



THE
citadel

6805 N CAPITAL OF TEXAS HWY | AUSTIN, TEXAS 78731



Enjoy in the Hill Country

...AND EASY ACCESS TO AND FROM THE OFFICE.

THE
citadel

THE
citadel

the
PRESIDIO

ECR

6805 N CAPITAL OF TEXAS HWY | AUSTIN, TEXAS 78731

OFFICE | FOR LEASE

JASON STEINBERG SIOR
512.505.0004
JSTEINBERG@ECRTX.COM

HAYDEN MCCARTY
512.505.0017
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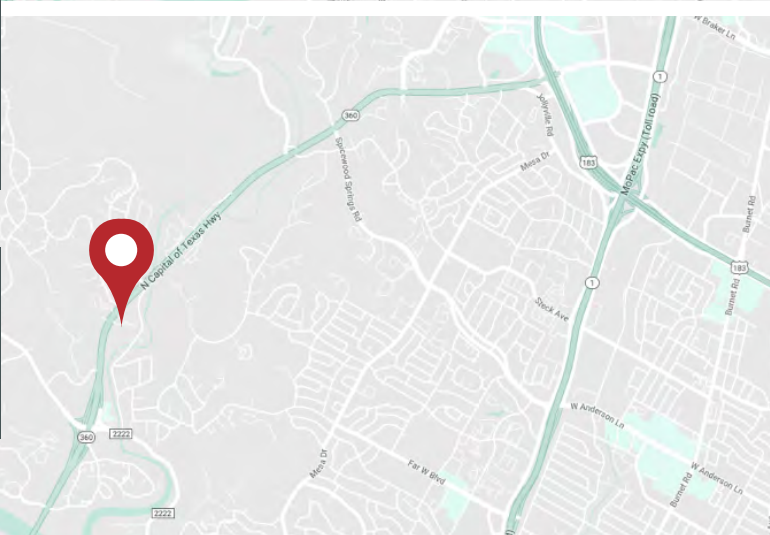
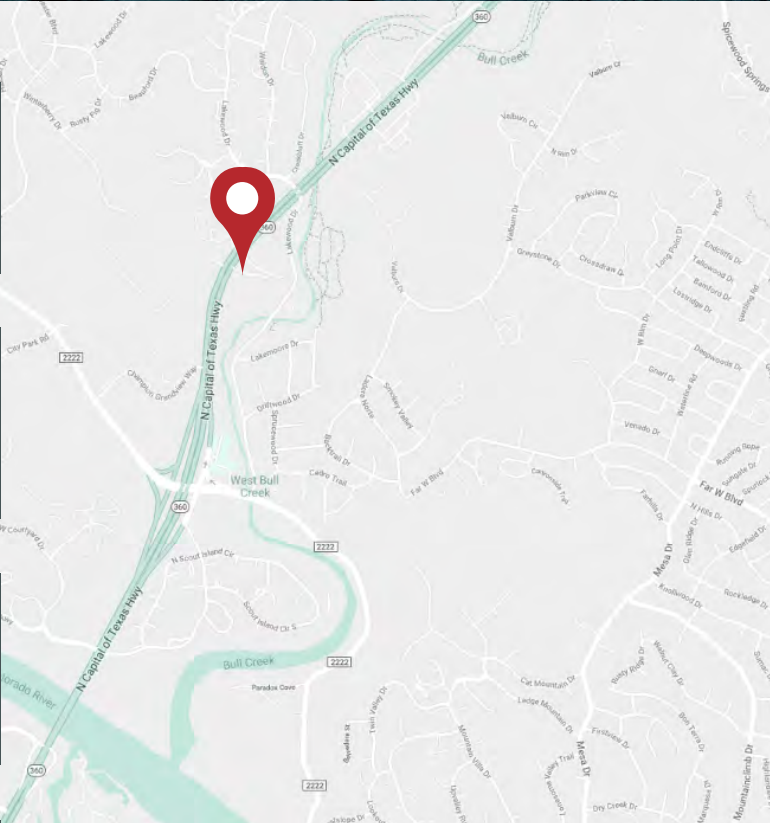
3
MILES TO
The Arboretum

6
MILES TO
The Domain

6
MILES TO
Bee Caves @ 360

10
MILES TO
US-183 @ RR-620

10
MILES TO
Downtown



AVAILABILITY

Suite 200 - 5,658 RSF*

Suite 210 - 4,658 RSF

(Available 8/1/20)

Suite 250 - 3,097 RSF*

Suite 260 - 2,593 RSF*

Suite 270 - 6,064 RSF

Suite 312 - 4,747 RSF**

(Available 8/1/20)

Suite 370 - 8,636 RSF**

(Available 9/1/20)

Suite 372 - 5,252 RSF**

**Contiguous up to 11,348 RSF*

***Contiguous up to 18,635 RSF*

PROPERTY DESCRIPTION

The Citadel is a three-story 60,970 SF office building located in the Northwest submarket overlooking the Bull Creek Preserve. Immediate access to Loop 360, Highway 183, and Mopac allow for a convenient office location. The Presidio is minutes away from both The Arboretum and The Domain, and the countless amenities both developments provide.

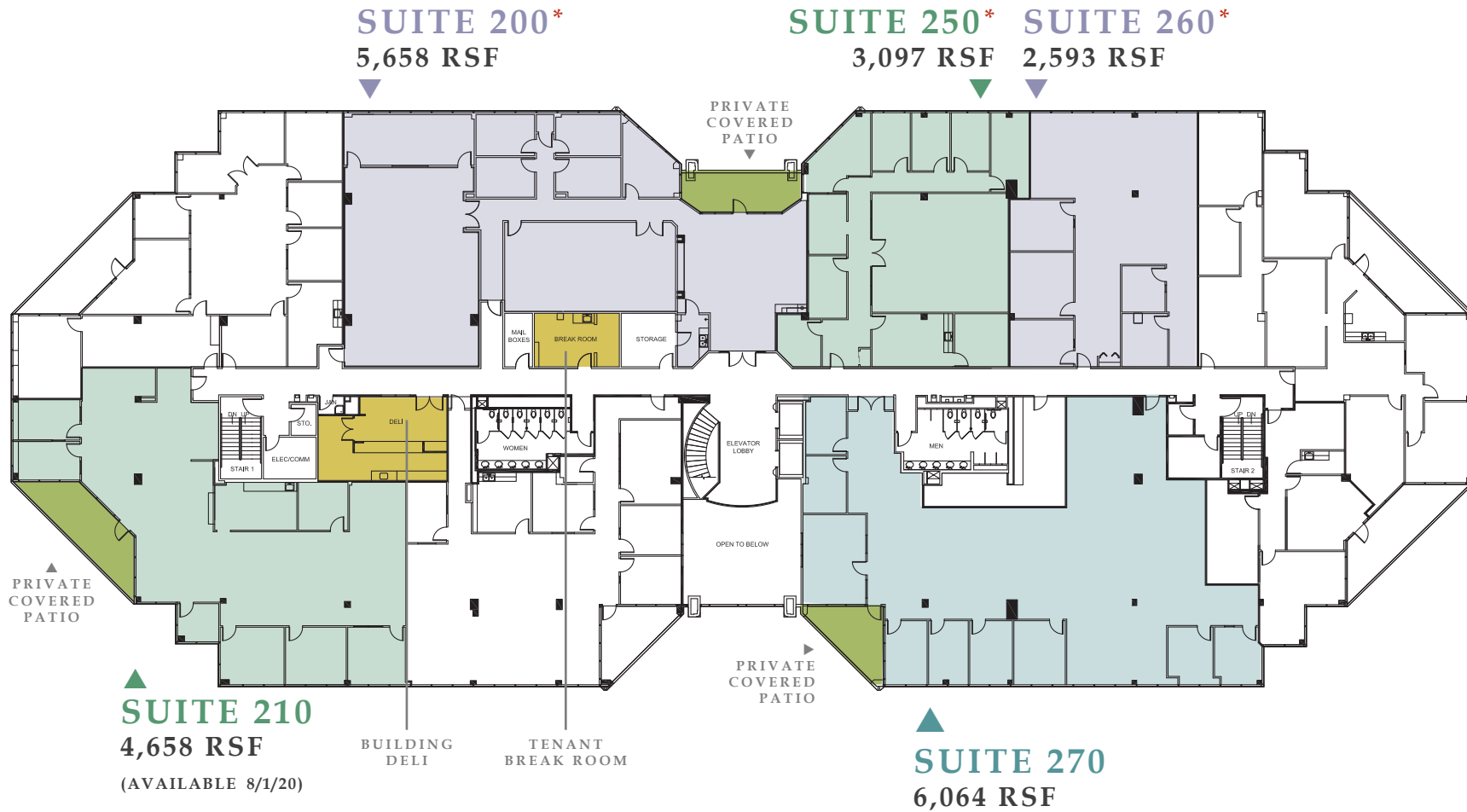
AMENITIES

- ▶ Private covered patios
- ▶ On-site ownership/management
- ▶ On-site fitness center and showers
- ▶ Tenant break room
- ▶ On-site deli
- ▶ Executive covered parking

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**Contiguous up to 11,348 RSF*



**Contiguous up to 18,635 RSF*

SUITE 312*

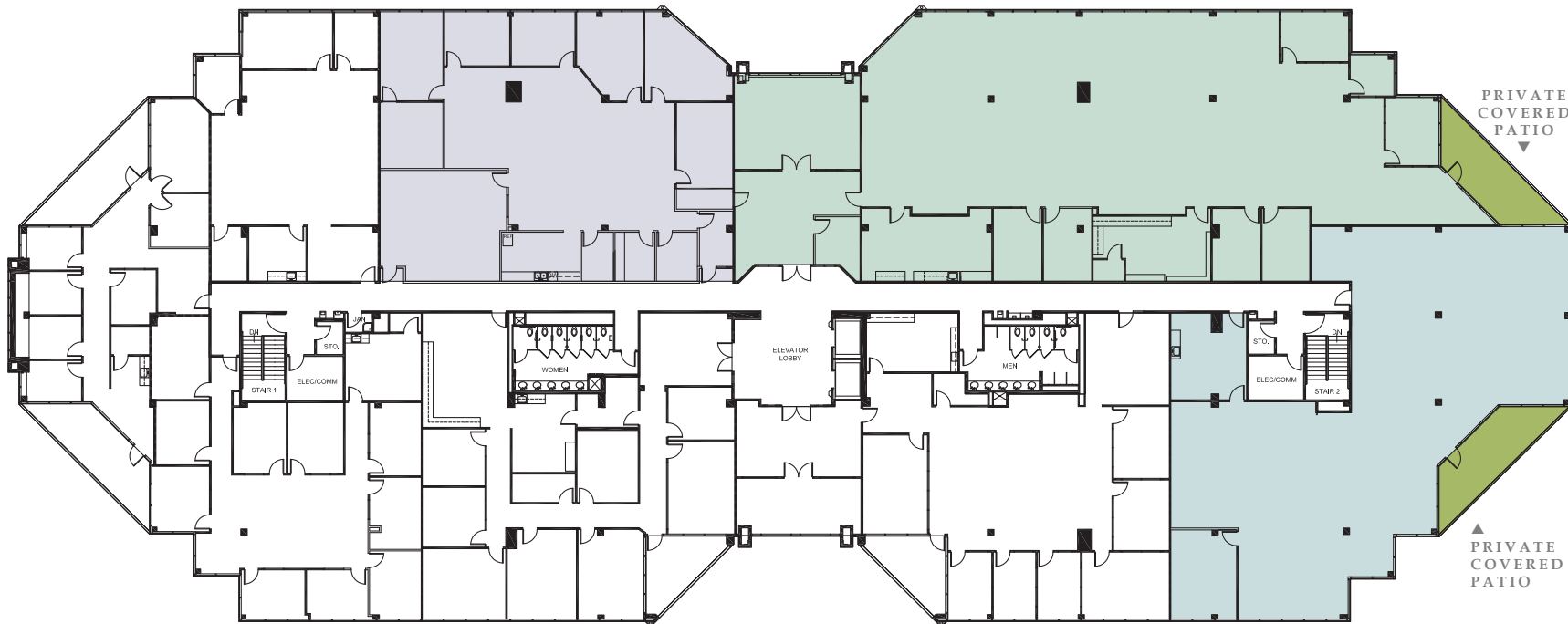
4,747 RSF

(AVAILABLE 8/1/20)

SUITE 370*

8,636 RSF

(AVAILABLE 9/1/20)



SUITE 372*

5,252 RSF



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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:
 - 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 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.

Equitable Commercial Realty, PLLC	603700	mlevin@ecrtx.com	512.505.0000
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____