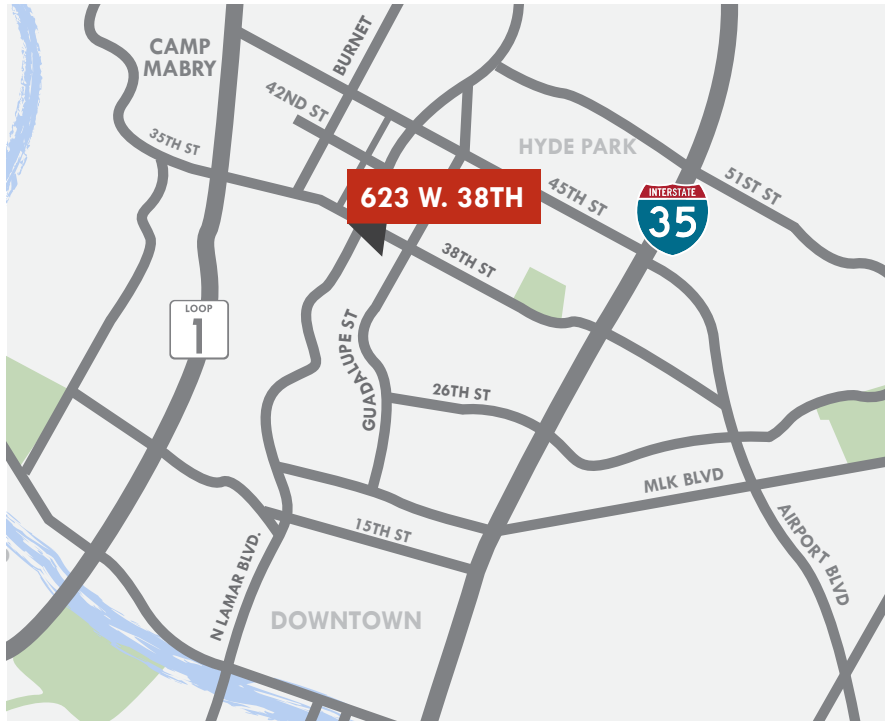


PIONEER BANK BUILDING PROPERTY INFORMATION

623 W. 38TH ST. | AUSTIN, TEXAS 78705

AVAILABILITY

Suite 105: 2,724 RSF



PROPERTY DESCRIPTION

The Pioneer Bank Building offers a Class A, new construction office lease opportunity within the dynamic area of 38th Street and Guadalupe Street. The project boasts premier design led by Jackson & McElhaney Architects, a connected structured parking garage, outdoor and indoor break/amenity areas, and excellent visibility. Being within walking distance to numerous retailers and restaurants adds to the heavy amenity package for the project.

FEATURES

BUILDING

- Outdoor amenity areas
- Indoor break/amenity areas
- Attached/structured parking garage
- On-site banking

LOCATION

- Walking distance to numerous retailers and restaurants
- Guadalupe St. & 38th St. frontage
- Easy access to Mopac & IH-35
- Immediate area of Healthcare District

SUITE

- Corner suite with plentiful windows
- Newly finished out interiors

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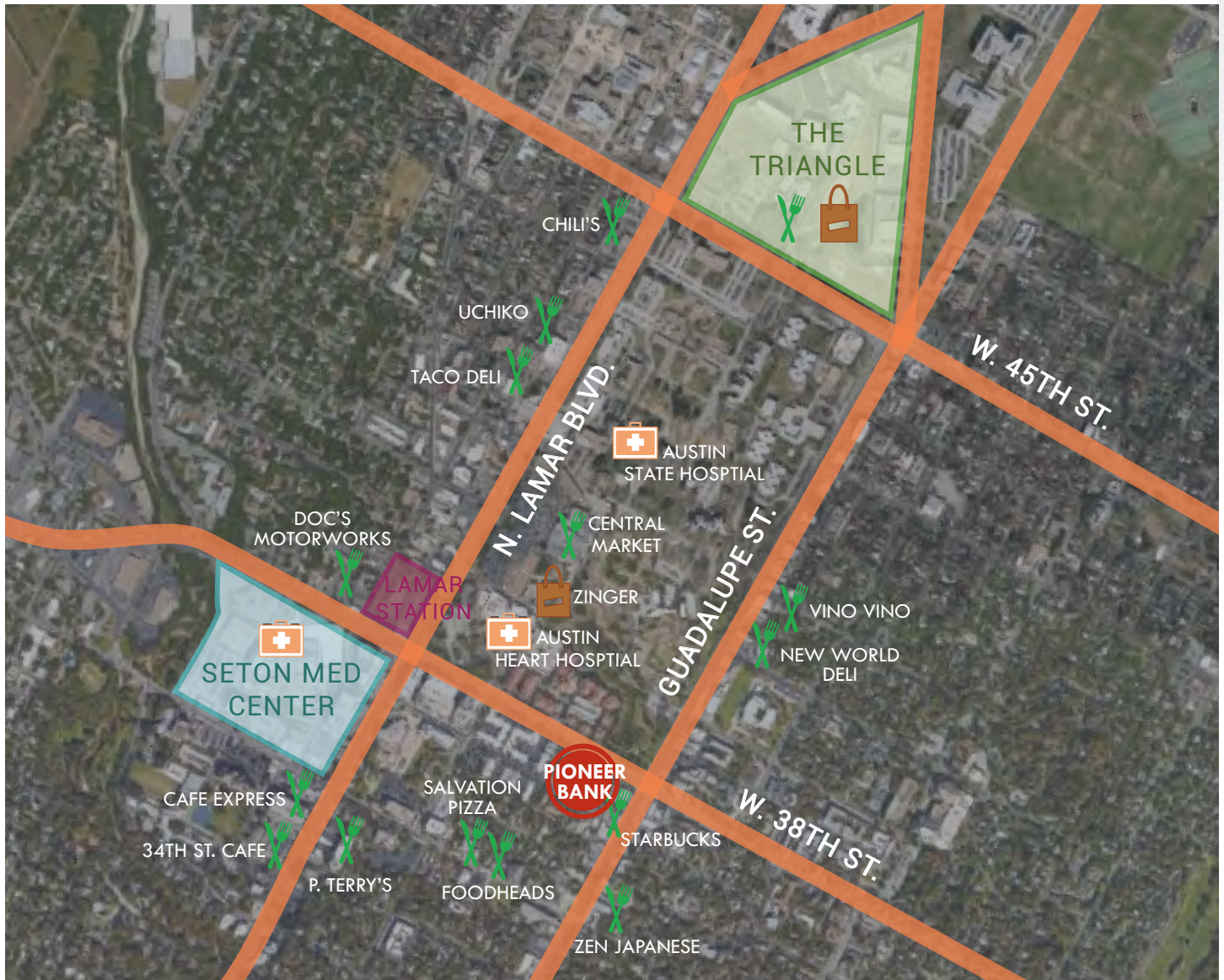
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RESTAURANTS AND SHOPPING



FoodHeads	Taco Deli	Lamar Station	The Triangle
P. Terry's	Vino Vino	Kendra Scott	Maudie's
Cafe Express	Zinger	Snooze	Flying Saucer
34th St. Cafe	Salvation Pizza		Galaxy Cafe
Starbucks	New World Deli		Mama Fu's
Uchiko	Doc's		Mandola's
Zen Japanese	Chili's		Snap Kitchen
Central Market			Cafe Monet
			Chase
			Core Power Yoga
			Office Max
			Fitness 360
			Myo Massage

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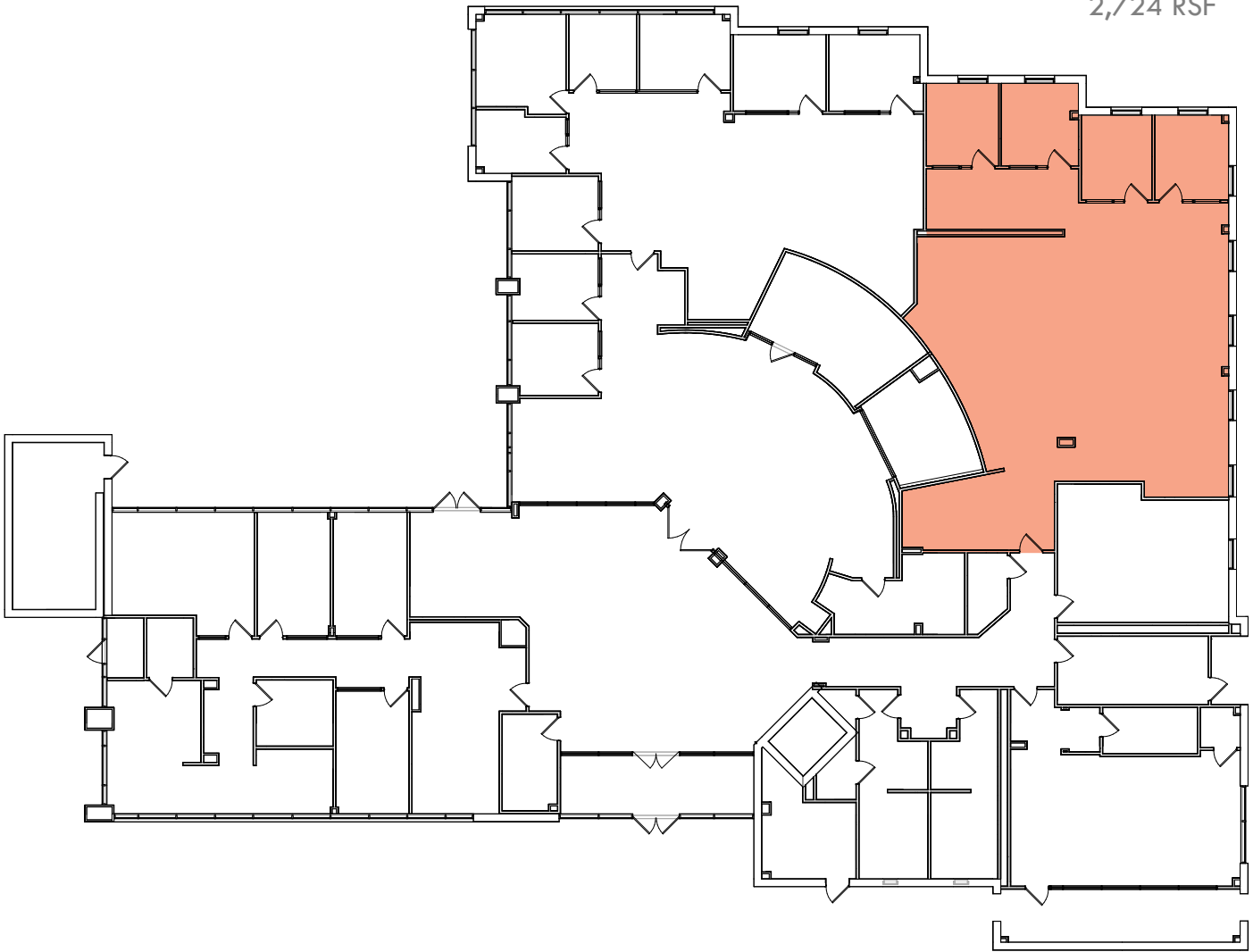
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LEVEL **1**

SUITE 105
2,724 RSF



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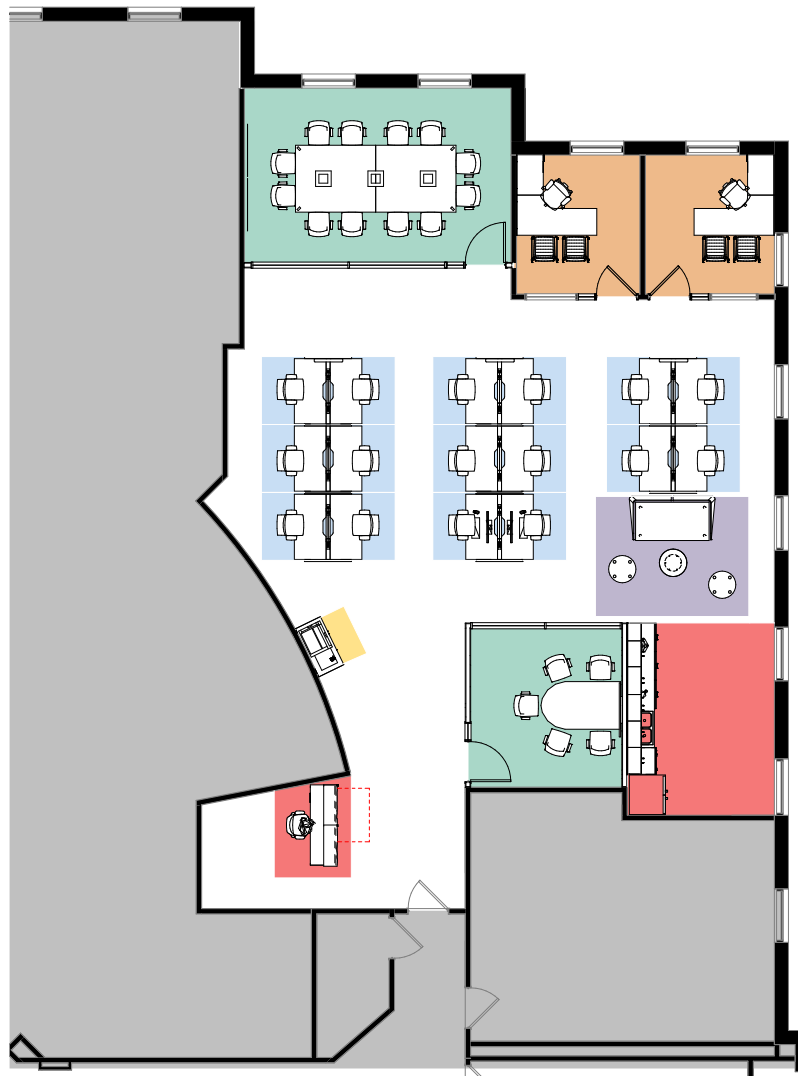


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LEVEL **1**

EXAMPLE TEST-FIT

SUITE 105
2,724 RSF



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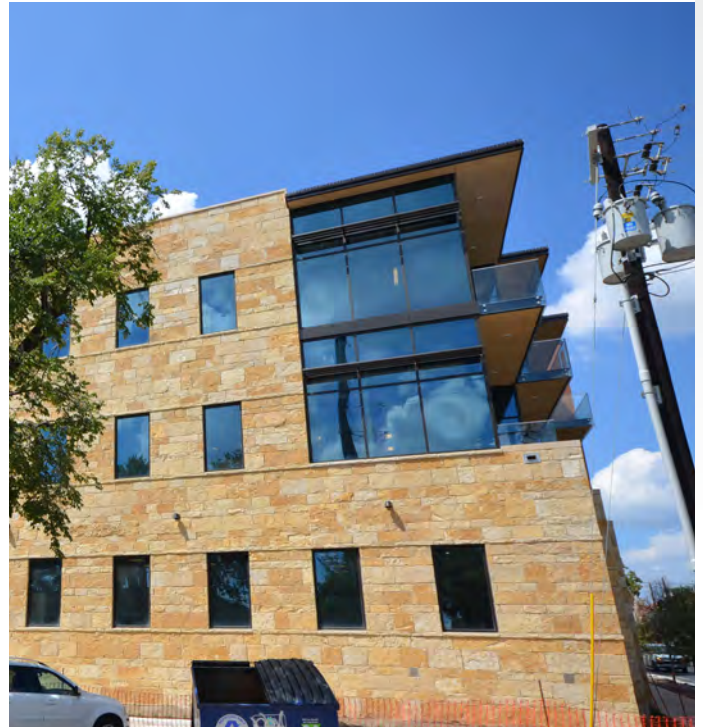
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PIONEER BANK BUILDING

PHOTOS

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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.

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

Buyer/Tenant/Seller/Landlord Initials

Date