

Executive Place



13625 POND SPRINGS ROAD // AUSTIN, TEXAS // 78729

SALE

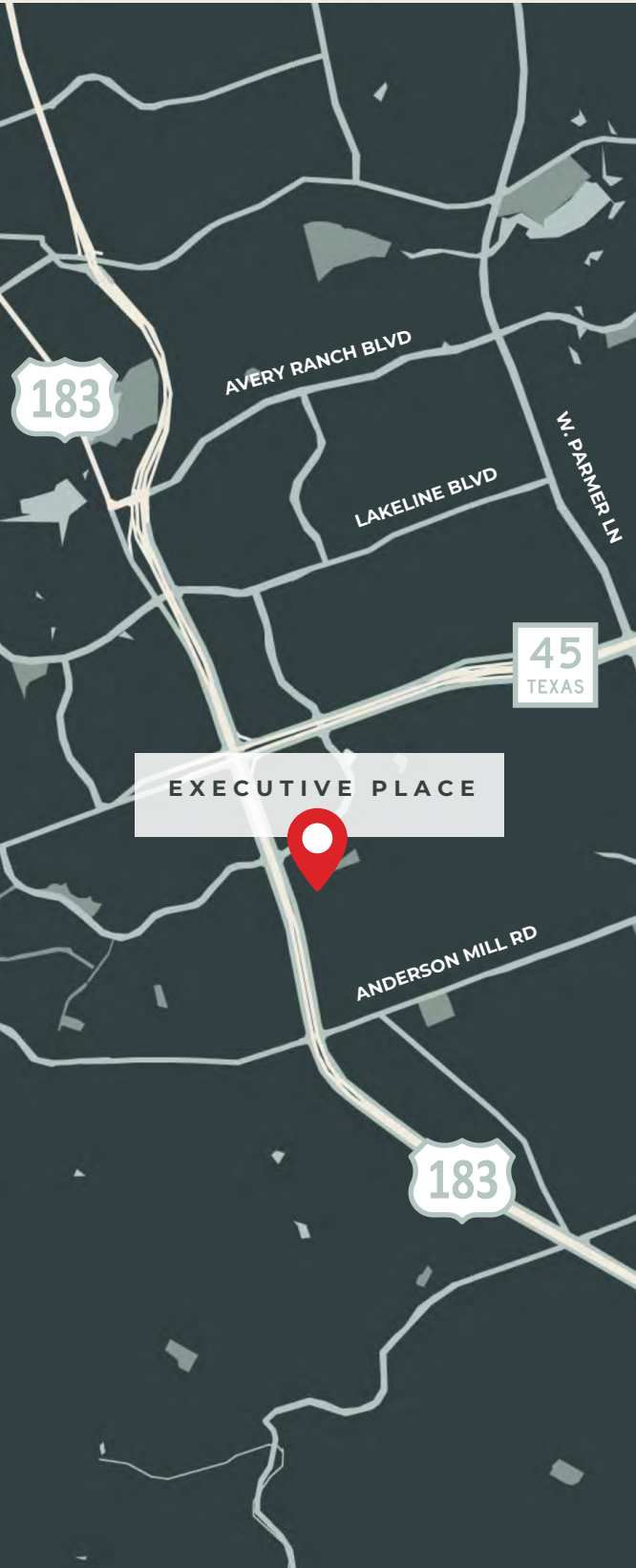
OFFICE

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Executive Place

OFFICE // FOR SALE



13625 Pond Springs Road (Executive Place) is a 12,772 square foot office building situated on 0.88 acres in northwest Austin. The building is wood-framed construction with a white stone veneer exterior and a flat roof, built in 1986.

SIZE

- 12,772 SF

FEATURES

- Flexible suite sizes
- Attractive park-like setting
- Monument signage available
- Naturally shaded, front-door parking (3.33/1,000)
- 0.88 AC (zoned C)
- Northwest Austin
- Visible from Hwy 183
- Easy access to Hwy 183, FM 620, and Parmer Ln.
- Minutes from numerous retail amenities at Lakeline Mall and Lake Creek Parkway

Executive Place

OFFICE // FOR SALE



1

LEVEL
ONE

Suite 101

▼ 700 SF

Suite 102

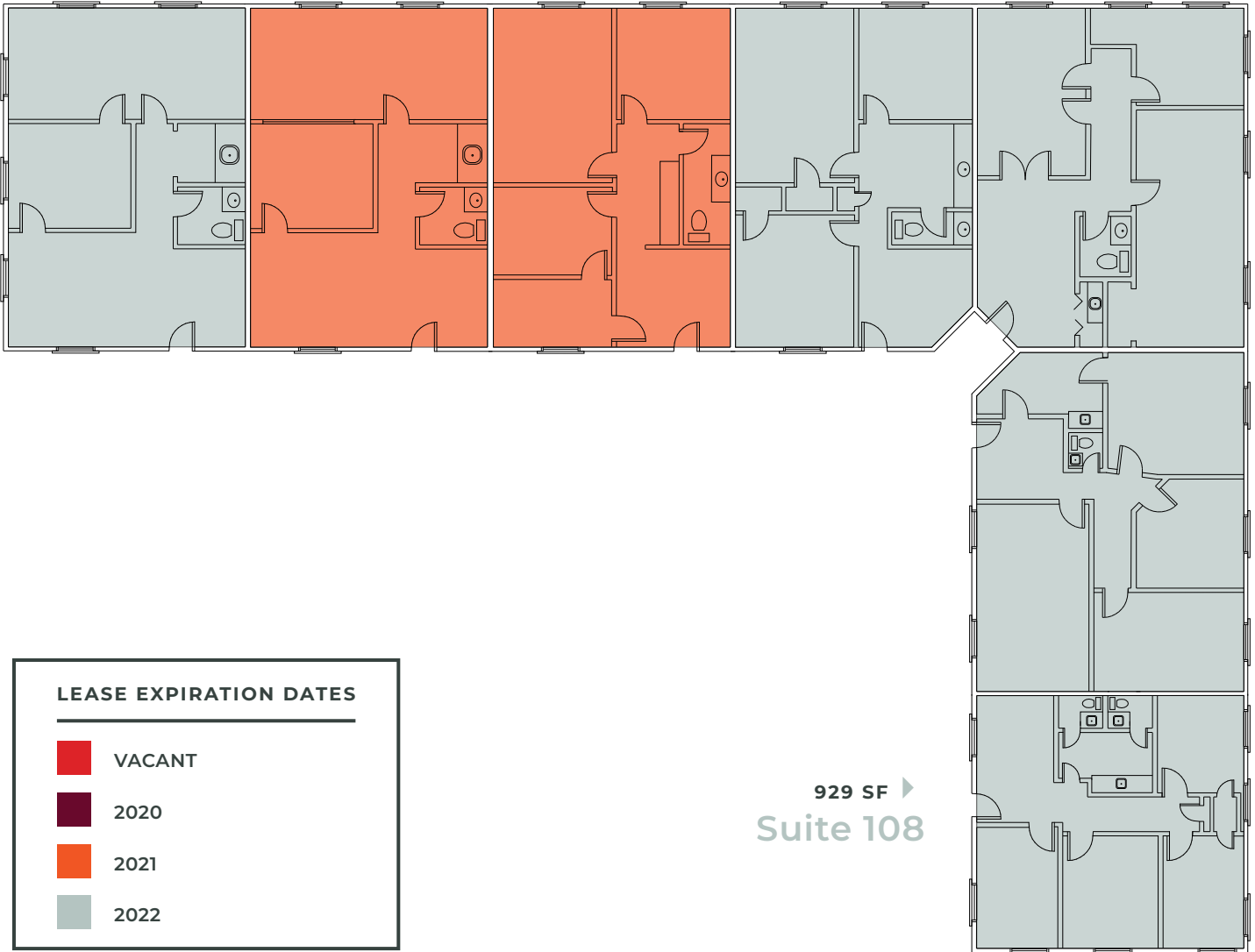
▼ 706 SF

Suite 103

▼ 706 SF

Suite 104/105/106

▼ 3,368 SF



LEASE EXPIRATION DATES

- VACANT
- 2020
- 2021
- 2022

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2

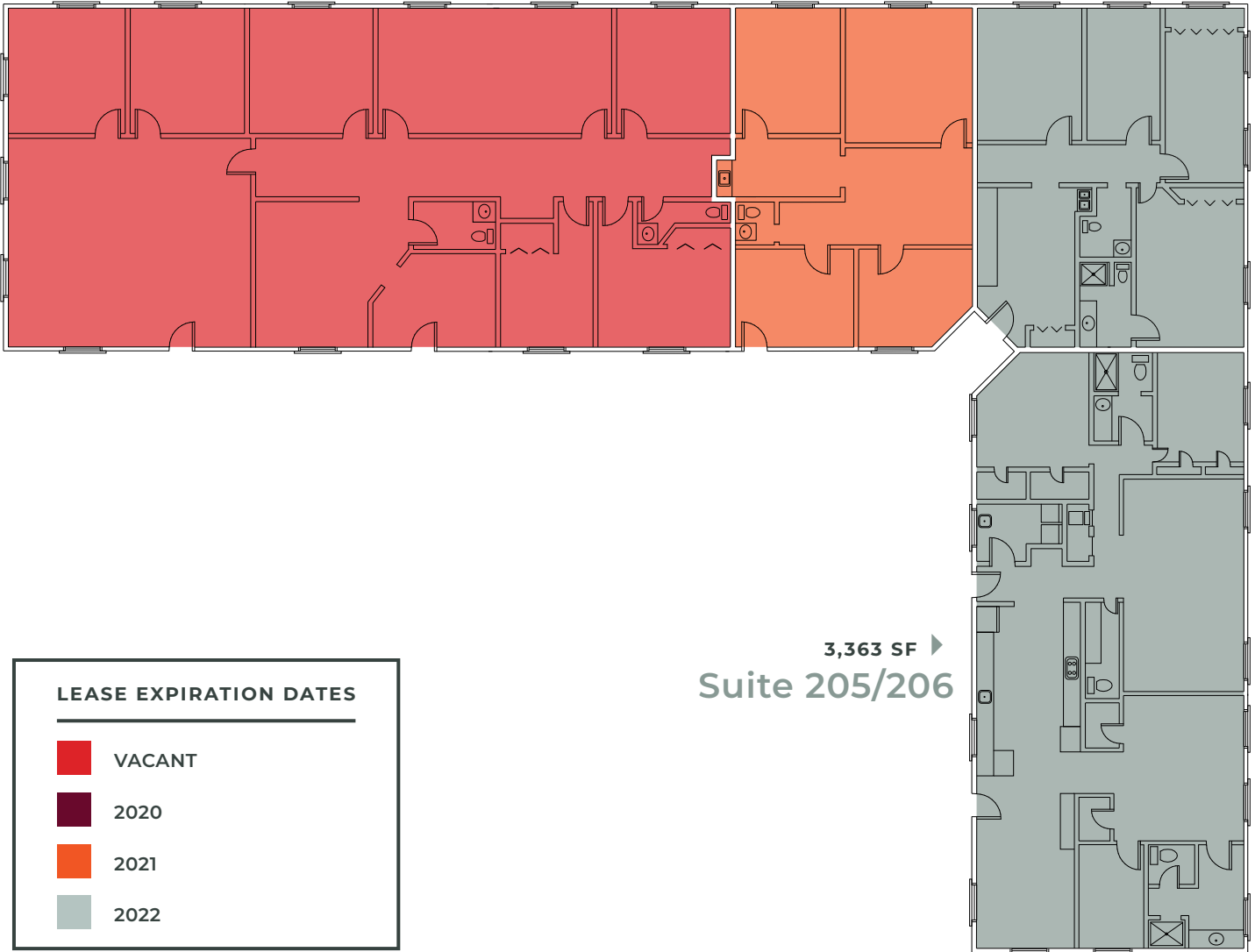
LEVEL
TWO

Suite 202

▼ 2,050 SF

Suite 204

▼ 900 SF



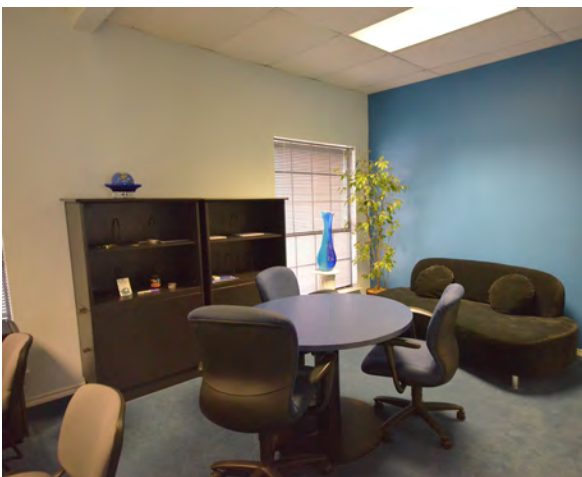
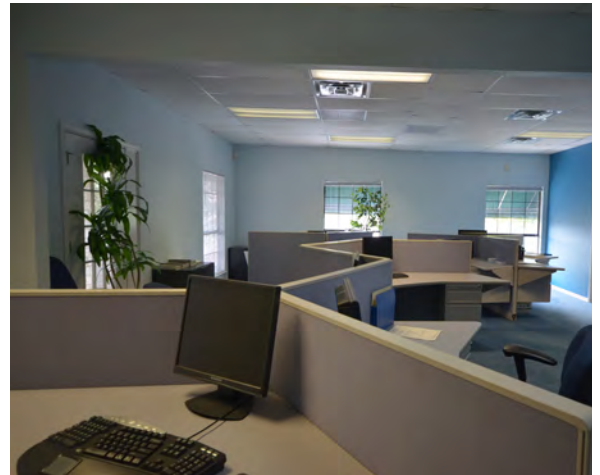
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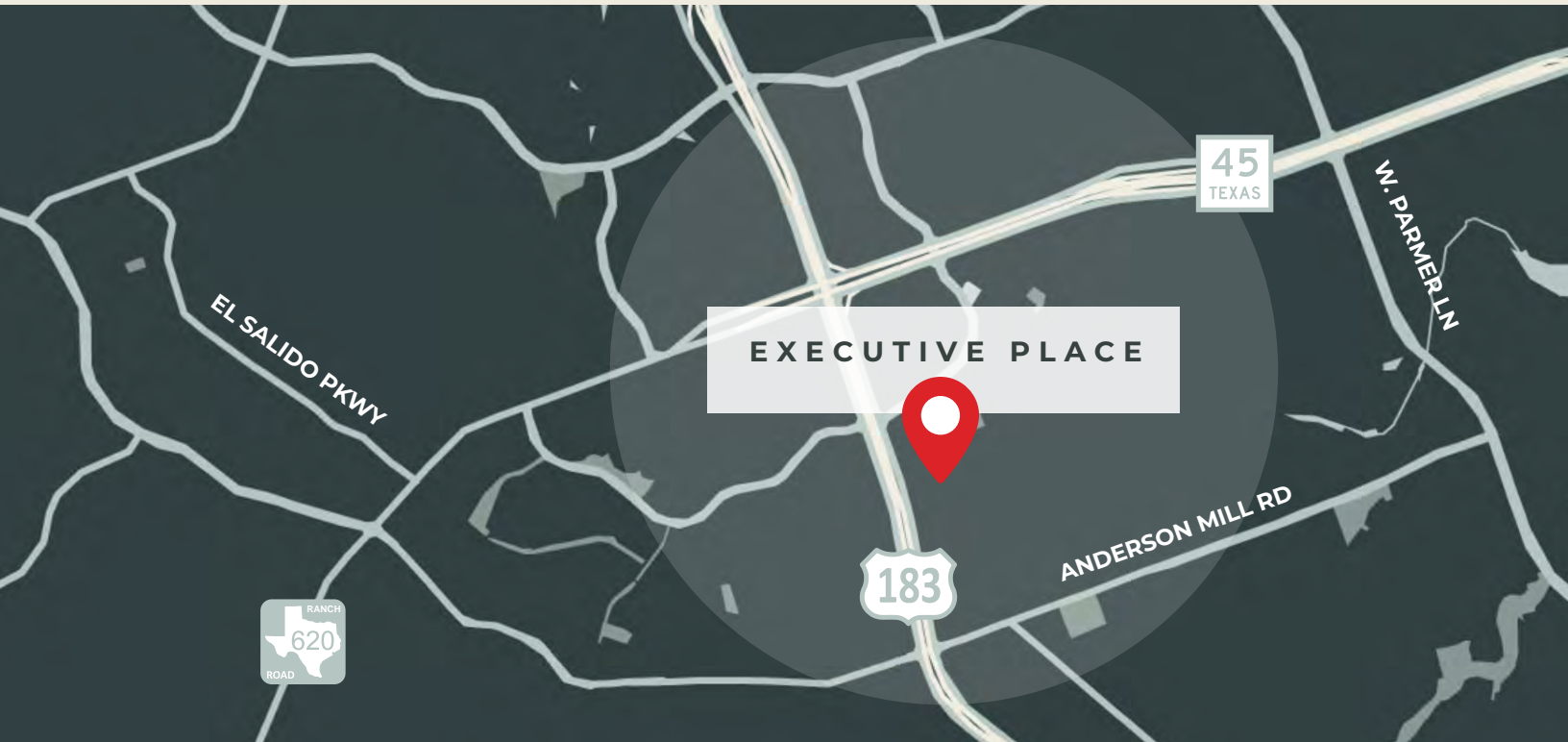
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FOOD

STUFFED CAJUN MEAT MARKET
LOS REYES MEXICAN FOOD
OLIVE GARDEN
PANDA EXPRESS
THE MELTING POT
TEXAS ROADHOUSE
XING LONG CHINESE CUISINE
THAI LADA
FAZOLI'S
TORCHY'S TACOS
POND SPRINGS FOOD COURT
SHANDEEZ GRILL
ALMARAH MEDITERRANEAN
JARDIN CORONA
KERBY LANE CAFE
TIO LOCO TEX-MEX
FREDA'S SEAFOOD GRILLE
VAZQUEZ RESTAURANT
HALAL BROS

RETAIL

LAKELINE MALL
WILLIAMSON SQUARE
THE SHOTS AT VOLENTE
LAKE CREEK FESTIVAL
PARKLINE SHOPPING CENTER
BURLINGTON
HEB PLUS!
BEST BUY

PARKING

PAVILION PARK AND RIDE
NEW LIFE PARK AND RIDE
LAKELINE STATION
TOWN AND COUNTRY PARKING LOT SOUTH

HOTELS

LA QUINTA INN BY WYNDHAM
HILTON GARDEN INN
TOWNEPLACE SUITES
ALOFT AUSTIN NORTHWEST
HOME2 SUITES BY HILTON
COURTYARD BY MARRIOTT

SURROUNDING AMENITIES

Executive Place

OFFICE // FOR SALE



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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matt Levin</u>	<u>548312</u>	<u>mlevin@ecrtx.com</u>	<u>512.505.0001</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Matt Levin</u>	<u>548312</u>	<u>mlevin@ecrtx.com</u>	<u>512.505.0001</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Stephen Pannes</u>	<u>678894</u>	<u>spannes@ecrtx.com</u>	<u>512.505.0018</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov