

# 812 San Antonio

812 San Antonio St. | Austin, Texas 78701

Recently Completed Renovations

- **CBD Office Building**
- **7-Stories**
- **60,103 SF Rentable Building Area**
- **Attached, Structured Parking Garage (3.8 per 1,000 RSF leased)**
- **SWC of 9th St. and San Antonio St.**

## Availability

- Suite L15: 586 SF\* - 30 Days
- Suite L12: 831 SF - Immediately
- Suite L17: 2,378 SF - Immediately
- Suite L23: 676 SF\* - Immediately
- Suite 401: 2,848 SF\*\* - Immediately
- Suite 403: 1,218 SF\*\* - 9/1/18
- Suite 505: 1,168 SF - 30-60 Days

\*1,262 SF combined

\*\*4,063 SF combined

## Features

- Located in the heart of Downtown Austin with scenic views, excellent driving, and pedestrian access
- 3 Blocks from West 6th Street restaurants and entertainment
- 4 Blocks from State Capitol
- 1 Block from the Travis County Courthouse



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# 812 San Antonio: Interiors and Entry



# 812 San Antonio: Views



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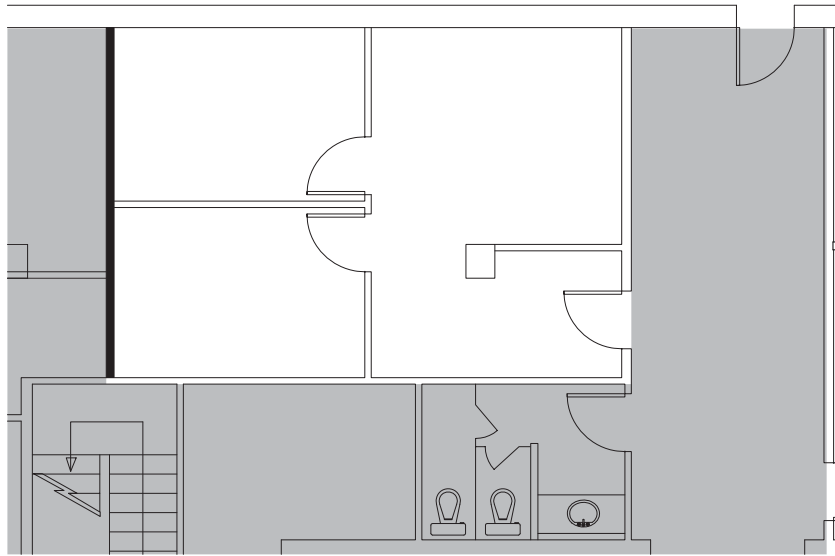
Anne Swift  
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# 812 San Antonio: Availability

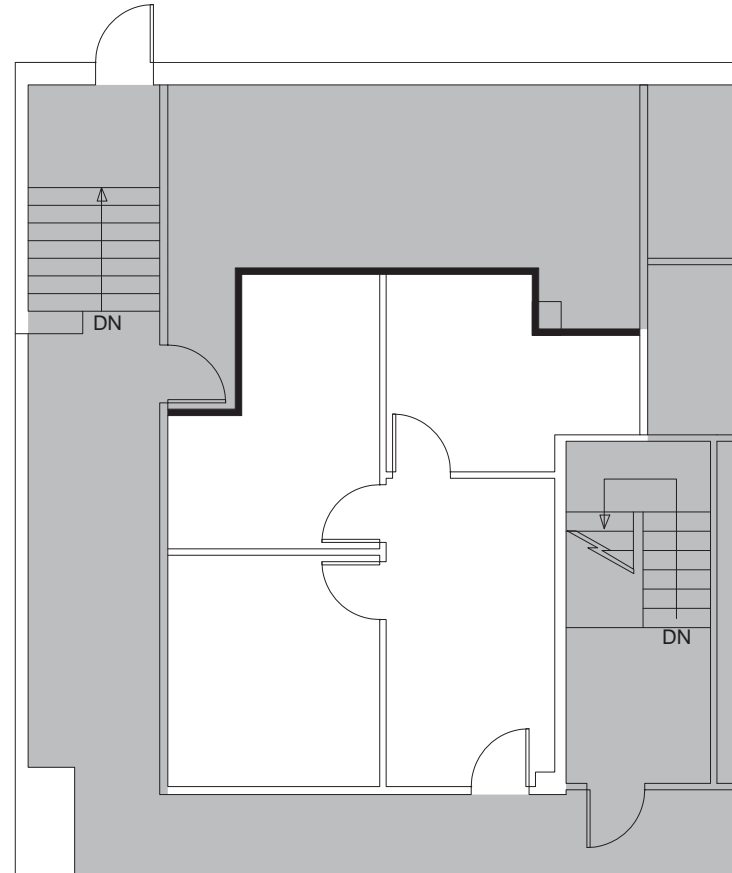
Suite L15: 586 SF\* - 30 Days

Suite L23: 676 SF\* - Immediately

\*Max cont. 1,262 SF



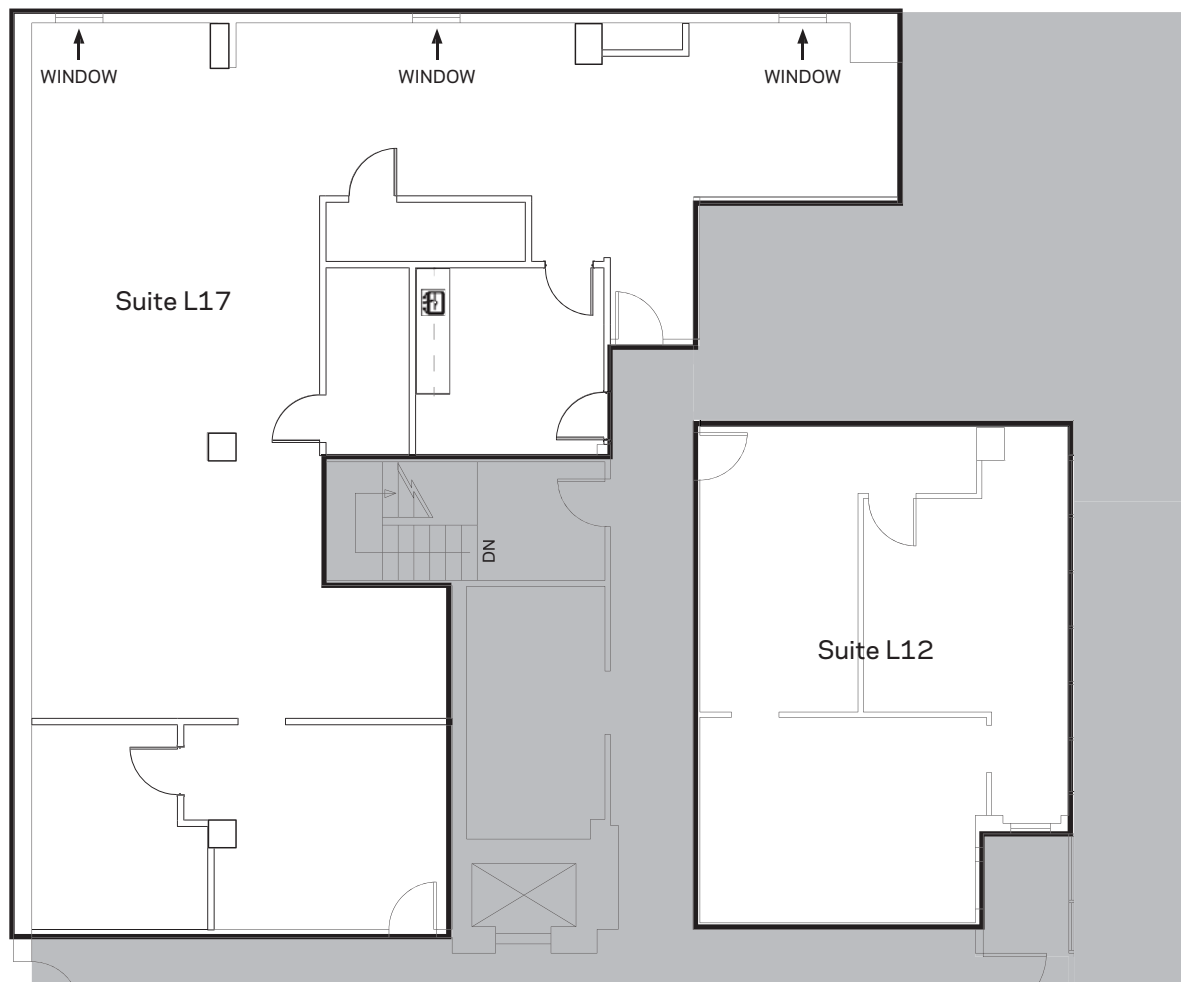
Suite L15



Suite L23

# 812 San Antonio: Availability

Suite L12: 831 SF - Immediately  
Suite L17: 2,378 SF - 60-90 Days

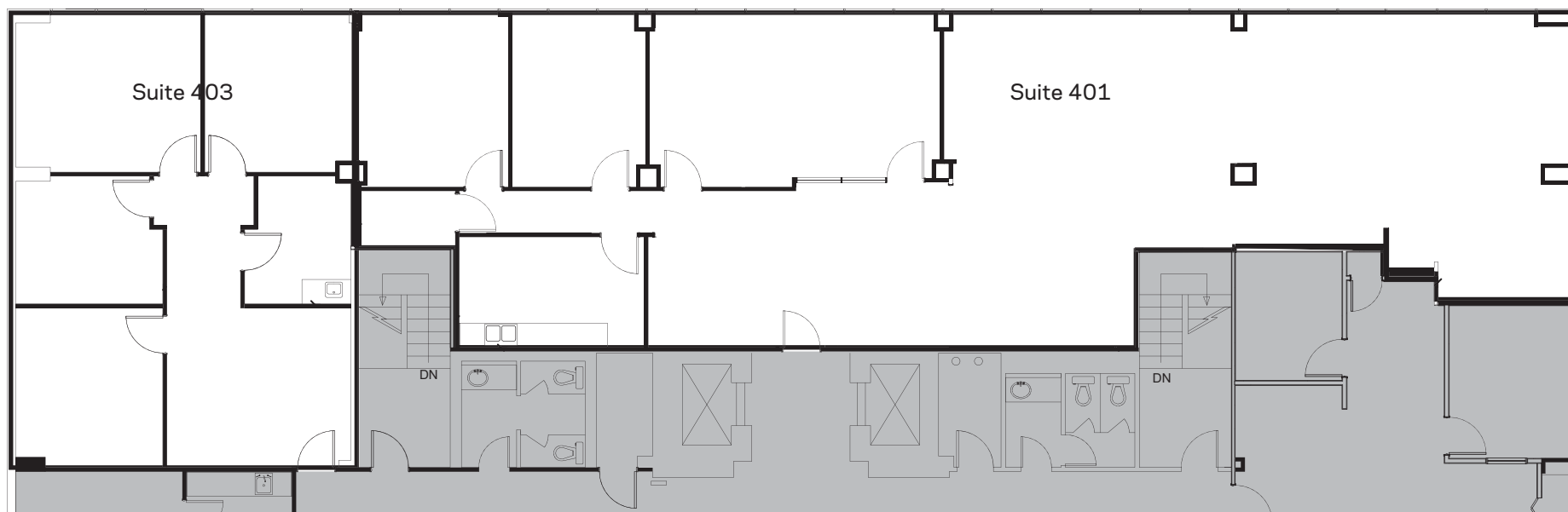


# 812 San Antonio: Availability

Suite 401: 2,848 SF\* - Immediately

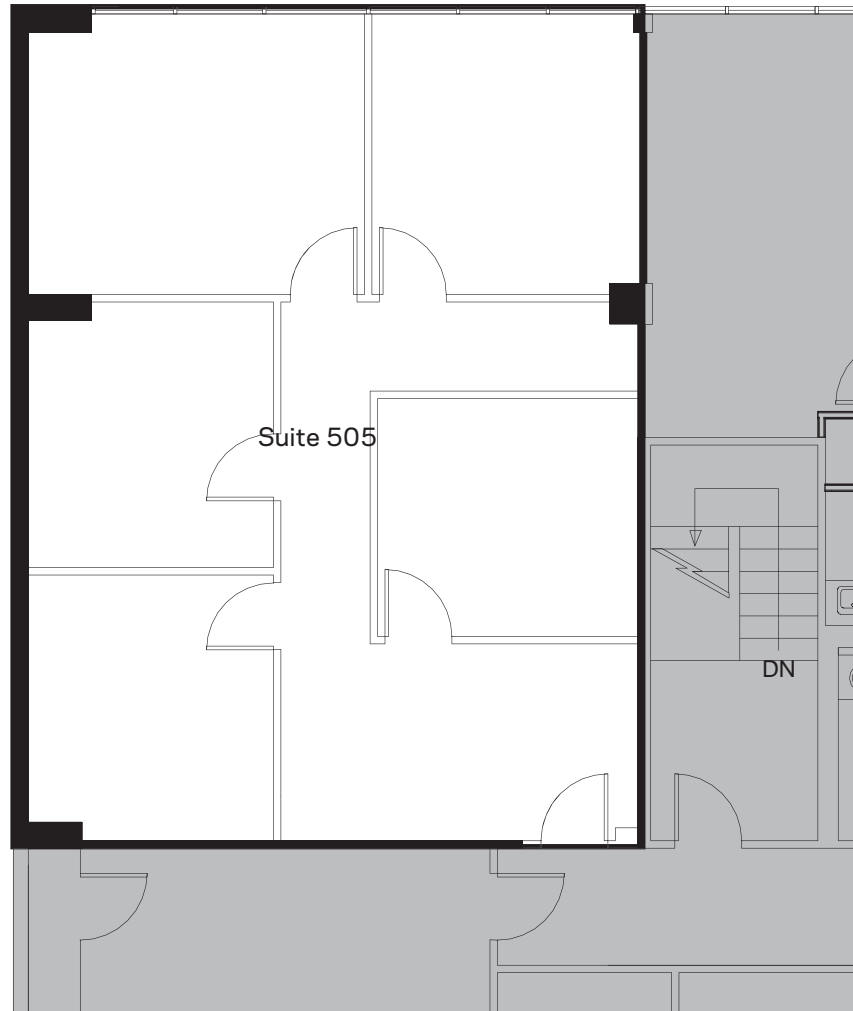
Suite 403: 1,218 SF\* - 9/1/18

\*Max cont. 4,063 SF



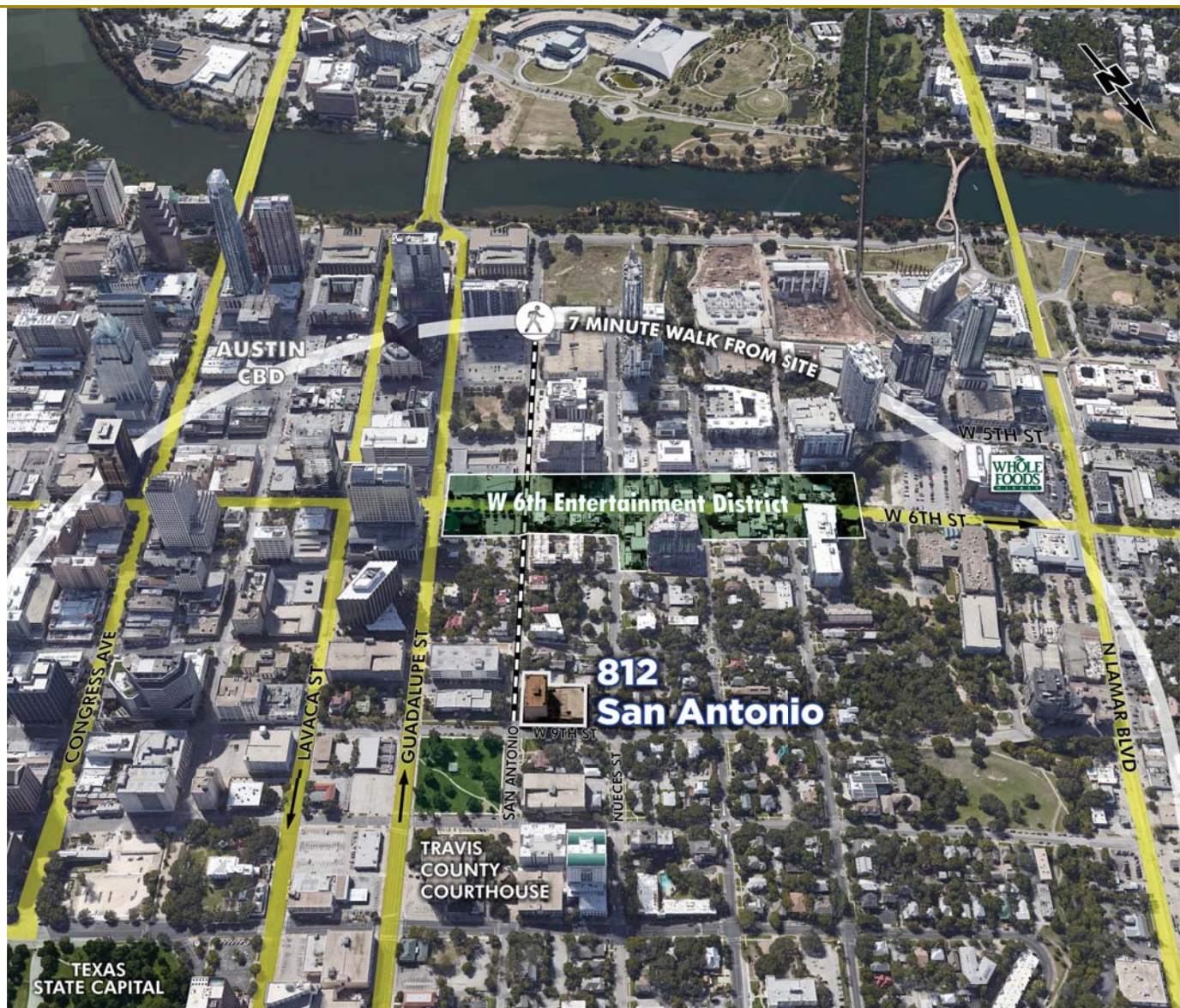
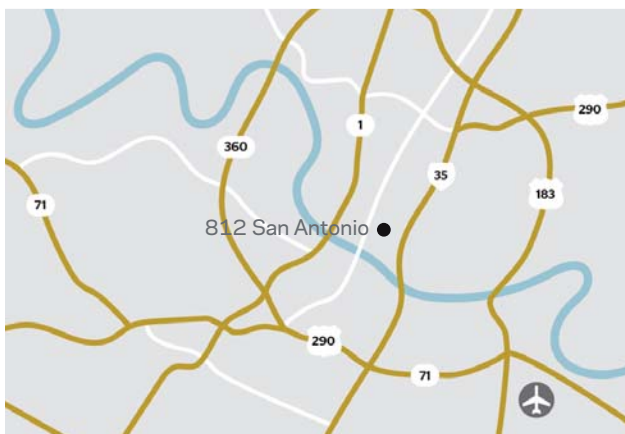
# 812 San Antonio: Availability

Suite 505: 1,168 SF - 30-60 Days



# 812 San Antonio: Location

- Located in the heart of Downtown Austin within close proximity to West 6th Street, the State Capitol and the Travis County Courthouse.
- Highly visible location with excellent driving and pedestrian access at the southwest corner of 9th Street and San Antonio.
- North Lamar Boulevard, Mopac Expressway, 15th Street, MLK Boulevard and Interstate 35 are all easily accessible.
- Surrounded by well-known retailers, hotels, restaurants and bars such as the Ranch 616, Rattle Inn, Whole Foods, Fixe, Wu Chow, Star Bar, Little Woodrow's, The Driskill, Pure Austin Fitness, REI, Anthropology, Waterloo Records and many more.
- Close proximity to high profile condominiums and apartment complexes such as the 404 Rio Grande, The Seaholm Condominiums, Seven, The Bowie, Austin City Lofts and Gables West Ave.



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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 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.

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

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