

OFFICE LEASE OPPORTUNITY IN THE HEART OF CENTRAL AUSTIN

1213 W 49th St | Austin, TX 78756



DESCRIPTION

Unbeatable location in the heart of central Austin and is simply a one-of-a-kind opportunity. Available for sublease is 1,040 SF office space perfect for a counseling /therapy practice, CPA, law firm or local start up. The property has 4 defined spaces that could serve as offices or conference areas. One full bath and kitchen area accompany the offices. The building features a spacious outdoor area with ample on-site parking and street parking. Additional parking options are also available from an adjacent parking lot situated behind the building.

LOCATION

Property is conveniently located in between Burnet Rd. and Lamar Blvd near the Triangle.

BUILDING SIZE

±1,040 SF

ZONING

LO-MU-NP

HIGHLIGHTS

- Great Location
- Full Kitchen
- Full Bathroom
- Within walking distance of many restaurants and shops
- Minutes from UT Campus and Downtown
- ADA Compliant
- Large Outdoor Space and Patio
- Ample Parking

LEASE TERM

Sublease option is through May 31st, 2024 and a direct lease would be a preferred term of 3-5 years. Contact broker for details.

LEASE RATE

Contact Broker

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INTERIOR PHOTOGRAPHY



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EXTERIOR PHOTOGRAPHY

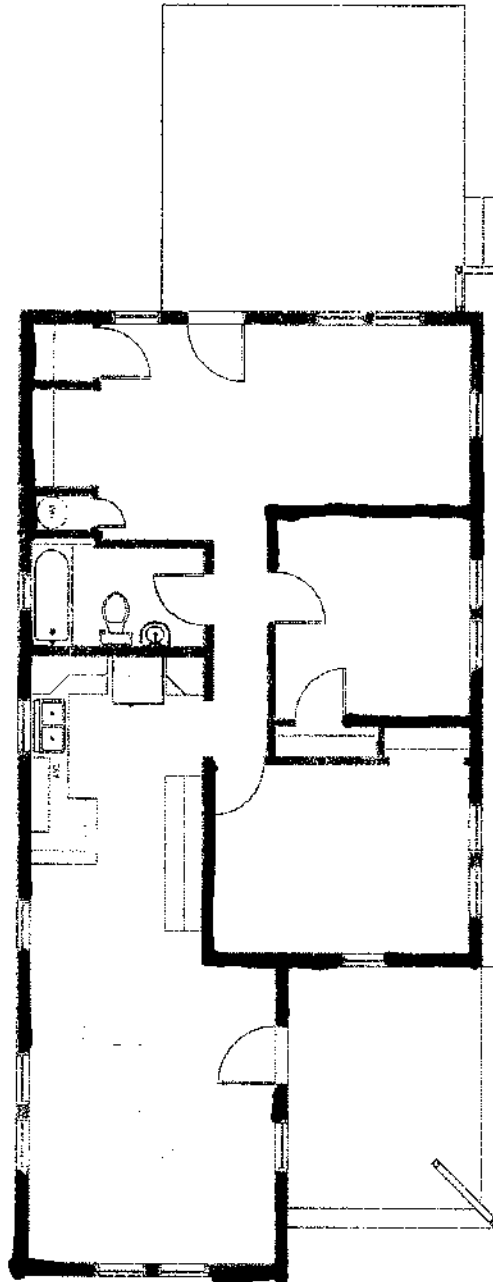


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FLOOR PLAN

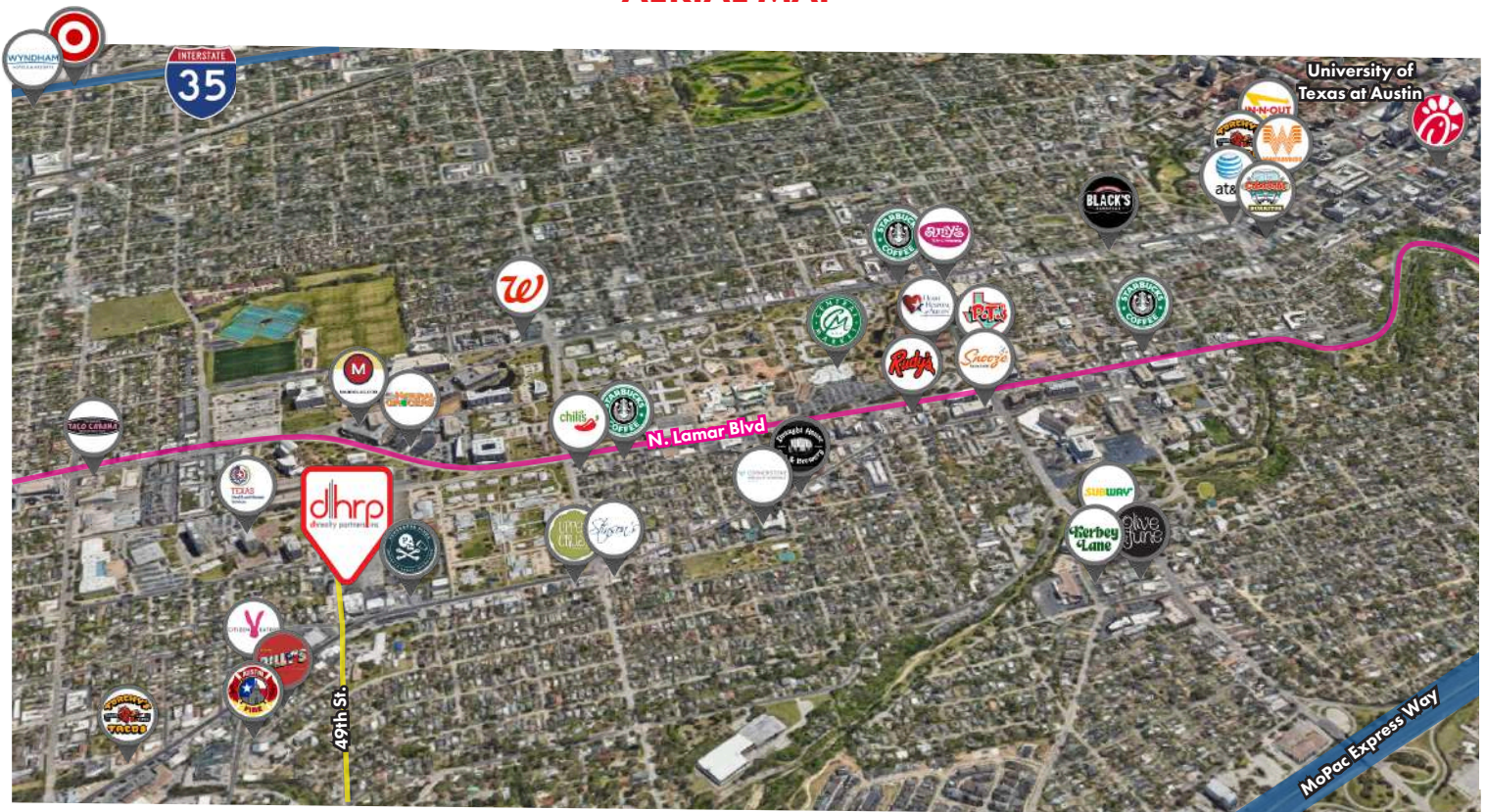


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AERIAL MAP



POINTS OF INTEREST

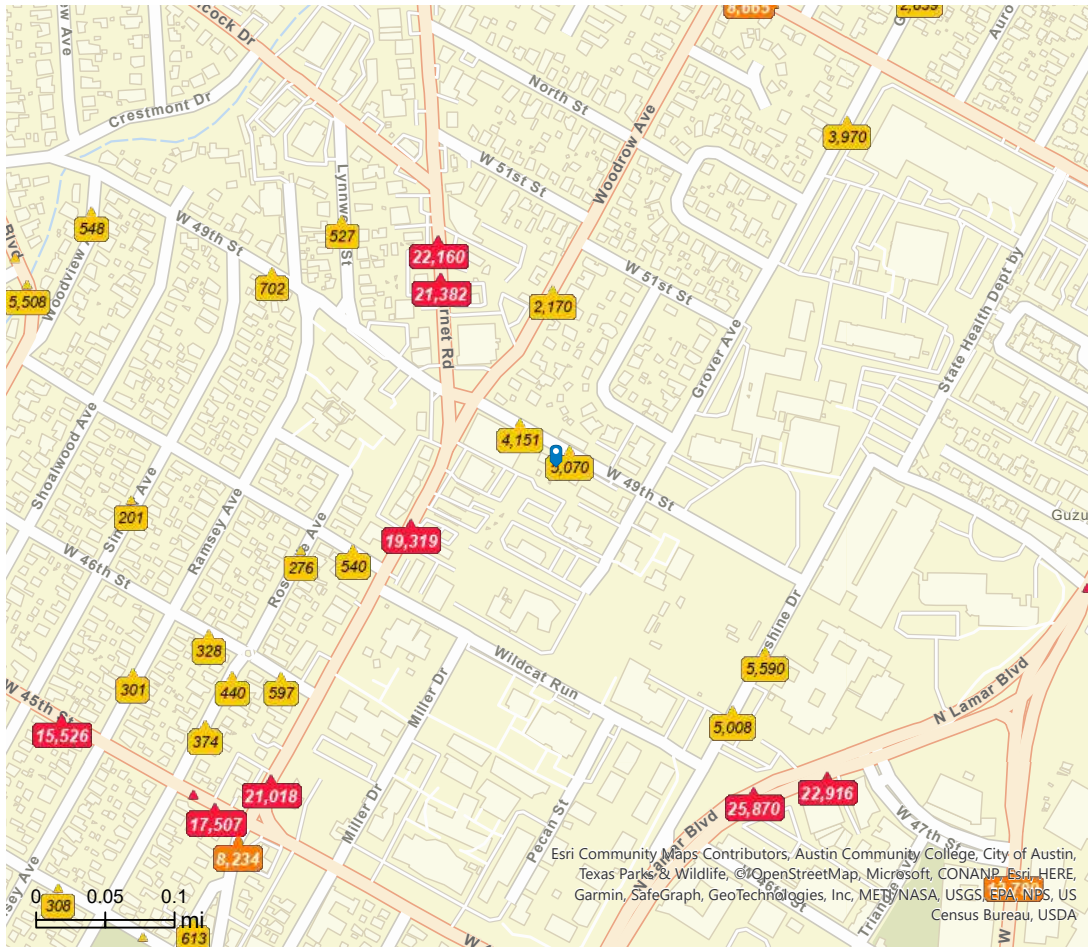
- | | | |
|--|------------------------------------|--------------------------------|
| 1. Taco Cabana | 9. Natural Grocers | 18. Central Market |
| 2. Torchy's Tacos | 10. Chili's | 19. Heart Hospital of Austin |
| 3. Austin Fire Station | 11. Walgreens | 20. Amy's Ice Cream |
| 4. Citizens Eatery | 12. Starbucks | 21. P. Terry's Hamburger Stand |
| 5. Billy's on Burnet | 13. Upper Crust | 22. Snooze |
| 6. Texas Department of Health Services | 14. Stinson's Coffee | 23. Subway |
| 7. Pint House Pizza | 15. Cornerstone Specialty Hospital | 24. Kerby Lane |
| 8. Mondalo Italian | 16. Drought House Pub & Brewery | 25. Olive & June |
| | 17. Rudy's Country Store | 26. Black's BBQ |

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TRAFFIC COUNTS & DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population	19,204	162,860	356,856
Median Age	33.2	29.3	32.6
Avg Household Size	1.8	2.1	2.1
Median Household Income	\$95,631	\$80,444	\$88,049

Source: ESRI, 2023

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AUSTIN MARKET OVERVIEW

The Lonestar State's capital and one of the fastest growing cities in Texas, the city of Austin is home to nearly 1 million people. A number of **Fortune 500 companies** have headquarters or regional offices in Austin, including 3M, Advanced Micro Devices (AMD), Amazon, Apple, Facebook (Meta), Google, IBM, Intel, NXP semiconductors, Oracle, Tesla, Texas Instruments, and Whole Foods Market. With a thriving local economy, **a central location**, lower taxes and less regulation, Austin has become a popular destination for relocation or expansion of company headquarters. Since January 2018, **over 100 companies have moved to Texas from California.**

Austin has a unique quality of life that attracts and retains a **deep talent pool**. The live-work-play lifestyle is promoted through numerous parks and rivers, recreation, and a thriving live music scene. Nearly 180,000 students from the University of Texas and 26 other public and private colleges make up an ample supply of **well-educated workers for local employers**. The University of Texas, with its 51,000 students, ranks #10 in the nation and the top 40 in the world.

The economy of Austin is fueled by its **software and IT, manufacturing, life sciences, and cybersecurity** industries.

995,484

AUSTIN
POPULATION

2.2M

AUSTIN METRO
POPULATION

#1

FASTEST
GROWING
ECONOMY

27%

PROJECTED
POPULATION
GROWTH

27

ACCREDITED
UNIVERSITIES &
COLLEGES

184

NEW RESIDENTS
PER DAY

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DISCLOSURE INFORMATION

HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

INFORMATION ABOUT BROKERAGE SERVICES

11/2/2015



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;
 - 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.

DH Realty Partners, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	147342 License No.	www.dhrp.us Email	(210)222-2424 Phone
Harold Alexander Yount Designated Broker of Firm	308749 License No.	ayount@dhrp.us Email	(210)222-2424 Phone
Frank Stanley Licensed Supervisor of Sales Agent/ Associate	483569 License No.	stanley@dhrp.us Email	(512)357-8188 Phone
Brent Saxon Sales Agent/Associate's Name	647708 License No.	bsaxon@dhrp.us Email	(512)357-8188 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

DH Realty Partners, Inc, 801 N Saint Marys St San Antonio, TX 78205

Phone: (210)222-2424

Fax: (210)271-0183

IABS 1-0 Date

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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