



LEASE

8834 N. CAPITAL OF TEXAS HWY // AUSTIN, TEXAS // 78759

OFFICE

REBECCA ZIGTERMAN
RZIGTERMAN@ECRTX.COM
512.505.0003

JENNIFER JAMES
JJAMES@ECRTX.COM
512.505.0005

MATT LEVIN SIOR
MLEVIN@ECRTX.COM
512.505.0001

COLINA WEST

OFFICE // FOR LEASE



The Gateway to the Arboretum, Colina West is a Class A office building situated next to the Arboretum at the lighted intersection of Highway 360 and Great Hills Trail.

AVAILABILITY

Suite 130	6,965 RSF
Suite 220	4,035 RSF

FEATURES

- Renovated lobby, atrium & common areas
- Class A office building
- Highway 360 visibility
- Hill Country views
- Wifi access in building lobbies
- 3.48 per 1,000 RSF parking
- Northwest Austin
- Immediate access to Hwy 360, Hwy 183 & Mopac
- Close proximity to Arboretum & Domain retail amenities
- Local ownership
- Natural setting

W COLINA WEST

OFFICE // FOR LEASE



THE ARBORETUM

CORNER BAKERY
 TRADER JOE'S
 The Cheesecake Factory
 BLUE BAKER
 BRIO
 Starbucks
 Eddie V's
 la Madeleine
 TOKO P'S
 Macaroni GRILL
 P.F. CHANG'S
 FIVE GUYS
 ZOË'S KITCHEN
 Texadelphia
 LIFETIME
 ESTÂNCIA
 24 FITNESS
 Z TRJAS
 Newk's
 MODERN MARKET EATERY
 R RENAISSANCE HOTELS

ARBOR WALK

SPEC'S
 Mimi's
 MIGHTY FINE
 LUPE TORTILLA
 TINOS
 NATURAL GROCERS
 BJ's
 CHIPOTLE
 POTBELLY
 THE HOME DEPOT

THE DOMAIN

NORTH ITALIA
 CULINARY DROPOUT
 Fleming's
 WESTIN HOTELS & RESORTS
 aloft HOTELS
 GLORIA'S
 CALIFORNIA PIZZA KITCHEN
 MAGGIANO'S
 LITTLE ITALY
 SHAKE SHACK
 SUSHI ZUSHI
 LONE STAR Court

GATEWAY SHOPPING CENTER

WHOLE FOODS MARKET
 HYATT PLACE
 REI COOP
 BEST BUY
 Marie Callender's
 COURTYARD BY MARRIOTT
 Panera BREAD
 E EMBASSY SUITES BY HILTON
 Crate&Barrel
 BED BATH & BEYOND
 Residence INN BY MARRIOTT
 NORDSTROM rack

W COLINA WEST



360 TEXAS

360 TEXAS

183

LOOP 1

LOOP 1

2

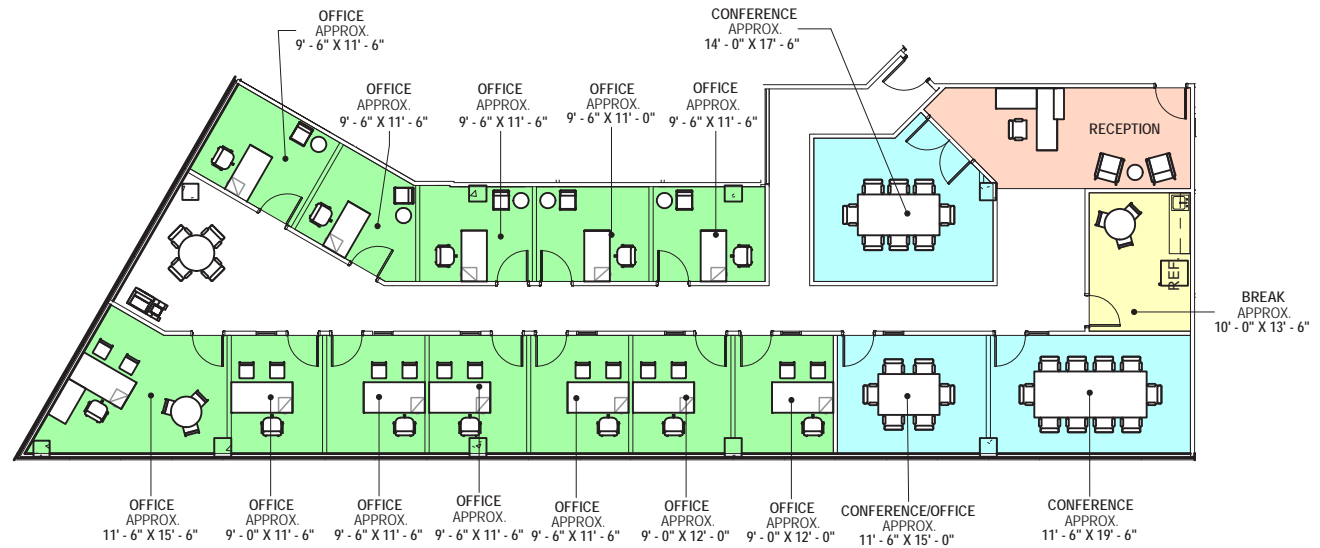
LEVEL
TWO

EXISTING LAYOUT

Suite 220

4,035 RSF

360° VIRTUAL TOUR



	ROOM NAME	SPACE TYPE	QUANTITY
	OFFICE	INDIVIDUAL ENCLOSED	12
	CONFERENCE	COLLABORATION ENCLOSED	3
	BREAK ROOM	SOCIAL	1
	RECEPTION	SOCIAL	1



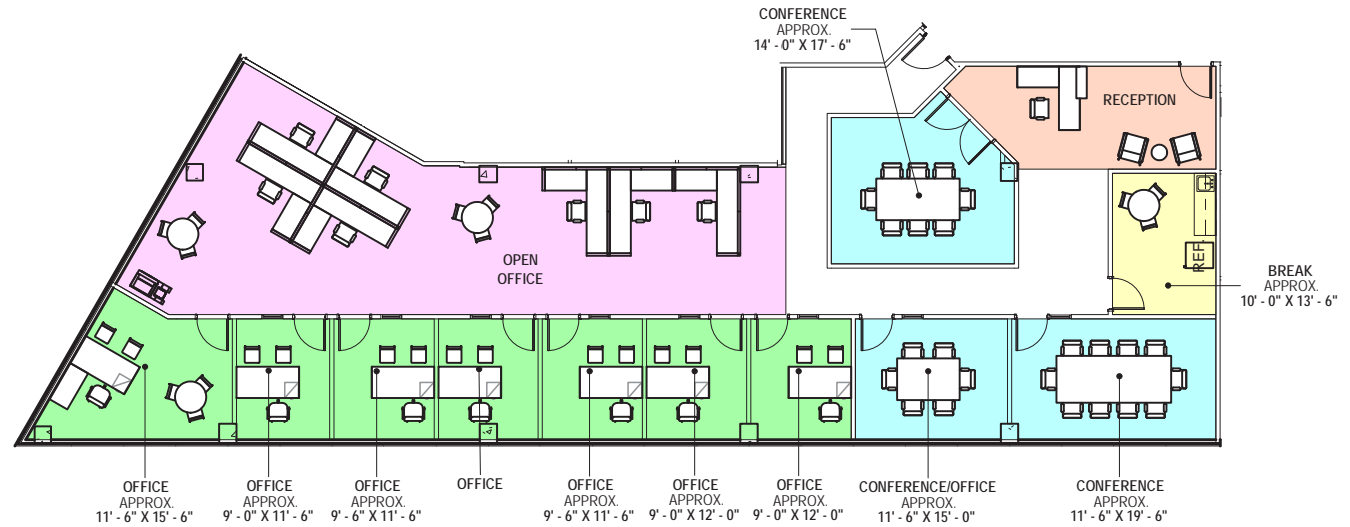
2

LEVEL TWO

SAMPLE LAYOUT

Suite 220

4,035 RSF



	ROOM NAME	SPACE TYPE	QUANTITY
	OFFICE	INDIVIDUAL ENCLOSED	7
	CONFERENCE	COLLABORATION ENCLOSED	3
	BREAK ROOM	SOCIAL	1
	RECEPTION	SOCIAL	1
	OPEN OFFICE	COLLABORATION	1



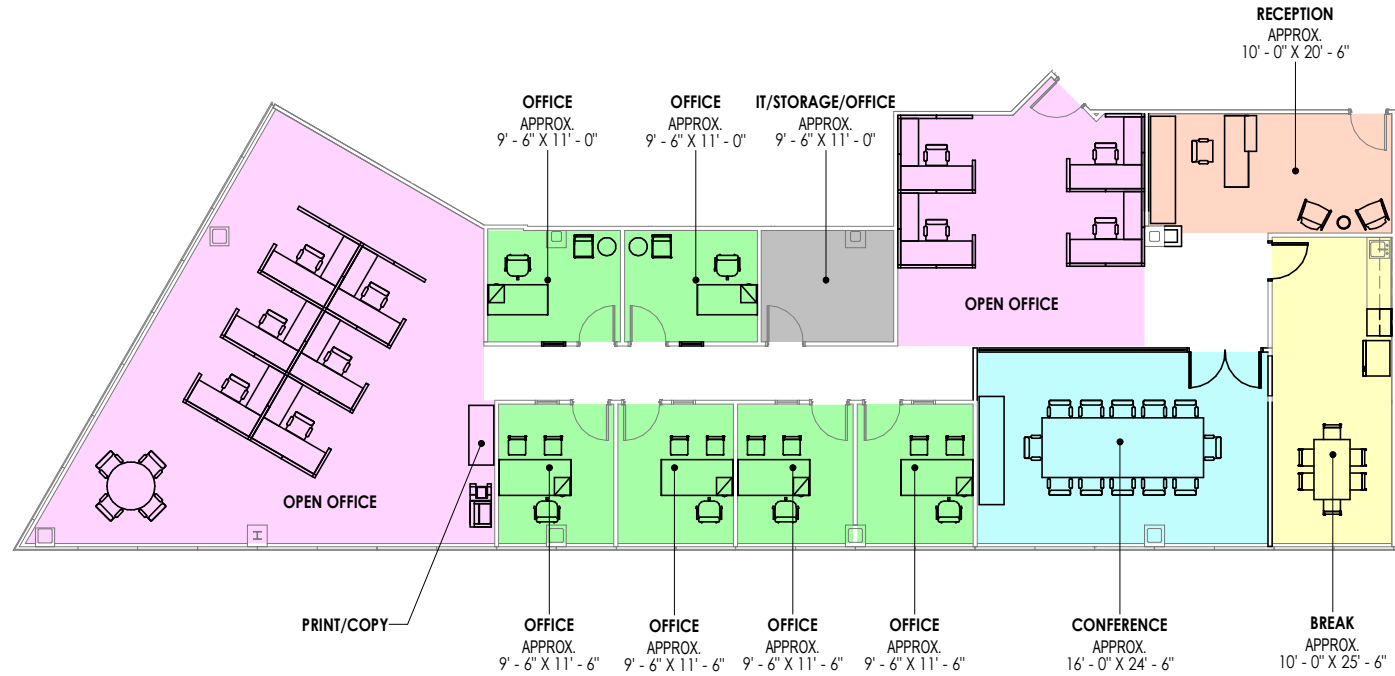
2

LEVEL
TWO

SPEC SUITE PLAN

Suite 220

4,035 RSF



	CONFERENCE	1
	IT/STORAGE/OFFICE	1
	OFFICE	6
	OPEN OFFICE	2
	PRINT/COPY	1

W COLINA WEST

OFFICE // FOR LEASE

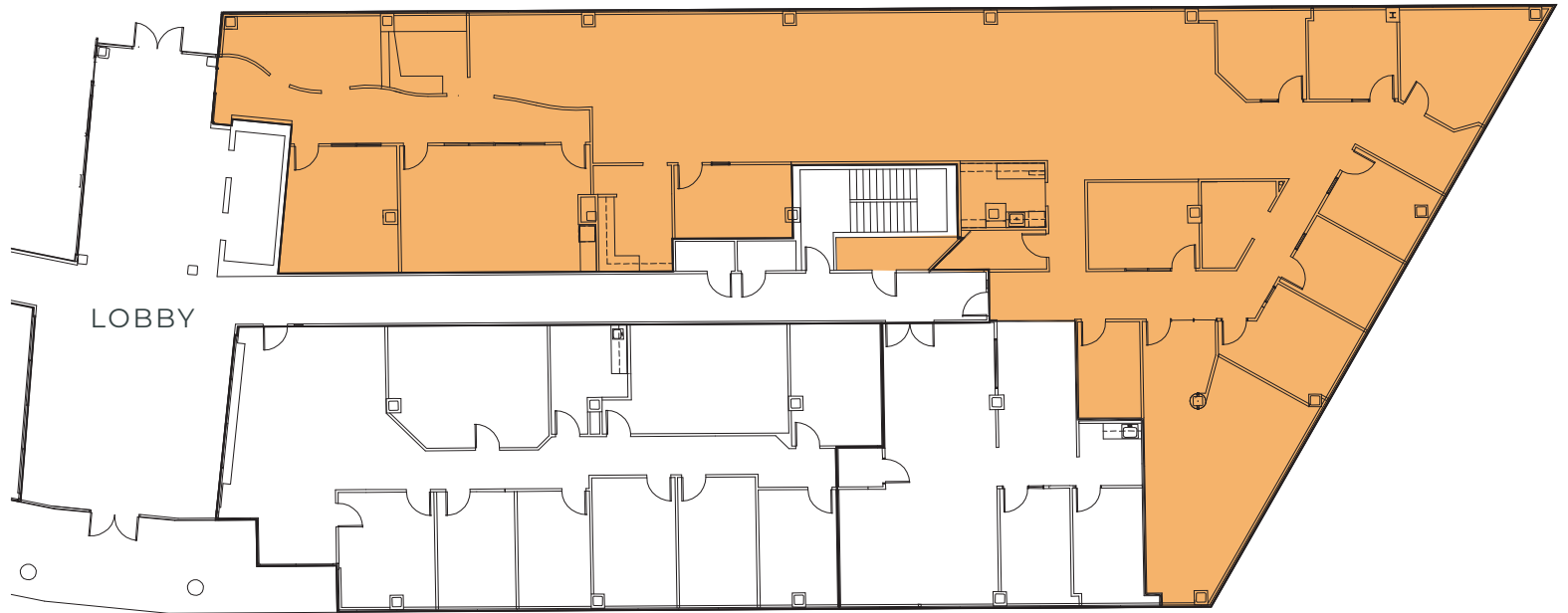


1

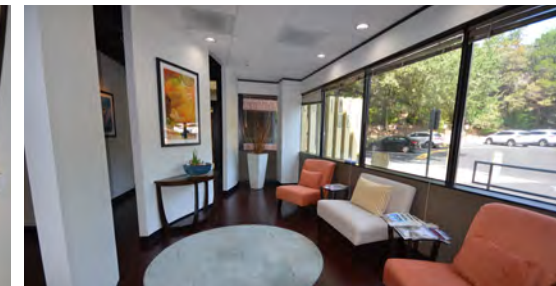
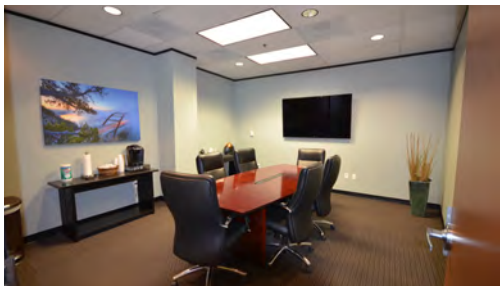
LEVEL
ONE

EXISTING
LAYOUT

Suite 130
6,965 RSF



8834 N CAPITAL OF TEXAS HWY // AUSTIN, TEXAS 78759



REBECCA ZIGTERMAN // RZIGTERMAN@ECRTX.COM // JENNIFER JAMES // JJAMES@ECRTX.COM // MATT LEVIN // MLEVIN@ECRTX.COM

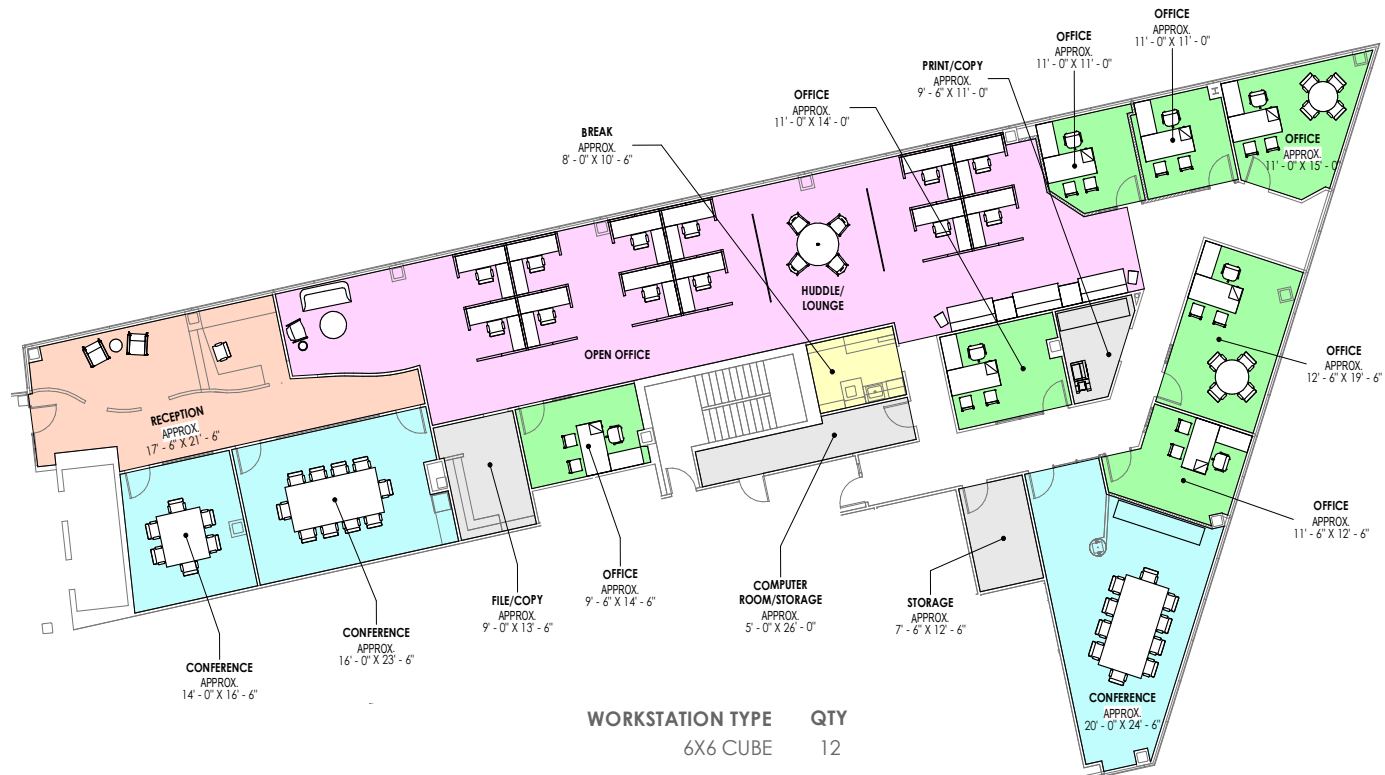
512.505.0000

1

LEVEL ONE

SAMPLE FURNITURE PLAN

Suite 130
6,965 RSF



WORKSTATION TYPE QTY
6X6 CUBE 12

	ROOM NAME	QTY
	BREAK	1
	COMPUTER ROOM/STORAGE	1
	CONFERENCE	3
	FILE/COPY	1
	HUDDLE/ LOUNGE	1
	OFFICE	7
	OPEN OFFICE	1
	PRINT/COPY	1
	RECEPTION	1
	STORAGE	1

W COLINA WEST

OFFICE // FOR LEASE



BUILDING LOBBY



SUITE 220: 4,035 RSF



W COLINA WEST

8834 N, Capital of Texas Hwy
Austin, Texas 78759

REBECCA ZIGTERMAN
RZIGTERMAN@ECRTX.COM
512.505.0003

JENNIFER JAMES
JJAMES@ECRTX.COM
512.505.0005

MATT LEVIN
MLEVIN@ECRTX.COM
512.505.0001



ECR // 812 SAN ANTONIO ST.
STE. 105 // AUSTIN, TX // 78701
512.505.0000 // ECRTX.COM



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.

Equitable Commercial Realty	603700	mlevin@ecrtx.com	512.505.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jennifer James	721602	jjames@ecrtx.com	512.505.0005
Sales Agent/Associate's Name	License No.	Email	Phone

// _____ // Buyer/Tenant/Seller/Landlord Initials // _____ // Date //