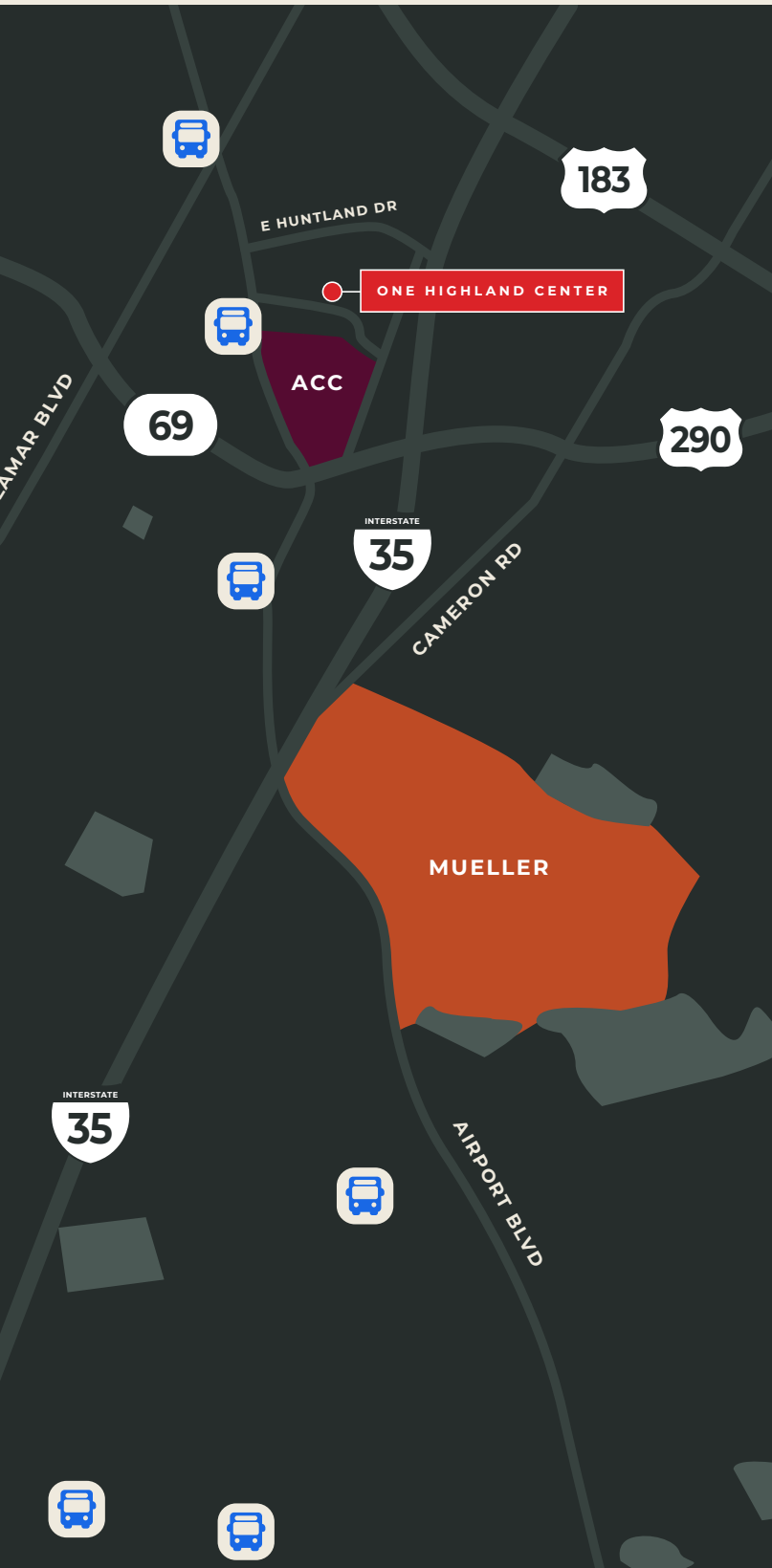




LEASE	314 E HIGHLAND MALL BLVD // AUSTIN, TEXAS // 78752	
	OFFICE	ISAAC GUTIERREZ IGUTIERREZ@ECRTX.COM 512.505.0008



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Tenants of One Highland Center will have one of the most prolific amenity bases at their fingertips

AVAILABILITY

Suite 101	627 RSF
Suite 114	1,921 RSF
Suite 115	1,295 RSF
Suite 200	2,423 RSF*
Suite 253	359 RSF
Suite 264	1,025 RSF*
Suite 300	3,664 RSF
Suite 301	4,844 RSF
Suite 306	1,125 RSF
Suite 400	3,342 RSF
Suite 403	3,016 RSF
Suite 411	1,595 RSF
Suite 506	3,253 RSF

*Contiguous up to 3,448 RSF

FEATURES

- ▶ 68,116 SF
- ▶ Common Area Improvements Complete!
- ▶ 5/1,000 Parking Ratio
- ▶ Value Rate
- ▶ Common Conference Room
- ▶ Prolific Amenity Base
- ▶ Walking Distance to Transit
- ▶ Walking Distance to Restaurants



ONE HIGHLAND CENTER

Legend:

- ACC
- OFFICE / COMMERCIAL
- RESIDENTIAL

Surrounding Businesses and Landmarks:

- Michi Ramen
- Braza's Taco House
- Arpeggio Grill
- Sushi Japon
- Pappasito's Cantina
- Texture
- Pappadeaux
- Easy Tiger
- Lima Criolla
- Vivo
- Ploker's
- Gold's Gym
- Panda Express
- The Brewtorium
- Amaya's Taco Village
- Thundercloud Subs
- R. Terry's Burger Stand
- Target

FOR MORE INFORMATION // ISAAC GUTIERREZ // IGUTIERREZ@ECRTX.COM // 512.505.0000



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1

LEVEL
ONE

Suite 115

1,295 RSF



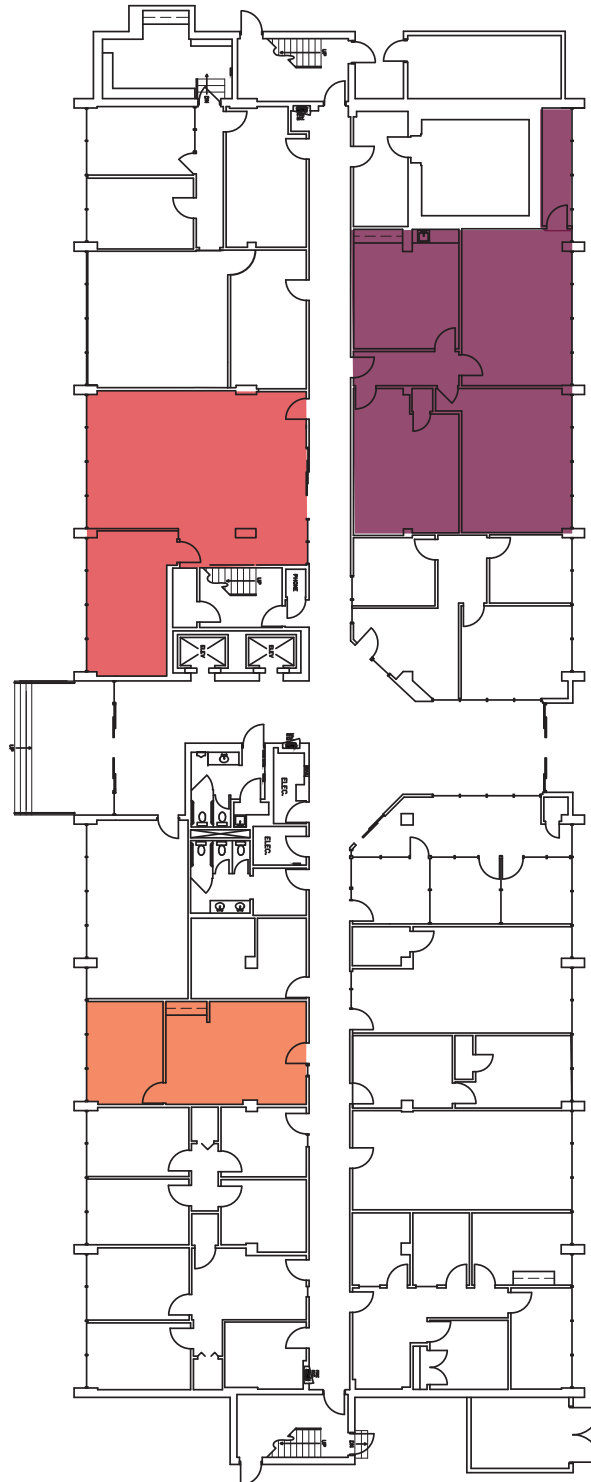
Suite 101

627 RSF



Suite 114

1,921 RSF



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HIGHLAND
CENTER

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2

LEVEL
TWO

Suite 264*

1,025 RSF



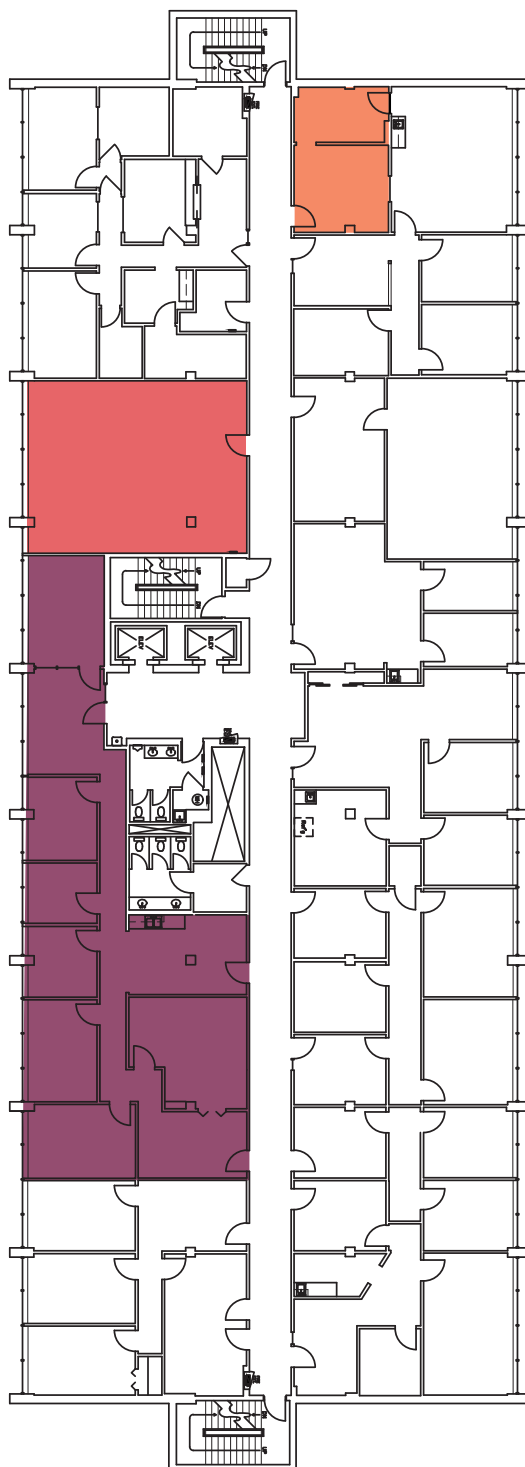
Suite 200*

2,423 RSF



***CONTIGUOUS UP TO 3,448 RSF**

CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 200



Suite 253

359 RSF



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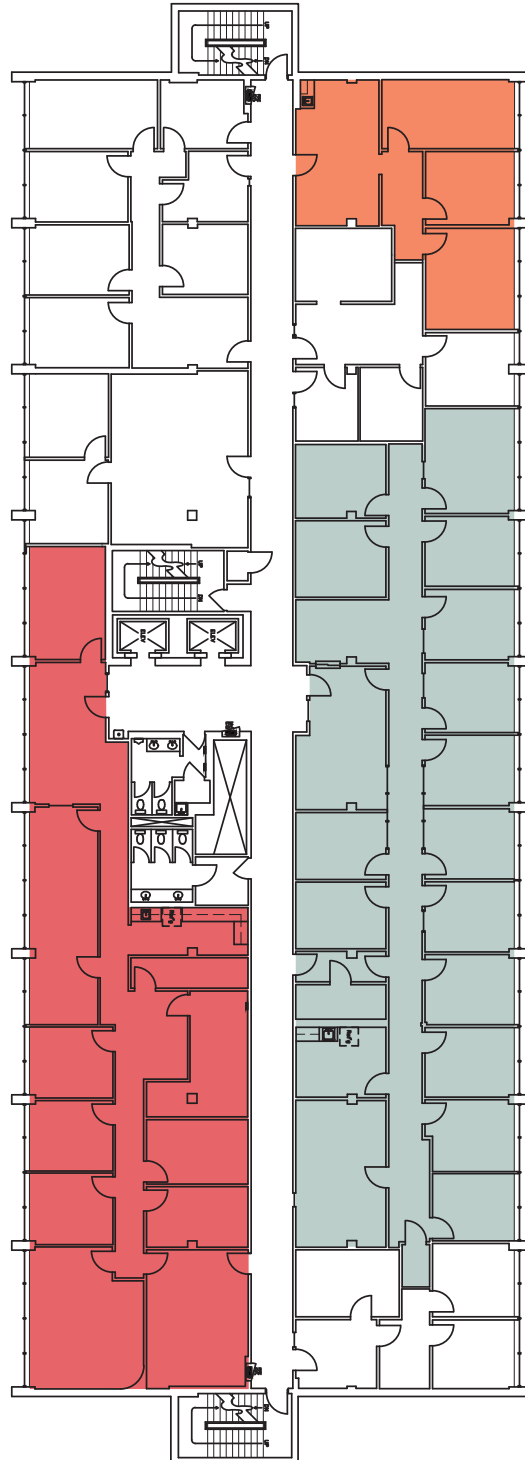
HIGHLAND
CENTER

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3

LEVEL
THREE



Suite 300

3,664 RSF

CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 300



Suite 306

1,125 RSF

Suite 301

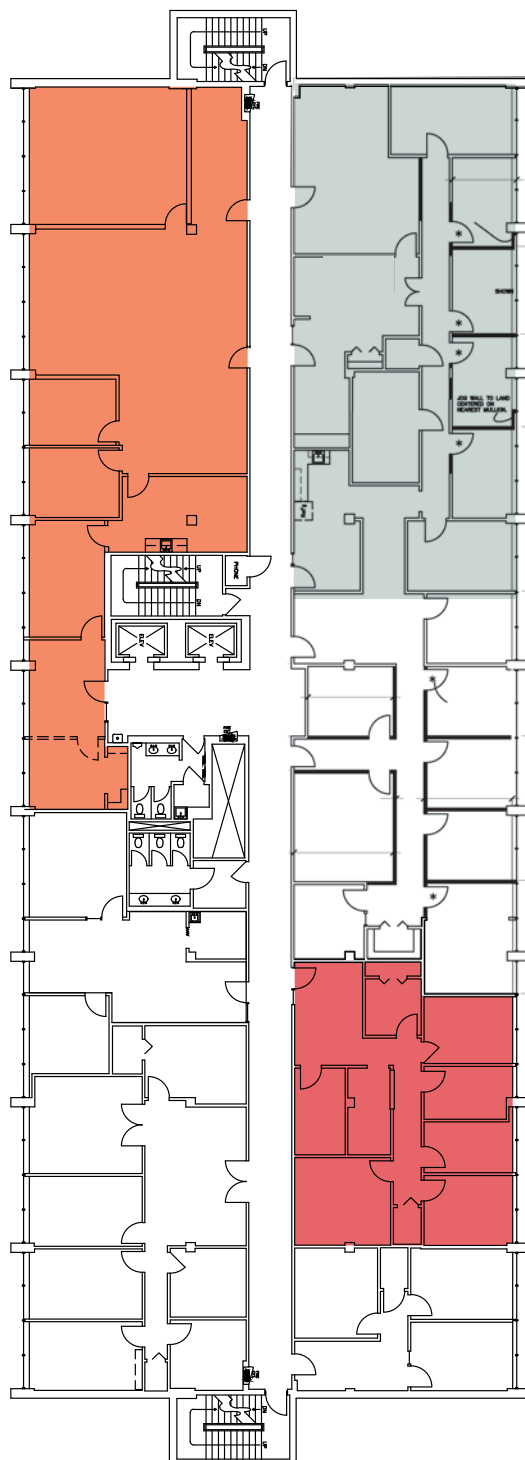
4,844 RSF

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4

LEVEL
FOUR

Suite 400
3,342 RSF



Suite 403
3,016 RSF



Suite 411
1,595 RSF





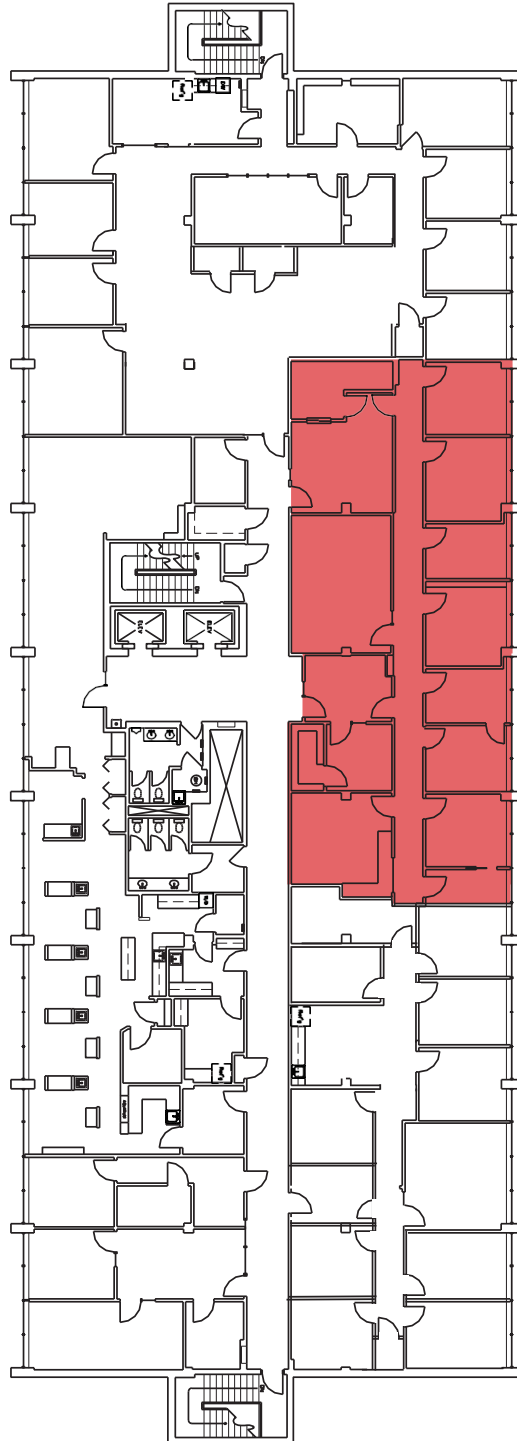
HIGHLAND
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5

LEVEL
FIVE



Suite 506

3,253 RSF



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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 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
Isaac Gutierrez	698727	igutierrez@ecrtx.com	512.505.0008
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date