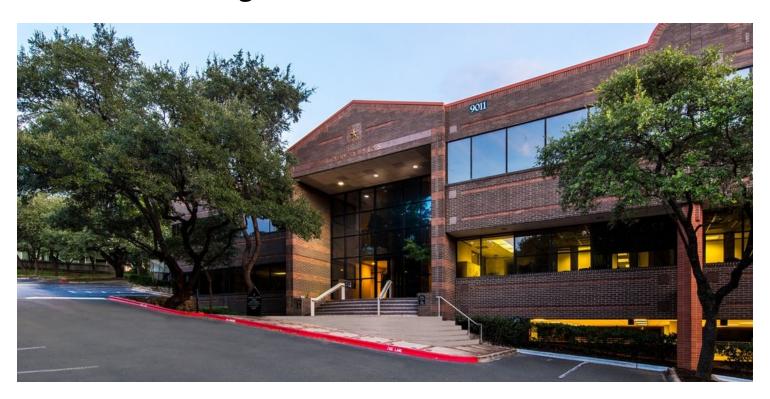




9011 MOUNTAIN RIDGE AUSTIN, TX 78759

The Travis Building



OFFERING SUMMARY

Sale Price: \$1,890,000

Available SF: 5,400SF

Building Size: 22,855 SF

Renovated: 2018

Submarket: Northwest

PROPERTY OVERVIEW

CSA Realty Group is pleased to offer for sale new office condominiums in Northwest Austin. The Travis Building is a 22,855 square foot office building in Northwest Austin, Texas. Conveniently located near the intersection of Loop 360 and US 183 on a wooded campus, the property benefits from the highly desirable Northwest submarket. With unparalleled access to surrounding corporate locations, high-growth residential communities, top quality healthcare facilities, as well as premium retail options available at the Domain and Arboretum, the Travis Building is an ideal location for any office user. Built in 1986, and renovated in 2018, the Travis Building is a tremendous opportunity for a user or investor to acquire a quality asset in the nation's most dynamic and fastest growing city.

LOCATION OVERVIEW

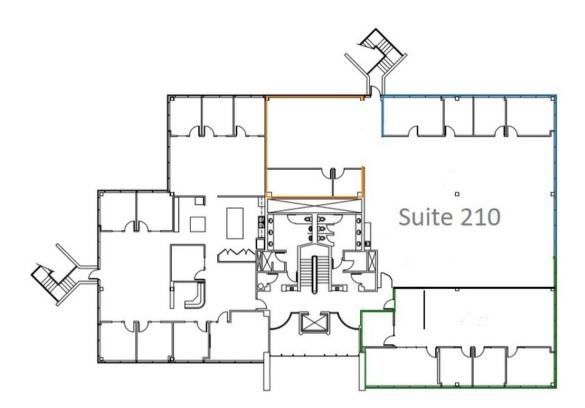
Located on Loop 360 and Hwy 183 in the hart of Northwest Austin. The property provides an ease of access to Hwy 183, loop 360, and Mopac. The property is a stone throw away from the Arboretum and the Domain.

Andrew Creixell, CCIM, SIOR

512.447.2222 x103



The Travis Building



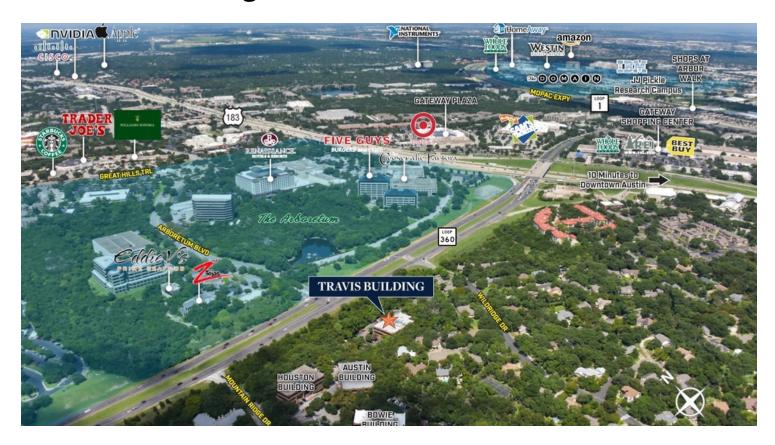
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AUSTIN, TX 78759



The Travis Building



COMPLETE HIGHLIGHTS

- 5.68/1000 parking ratio
- 19 covered reserved parking spaces
- Showers
- Natural Texas Landscaping
- Immediate owner-user opportunity

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The Travis Building





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The Travis Building

SITE PLAN



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Information About Brokerage Services

Texas law requires all real estate licensees 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;
 - o 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.

Juan G. Creixell/ CSA Realty Group, Inc.	410837	juan@csarealtygroup.com	(512)447-2222
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Juan G. Creixell	410837	juan@csarealtygroup.com	(512)447-2222
Designated Broker of Firm	License No.	Email	Phone
Andres Creixell	475342	andrew@csarealtygroup.com	(512)447-2222
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
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