

MONTEREY OAKS

5508 HWY 290 W, AUSTIN, TEXAS 78735

OFFICE | **LEASE**



**FOR MORE
INFORMATION
PLEASE CONTACT** JASON STEINBERG, SIOR
512.505.0004
jsteinberg@ecrtx.com

REBECCA ZIGTERMAN
512.505.0003
rzigterman@ecrtx.com



5508 HWY 290 W, AUSTIN, TEXAS 78735

AVAILABILITY

Suite 100: 7,362 RSF*

(Available with 30 days' notice)

Suite 120: 1,681 - 4,070 RSF*

(Available with 30 days' notice)

Suite 202: 3,656 RSF

Suite 300: 8,573 RSF - Full Floor Opportunity

*Contiguous up to 11,432 RSF



PROPERTY DESCRIPTION

The Monterey Oaks Building is a three-story office building totaling 74,485 SF conveniently located in southwest Austin. While it was built in 1985, it was renovated in 2000 to provide high-quality interior finishes and systems, a two-story lobby, and a professional office environment. Several common sitting and shared break areas create a convenient professional office environment. The building boasts abundant and convenient parking, easy access to Highway 290/71, Mopac, Southwest Parkway, William Cannon, and Oak Hill, several nearby amenities, and an extraordinary office environment.

FEATURES

BUILDING

- Three-story Office Building
- 74,485 Total SF
- Renovated in 2000
- High-quality Interior Finishes
- Two-story Lobby with Atrium
- 4.1:1,000 Parking
- Common Sitting and Break Areas

LOCATION

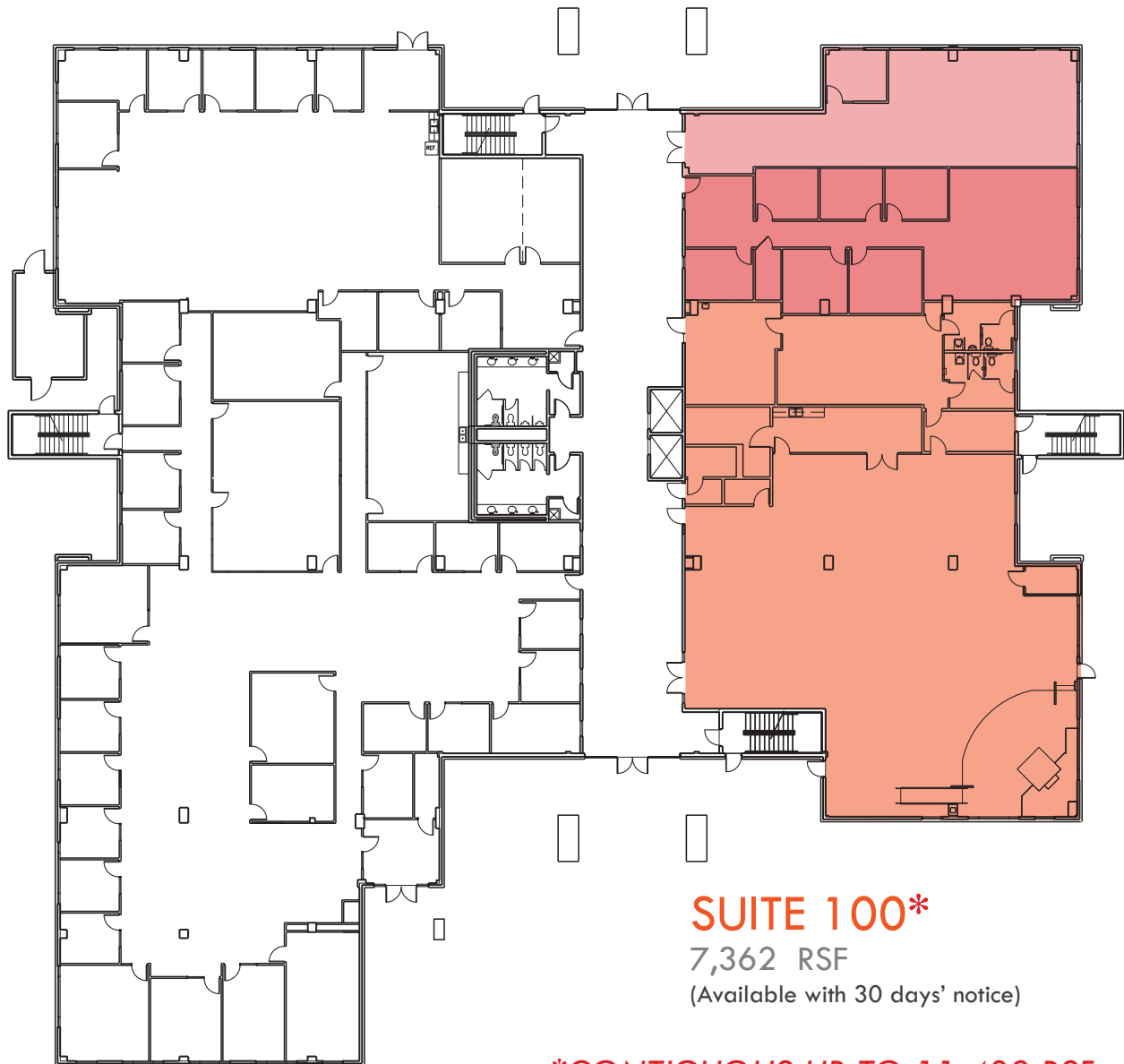
- Southwest Austin
- Highway 290 westbound Frontage Road
- 3 Miles to the Y at Oak Hill
- 6 Miles to Downtown Austin
- 17 Miles to ABIA
- Easy Access to Hwy 290, Mopac, Hwy 71, Southwest Parkway, and William Cannon
- Proximity to Abundant Nearby Retail Amenities
- Convenient Commute to Sunset Valley, Oak Hill, Circle C Ranch, and Barton Creek

FOR MORE INFORMATION PLEASE CONTACT JASON STEINBERG, SIOR
512.505.0004
jsteinberg@ecrtx.com

REBECCA ZIGTERMAN
512.505.0003
rzigterman@ecrtx.com



5508 HWY 290 W, AUSTIN, TEXAS 78735

LEVEL ONE **1****SUITE 120***

1,681 - 4,070 RSF

(Available with 30 days' notice)

SUITE 100*

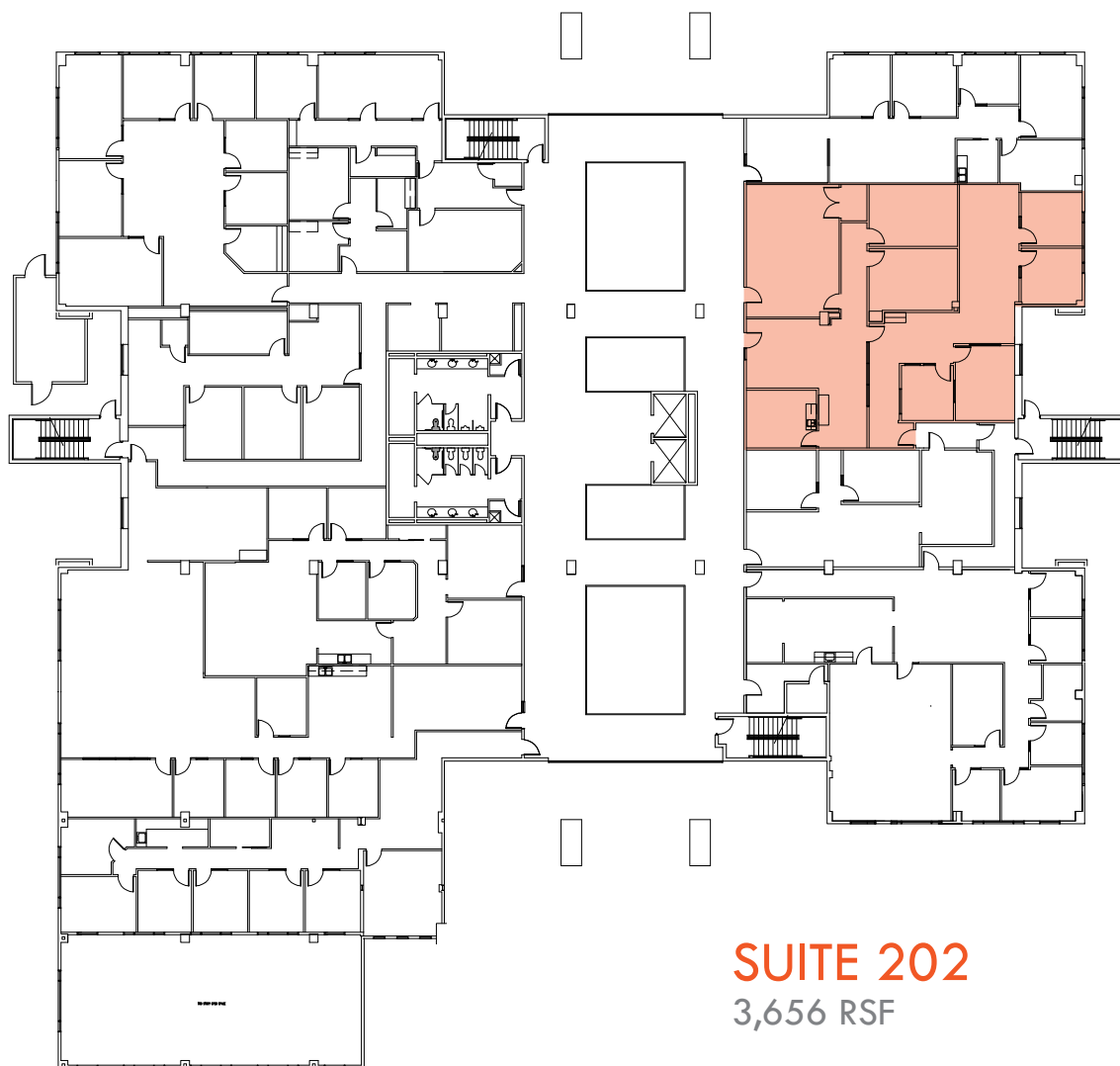
7,362 RSF

(Available with 30 days' notice)

***CONTIGUOUS UP TO 11,432 RSF**

5508 HWY 290 W, AUSTIN, TEXAS 78735

LEVEL TWO **2**



SUITE 202
3,656 RSF

OFFICE | LEASE

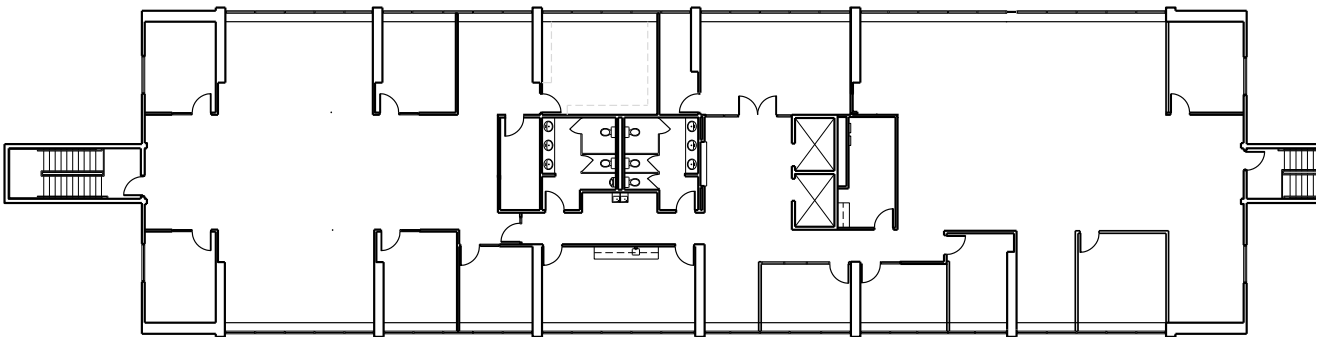
5508 HWY 290 W, AUSTIN, TEXAS 78735

LEVEL THREE

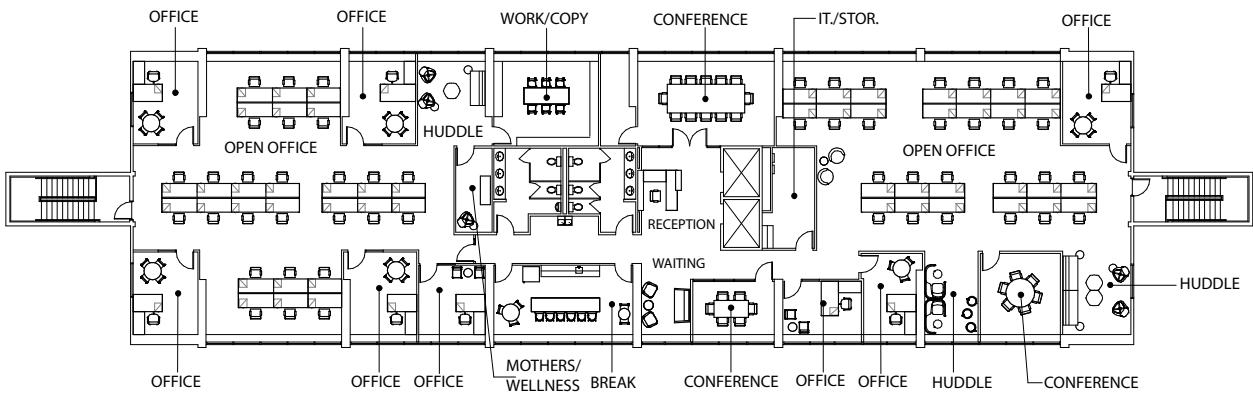
3

SUITE 300
8,573 RSF

OFFICE | LEASE



TEST-FIT PLAN



ROOM NAME	QTY
OFFICE	8
CONFERENCE	3
HUDDLE	3
OPEN OFFICE - WORKSTATIONS	46
MOTHERS/WELLNESS	1
IT/STORAGE	1
WAITING	1
RECEPTION	1
BREAK	1

5508 HWY 290 W

PHOTOS

5508 HWY 290 W, AUSTIN, TEXAS 78735

OFFICE | LEASE



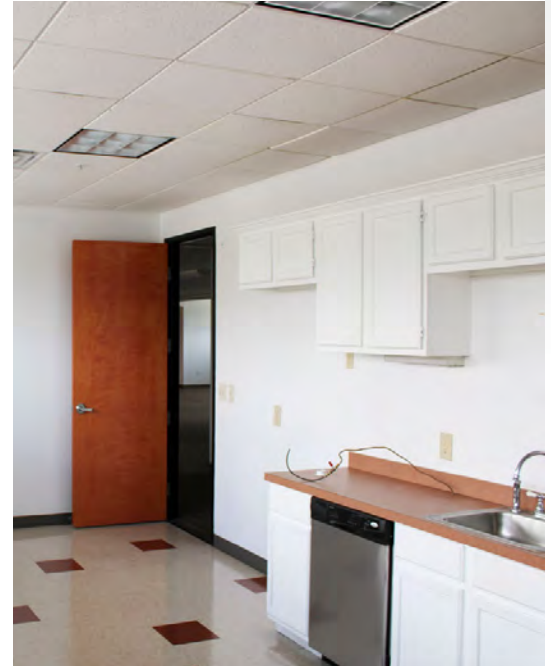
FOR MORE INFORMATION PLEASE CONTACT JASON STEINBERG, SIOR
512.505.0004
jsteinberg@ecrtx.com

REBECCA ZIGTERMAN
512.505.0003
rzigterman@ecrtx.com



5508 HWY 290 W, AUSTIN, TEXAS 78735

OFFICE | LEASE



**FOR MORE
INFORMATION
PLEASE CONTACT** JASON STEINBERG, SIOR
512.505.0004
jsteinberg@ecrtx.com

REBECCA ZIGTERMAN
512.505.0003
rzigterman@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, PLLC	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
Jason Steinberg	535355	jsteinberg@ecrtx.com	512.505.0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date