



FOR LEASE

HARTLAND PLAZA

1717 WEST 6TH STREET • AUSTIN, TEXAS 78703





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Situated at the gateway to downtown Austin at 6th Street and Mopac, Hartland Plaza offers easy and convenient access to all areas of the city. The building has a brand new fitness center, tenant lounge and shared conference room. It features gated underground parking and downtown views, as well as a retail component anchored by Cover 3. If you're looking for an unbeatable downtown Austin location with numerous walkable amenities, Hartland Plaza may just be the office for you.



Great Location with Views

Skyline views; less than a mile from downtown with easy access to Mopac



On-Site Amenities

Brand new fitness center, tenant lounge and shared conference room



Great Restaurants Nearby

Cover 3 (on-site), El Arroyo, Sushi Zushi and more within walking distance



Structured Parking

Direct access to underground gated parking garage



Near Hike & Bike Trail

Easy access to the 10.1-mile Hike & Bike trail on Lady Bird Lake



On-Site Management

AQUILA Property Management is located in the building

Bethany Perez
512.684.3813

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Seth Stuart
512.684.3817

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Top, left, right: Brand new fitness center, tenant lounge and shared conference room



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Top, left, right: Hartland Plaza bridge, building lobby, view of downtown



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AMENITIES

HARTLAND PLAZA

Food

1. Cover 3
2. El Arroyo
3. Do-Rite BBQ
4. Sushi Zushi
5. Better Half Coffee & Cocktails
6. Starbucks
7. Whole Foods Flagship
8. 24 Diner
9. Counter Cafe
10. Shoal Creek Saloon
11. Fresa's Chicken
12. Wink
13. Soup Peddler
14. The Tavern
15. Austin Land & Cattle
16. Austin Java
17. Cipollina
18. Josephine House
19. Jeffrey's
20. Taco Flats
21. Galaxy Cafe
22. Cafe Medici
23. Nate's Baked Goods
24. Clark's Oyster Bar
25. Cafe Josie
26. Sweetish Hill Bakery
27. Z'Tejas

Multifamily

1. Gables 5th Street Commons
2. Gables Pressler
3. 300 N Lamar
4. Gables Park Plaza
5. Gables Park Plaza Phase II
6. Monarch

Fitness

1. Tetra Fitness
2. Kor180
3. The Bar Method
4. Rogue Running

Fun

5. LOVE Cycling Studio
6. Black Swan Yoga
7. YMCA
8. Mecca
9. Pure Austin
10. Core Power Yoga
11. Lady Bird Lake Hike & Bike Trail
1. Mean Eyed Cat Bar
2. Donn's Depot
3. Waterloo Records
4. Wiggys Liquor Store (2)



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:
 - 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 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.

AQUILA Commercial LLC	567896	info@aquilacommercial.com	512-684-3800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Christopher Perry	428511	perry@aquilacommercial.com	512-684-3803
Designated Broker of Firm	License No.	Email	Phone
Bethany Perez	609899	perez@aquilacommercial.com	512-684-3813
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Seth Zachry Stuart	639041	stuart@aquilacommercial.com	512-684-3817
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date