

# 720 W. 34TH

#### CENTRAL SUBMARKET

#### 720 W. 34th Street | Austin, Texas 78705

## Available Immediately Suite 225: 1,870 SF

34th & West is a Class A, 22,500 square foot medical office building. The site is located at the Northeast corner of 34th Street and West Avenue in Central Austin.

This project is situated in the heart of Austin's central medical corridor within minutes of Seton Medical Center, St. David's Hospital and the Brakenridge Medical complexes.





Jon Moscoe 512.426.4858 jon@liveoak.com Dax Benkendorfer 512.848.2581 dax@liveoak.com Ben Williamson 256.996.5729 ben@liveoak.com

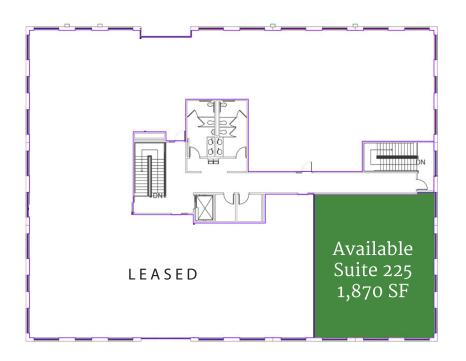
2705 Bee Cave Road, Ste. 230, Austin, Texas 78746

## SECOND FLOOR

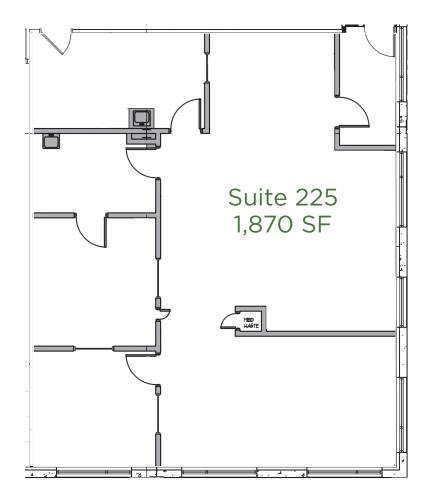
SUITE 225 - 1,870 SF

Base Rate: \$35.00 psf/yr + NNN

Parking Ratio: 4.4/1,000 RSF



Jon Moscoe 512.426.4858 jon@liveoak.com Dax Benkendorfer 512.848.2581 dax@liveoak.com Ben Williamson 256.996.5729 ben@liveoak.com



The information contained herein was obtained from sources deemed reliable. Live Oak, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice

# 720 W. 34TH

AERIAL





Jon Moscoe 512.426.4858 jon@liveoak.com Dax Benkendorfer 512.848.2581 dax@liveoak.com Ben Williamson 256.996.5729 ben@liveoak.com

		Buyer/Tenant/Seller/Landlord Initials	Buyer/Tena	
Phone	Email	License No.	ociate's Name	Sales Agent/Associate's Name
Phone	Email	License No.	Licensed Supervisor of Sales Agent/ Associate	Licensed Super Associate
Phone	Email	License No.	ker of Firm	Designated Broker of Firm
510 A70 5000		л1л010		
512.472.5000	doug@liveoak.com	590102	Gottesman, LLC	Live Oak -
not create an obligation for ecords.	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.	: This notice is being nowledge receipt of t	ER CONTACT INFORMATION	<b>LICENSE HOLDE</b> you to use the l
<b>tLY ESTABLISH:</b> nt. nt will be calculated.	<ul> <li>TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:</li> <li>The broker's duties and responsibilities to you, and your obligations under the representation agreement.</li> <li>Who will pay the broker for services provided to you, when payment will be made and how the payment will be calcul</li> </ul>	TWEEN YOU AND A I to you, and your ob rovided to you, wher	UTES, ALL AGREEMENTS BE r's duties and responsibilitie pay the broker for services p	<ul> <li>TO AVOID DISP</li> <li>The broke</li> <li>Who will  </li> </ul>
ment to represent the winer first.	<b>AS SUBAGENT:</b> A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to re buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.	subagent when aidin does not represent th	A license holder acts as a : ent can assist the buyer but	AS SUBAGENT: buyer. A subage
arry to the transaction. broker in writing not to	nstructions of each p nritten offer; and fically instructs the	d in writing to do so less than the written rice greater than the any other information by law.	buyer) to communicate with, provide opinions and advice to, and carry out the in 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 w any confidential information or any other information that a party speci disclose, unless required to do so by law.	<ul> <li>Must not,</li> <li>Must not,</li> <li>that t</li> <li>that t</li> <li>any c</li> <li>disclo</li> </ul>
ust first obtain the written and, in conspicuous bold or r to each party (owner and	<ul> <li>AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of <i>each party</i> 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:</li> <li>Must treat all parties to the transaction impartially and fairly;</li> <li>May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and</li> </ul>	To act as an interm n. The written agree gations as an interme in impartially and fai nt, appoint a differe	<b>AGENT FOR BOTH - INTERMEDIARY</b> : To act as an intermed eement of <i>each party</i> to the transaction. The written agreems ferlined print, set forth the broker's obligations as an intermedia Must treat all parties to the transaction impartially and fairly May, with the parties' written consent, appoint a different	AS AGENT FOF agreement of 6 underlined prin • Must trea • May, with
he buyer, usually through a lust inform the buyer of any to the agent by the seller or	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.	er becomes the buye 's agent must perforn transaction known b	<b>BUYER/TENANT:</b> The brok intation agreement. A buyer iation about the property or	AS AGENT FOR written represe material inform seller's agent.
gh an agreement with the form the broker's minimum own by the agent, including	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.	<b>RD):</b> The broker by r property managem of any material inform ent by the buyer or b	AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the owner, usually in a written listing to sell or property management agreemen duties above and must inform the owner of any material information about information disclosed to the agent or subagent by the buyer or buyer's agent.	<b>AS AGENT FO</b> owner, usually duties above ar information dis
	ETRANSACTION:	TY IN A REAL ESTATE	A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:	A LICENSE HOL
;;	<ul> <li>A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):</li> <li>Put the interests of the client above all others, including the broker's own interests;</li> <li>Inform the client of any material information about the property or transaction received by the broker;</li> <li>Answer the client's questions and present any offer to or counter-offer from the client; and</li> <li>Treat all parties to a real estate transaction honestly and fairly.</li> </ul>	<b>BY LAW (A client is t</b> Il others, including th mation about the pr sent any offer to or c ction honestly and fa	<b>DKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that t</b> 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 rec Answer the client's questions and present any offer to or counter-offer from the client Treat all parties to a real estate transaction honestly and fairly.	A BROKER'S MI Put the in Inform th Answer th Treat all p
ed by the broker.	<b>S OF REAL ESTATE LICENSE HOLDERS:</b> <b>A BROKER</b> is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. <b>A SALES AGENT</b> must be sponsored by a broker and works with clients on behalf of the broker.	rage activities, incluc y a broker and works	<ul> <li>TYPES OF REAL ESTATE LICENSE HOLDERS:</li> <li>A BROKER is responsible for all broke</li> <li>A SALES AGENT must be sponsored b</li> </ul>	<ul> <li>TYPES OF REAL</li> <li>A BROKEF</li> <li>A SALES A</li> </ul>
11-2-2015 ion about	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.	<b>rmation Ab</b> all real estate licen services to prospec	Info Texas law requires brokerage	TREC