

FOR LEASE > MIRABEAU



2330 S. LAMAR BLVD
AUSTIN, TX 78704

FOR LEASE > OFFICE/RETAIL SPACE



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MIRABEAU PROPERTY OVERVIEW



OFFICE/RETAIL

- › Suite 100: 3,060 SF
- High profile corner space facing Lamar
- Building signage opportunity
- › Suite 104: 1,240 SF

BUILDING INFO

- Lease Rate: \$38.00 NNN
- Est. NNN's: \$11.24 / RSF
- Zoning: CS and LO
- Parking Ratio: 3.0/1,000

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DRIVE TIMES



1. Zilker Park
6 min

2. South Congress
9 min

3. West 6th
12 min

4. East Austin
14 min

5. ABIA
13 min

6. CBD
14 min

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AMMENITIES



- APARTMENTS**
 - Zilker On The Park
 - Coldwater
 - Gibson Flats
 - Lamar Union
 - Post South Lamar
 - Cole
 - The Catherine
 - Crescent Apartments
 - Cityview at Soco
 - Barton's Mill
 - Chimney Park
 - Tambaleo Apts
 - Skyhouse Austin
 - Shore Condos
 - Millennium Rainey
 - Hanover S. Lamar
 - Cielo South Lamar
 - Del Curto Apts
 - The 704
 - The District at Soco
 - Riverview
 - Oak Creek Village
 - 422 at The Lake
 - Ashton Austin
 - Northshore

- ENTERTAINMENT**
 - Palmer Events Center
 - The Long Center
 - Auditorium Shores
 - Butler Park
 - Hike & Bike Trail
 - Zach Theatre
 - Zilker Park
 - Barton Springs Pool
 - Rainey Street
 - SOCO
 - Barton Creek Greenbelt

- HOTELS**
 - Best Western
 - La Quinta
 - Park West Inn
 - Howard Johnson
 - Wyndham Garden
 - Hyatt Regency
 - Embassy Suites
 - S. Congress Hotel
 - Hotel San Jose
 - JW Marriott
 - Radisson
 - Residence Inn
 - Holiday Inn
 - Four Seasons
 - Hyatt Place
 - Hilton
 - The Westin
 - W Austin

- RESTAURANTS**
 - Second Bar & Kitchen
 - La Condensa
 - Lambert's
 - Austin Beer Garden
 - Cafe No Se
 - South Congress Cafe
 - Vespaio Ristorante
 - Magnolia Cafe
 - Southside Flying Pizza
 - Lucy's Fried Chicken
 - New India Cuisine
 - Whip In
 - Blue Moon Bar & Grill
 - Denny's
 - Starbucks
 - Curra's Grill
 - Opal Divine's
 - El Tacorrido

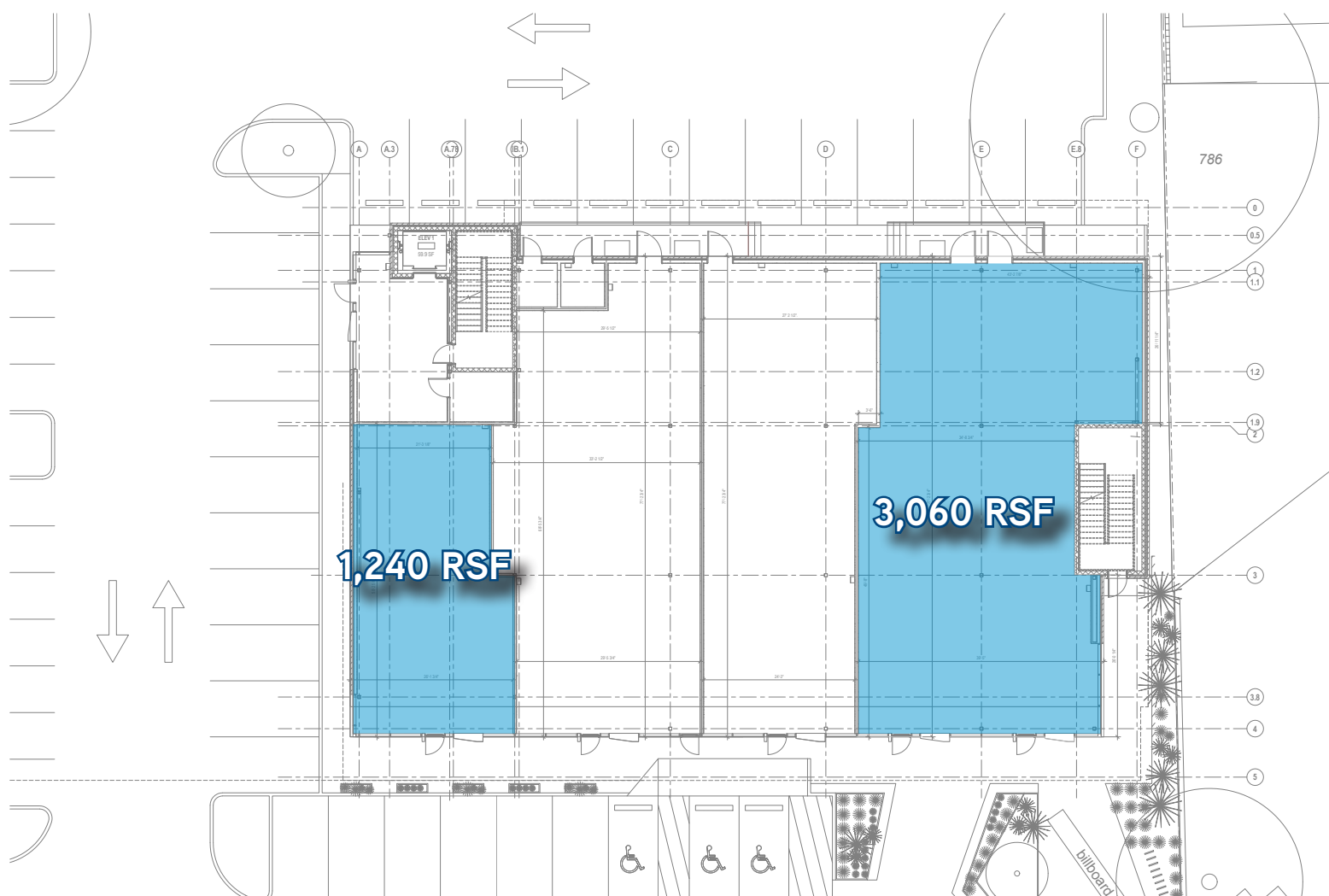
- RESTAURANTS (cont.)**
 - Porter Gastropub
 - Summer Moon Coffee
 - Chuy's
 - Juice Land
 - Shady Grove
 - Austin Java
 - Uncle Billy's
 - Juliet Ristorante
 - Green Mesquite BBQ
 - El Alma
 - Terry Black's BBQ
 - Sandy's Hamburgers
 - Zax
 - Aussie's
 - Toastie's Sub Shop
 - Flour and Vine
 - P. Terry's
 - Uchi
 - Shake Shack
 - Vox Table
 - Alamo Drafthouse
 - Cantine Italian Café
 - Maudie's Too
 - Odd Duck
 - El Mercado
 - Torchy's Tacos
 - Sway
 - Elizabeth Street Café
 - Gourdoughs
 - Alcomar
 - Guero 's Taco Bar
 - Home Slice Pizza
 - Hopdoddy Burger Bar
 - Perla's
 - Boticelli's
 - Snack Bar
 - Doc's
 - Freebirds

- RESTAURANTS (cont.)**
 - Black Sheep Lodge
 - Torchy's Taco's
 - Aroma Italian Kitchen
 - Henri's Cheese & Wine
 - Lick Honest Ice Cream
 - Olivia
 - El Meson
 - Opa Coffee & Wine
 - Corner Bar
 - Starbucks
 - VertsKebab
 - Red's Porch
 - Red Lobster
 - Plucker's
 - Olive Garden
 - The Park
 - Once Over Coffee Bar
 - Bombay Bistro
 - Texican Cafe
 - In-N-Out Burger
 - Pei Wei
 - Souper Salad
 - Barlata Tapas Bar
 - Kerbey Lane Cafe
 - Baker Street Pub
 - Soup Peddler
 - Thundercloud Subs
 - Wholly Cow Burgers
 - Phoenicia Deli
 - Papalote Taco House
 - Gourdough's
 - Matt's El Rancho
 - Mr. Natural
 - Perla's
 - Chipotle
 - East Side King
 - Patika Wine & Coffee
 - Bouldin Creek Cafe
 - Polvo's

MIRABEAU FLOOR PLAN - 1ST FLOOR

Suite 100 - 3,060 SF

Suite 104 - 1,240 SF

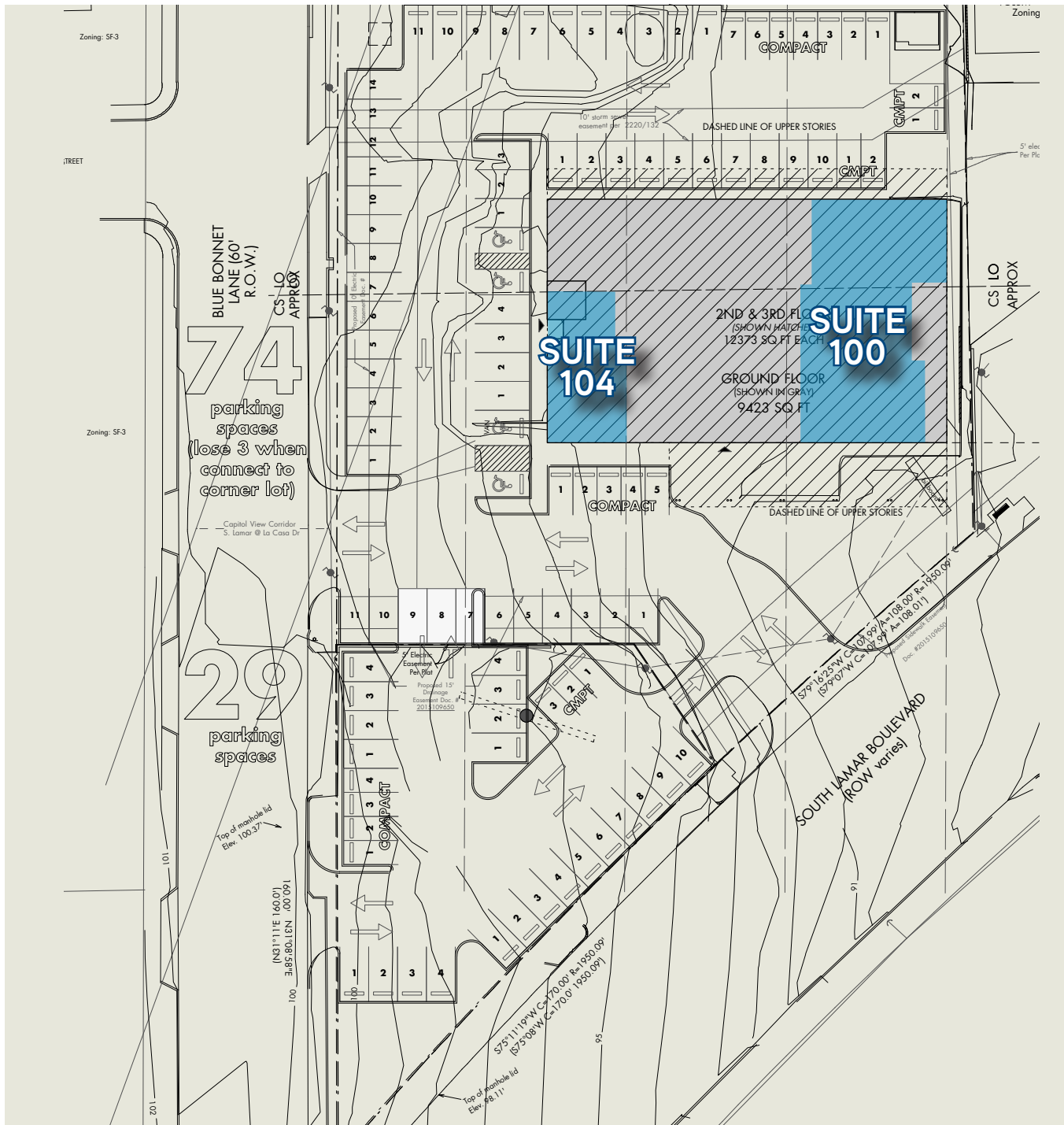


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MIRABEAU SITE PLAN

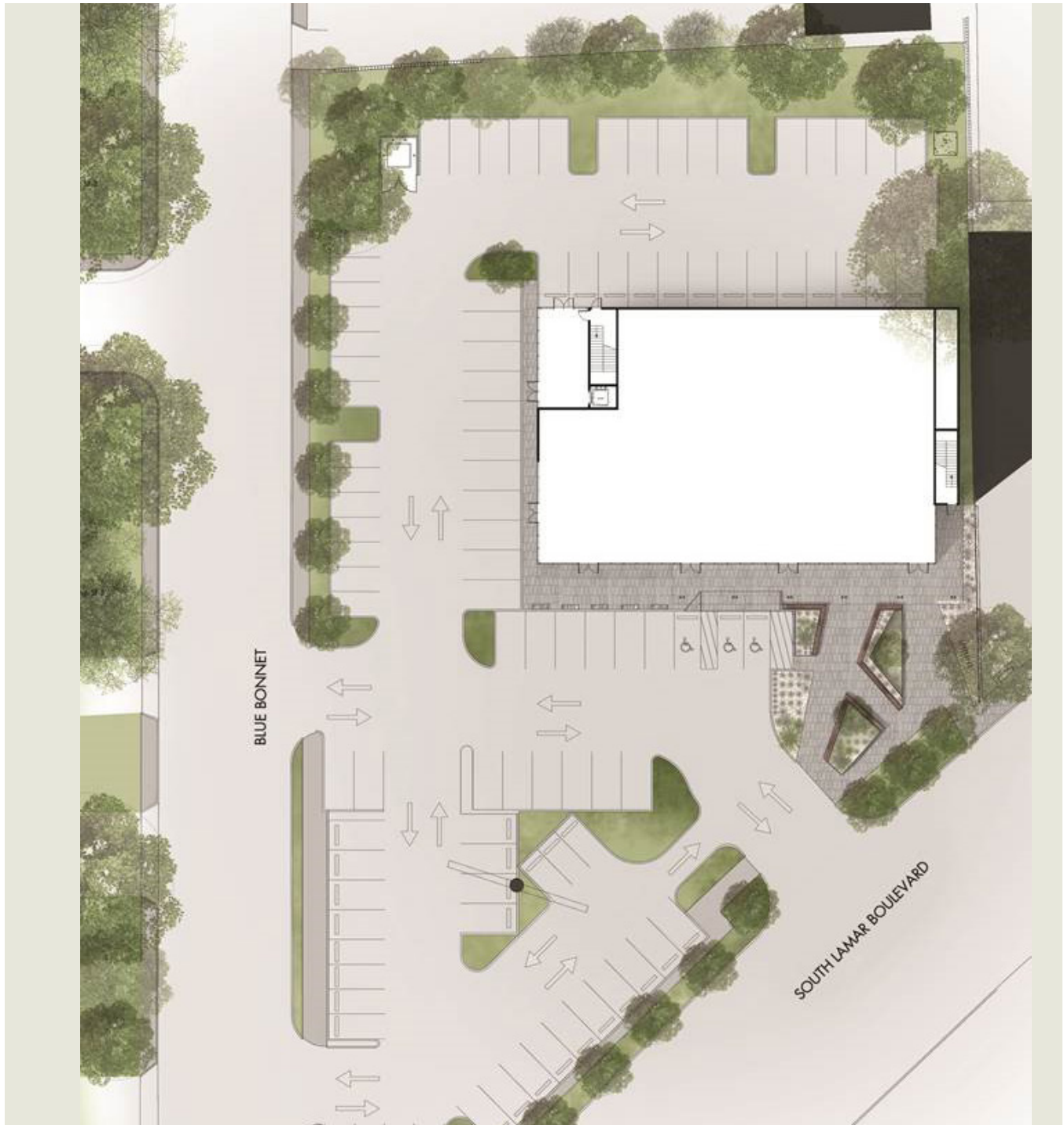


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MIRABEAU SITE PLAN (CONT.)



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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 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501