

SHARED OFFICE SPACE FOR LEASE

DICK CLARK + ASSOCIATES

2120 E. 7th Street. Austin, TX 78702



BECK-REIT
COMMERCIAL REAL ESTATE

SHARED OFFICE FOR LEASE

DICK CLARK + ASSOCIATES

Executive Summary | 2120 E. 7th Street. Austin, TX 78702



Lease Rate

CONTACT FOR DETAILS

OFFERING SUMMARY

Building Size:	8,960 SF
Available SF:	1,383 - 3,089 SF
Lot Size:	0.27 Acres
Year Built:	2019
Zoning:	CS1
Market:	Austin
Submarket:	East

PROPERTY OVERVIEW

Shared office space opportunity, with Dick Clark + Associates, at their new office building on E. 7th Street. They have more space available than what they are using, and they are looking to find the perfect business to share part of the 2nd floor and Mezzanine levels with. The building features high-end finishes from top to bottom, large and small conference rooms, kitchen and break area, rooftop patios - all with a beautiful view of Downtown, Austin, TX. Parking is available in the parking lot in front of the building. Utilities are split on a pro-rata basis, but are offset with the building's rooftop solar panels. Contact me for more details. Showings by appointment only.

PROPERTY HIGHLIGHTS

- Large and small conference rooms available
- High-end, modern finishes
- Close proximity to Downtown Austin, and IH-35

SPACES	LEASE RATE	SPACE SIZE
2nd Floor	Contact for details	1,706 - 3,089 SF
Mezzanine	Contact for details	1,383 - 3,089 SF

JIM ROURKE

Broker

512.921.1234

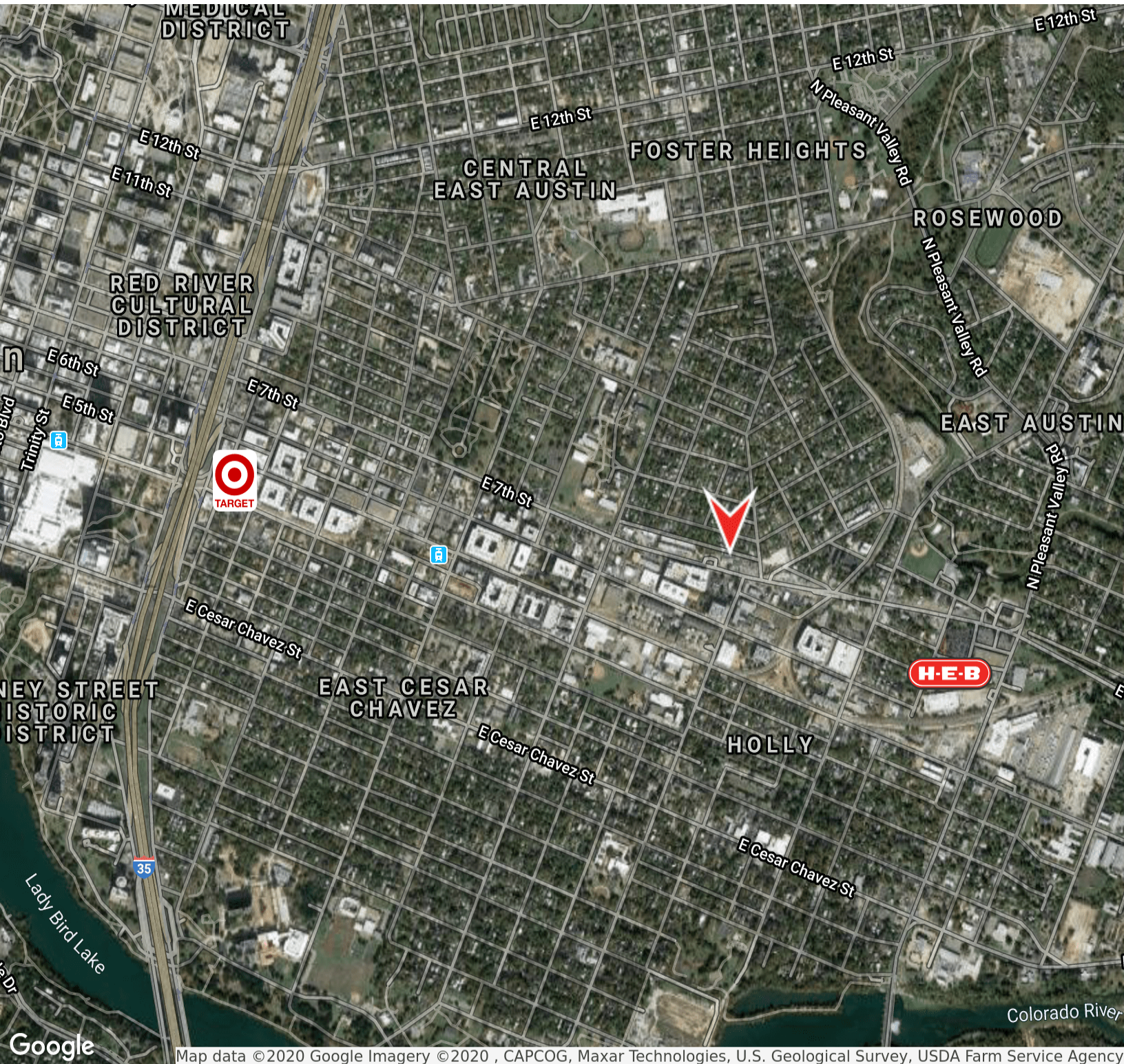
jim@beckreitCRE.com

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Aerial Overview | 2120 E. 7th Street. Austin, TX 78702



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2nd Floor | 2120 E. 7th Street. Austin, TX 78702



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2nd Floor – Floor Plan | 2120 E. 7th Street. Austin, TX 78702

DICK CLARK + ASSOCIATES
ARCHITECTURE + INTERIORS

512.472.4980

207 WEST 4TH STREET

AUSTIN, TX 78701



Date:

01 AUGUST 2019

Image Name:

LEVEL 2 - OPEN OFFICE

JIM ROURKE

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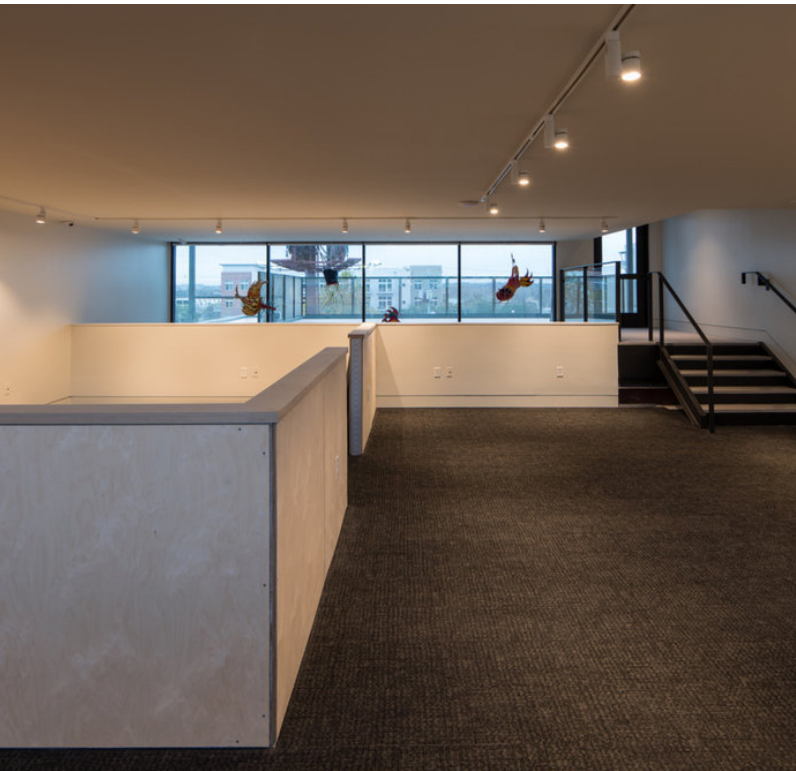
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Mezzanine | 2120 E. 7th Street. Austin, TX 78702



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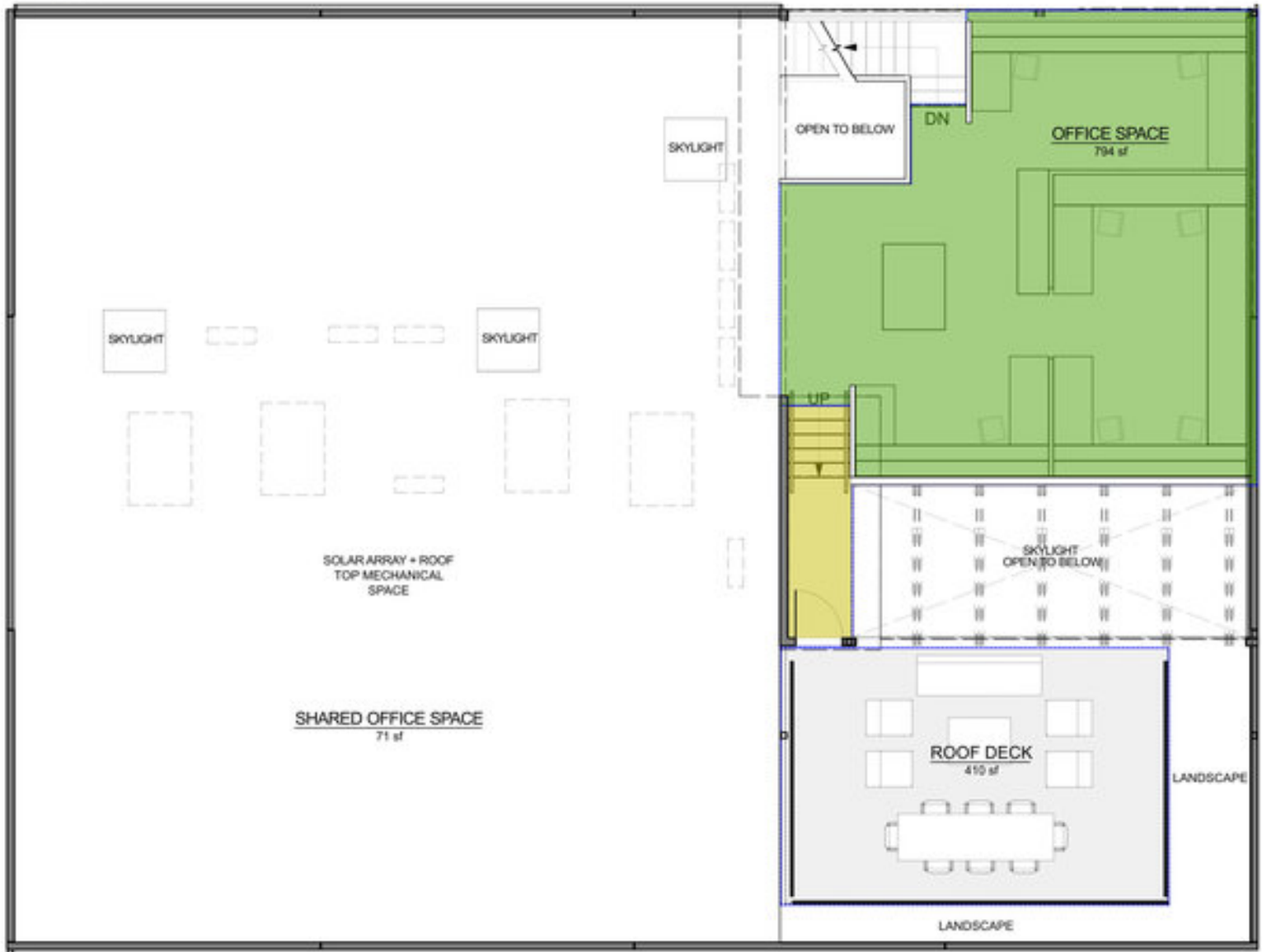
Mezzanine - Floor Plan | 2120 E. 7th Street. Austin, TX 78702

ASSOCIATES
INTERIORS

512.472.4980

207 WEST 4TH STREET

AUSTIN, TX 78702



Date:

Image Name:

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Additional Photos | 2120 E. 7th Street. Austin, TX 78702



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Additional Photos | 2120 E. 7th Street. Austin, TX 78702



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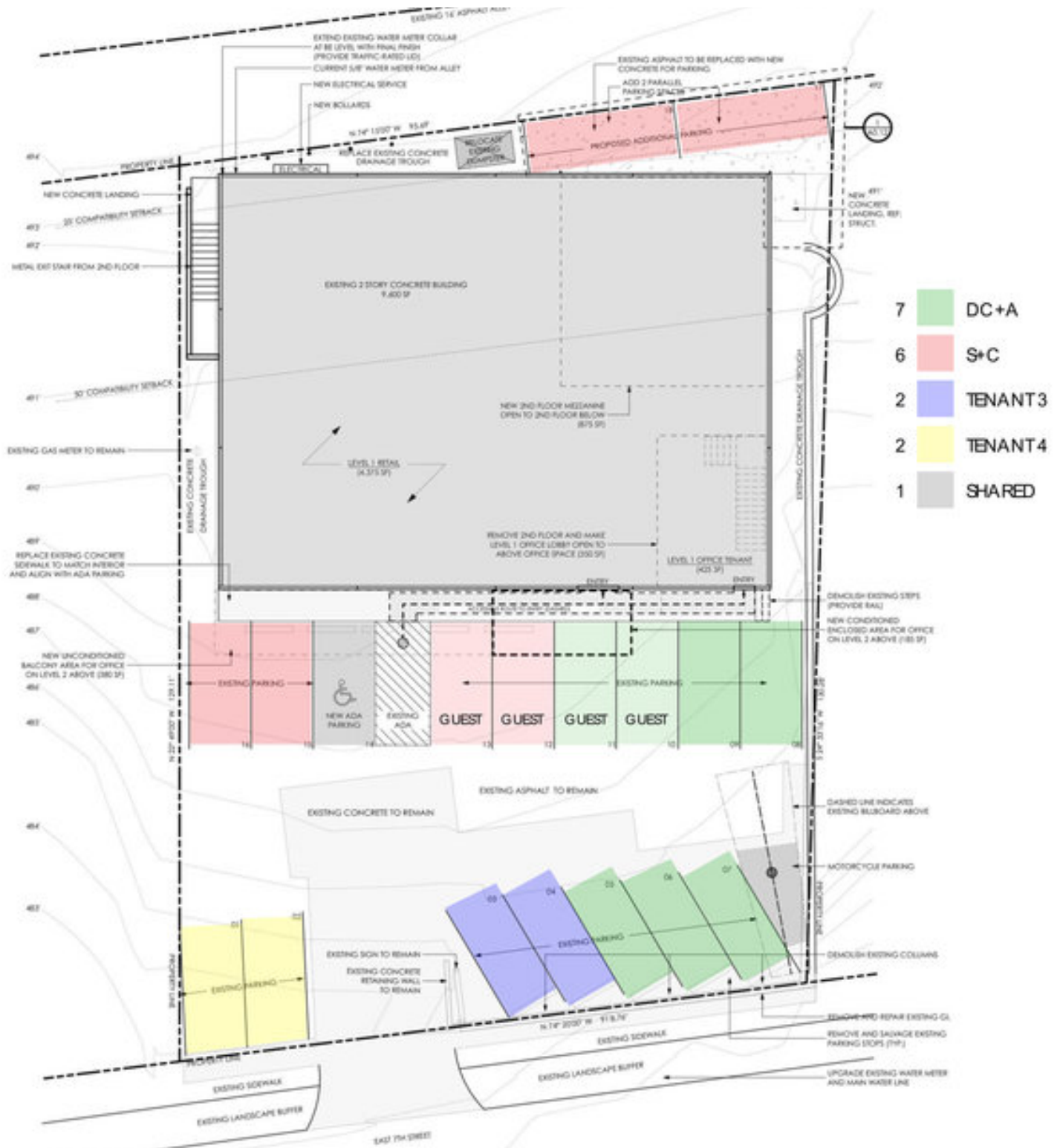
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Parking | 2120 E. 7th Street. Austin, TX 78702



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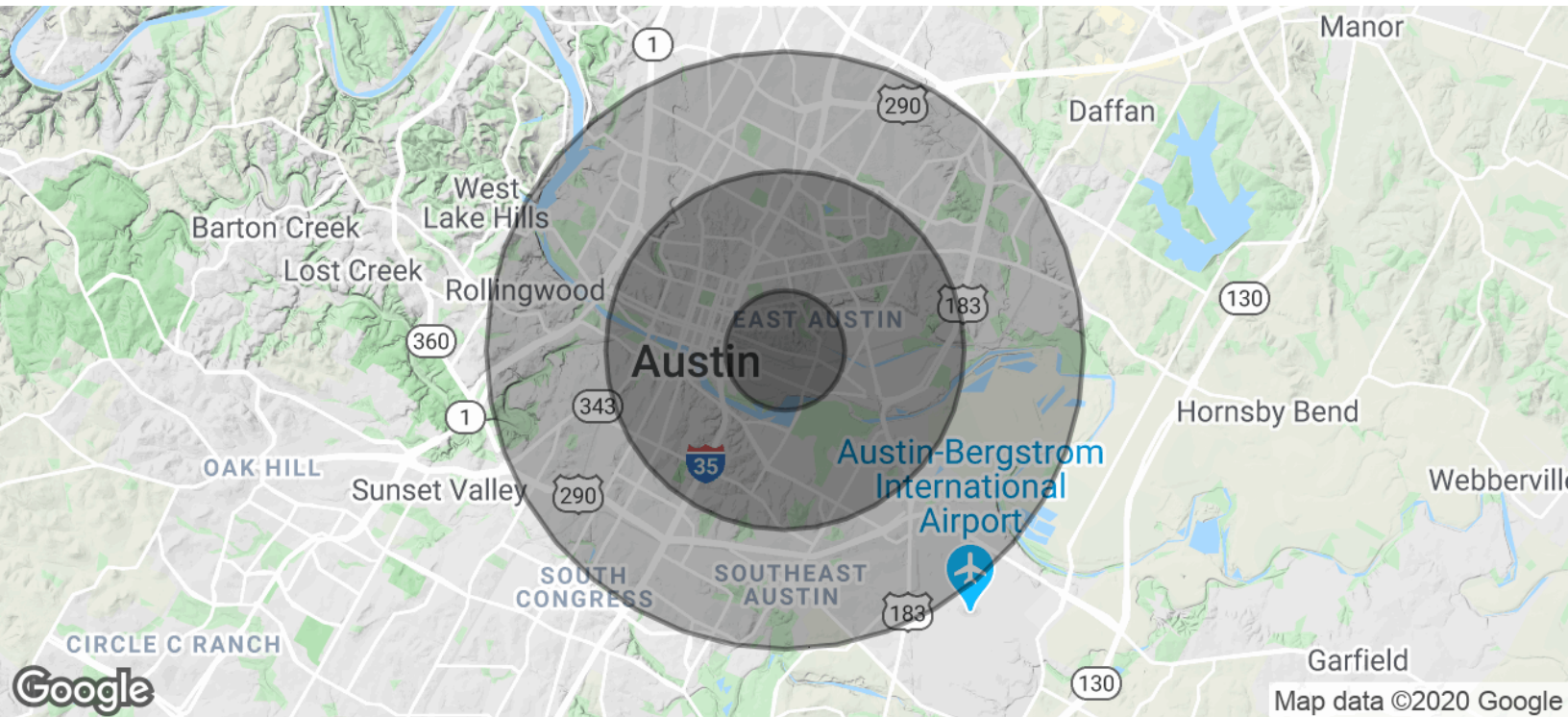
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Demographics | 2120 E. 7th Street. Austin, TX 78702



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,053	137,329	297,451
Average age	30.9	28.2	29.6
Average age (Male)	30.9	28.6	29.7
Average age (Female)	30.2	27.8	29.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,425	56,171	122,617
# of persons per HH	2.8	2.4	2.4
Average HH income	\$46,532	\$50,835	\$58,805
Average house value	\$204,857	\$271,027	\$329,589

* Demographic data derived from 2010 US Census

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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.

11-2-2015



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.

BECK-REIT COMMERCIAL REAL ESTATE, LLC	9005902	delea@beckreit.com	(512) 472-8833
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
DELEA MARIE BECKER	624888	delea@beckreit.com	(512) 472-8833
Designated Broker of Firm	License No.	Email	Phone
DELEA MARIE BECKER	624888	delea@beckreit.com	(512) 472-8833
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JAMES ROURKE	559994	jim@beckreitcre.com	(512) 921-1234
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date