

## Springwoods Business Center



### OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Building Size:	77,985 SF
Available SF:	2,400 - 3,400 SF
Lot Size:	6.29 Acres
Year Built:	1986
Zoning:	GR-CO
Market:	Austin
Submarket:	Far Northwest

### PROPERTY OVERVIEW

A flex industrial property conveniently located near several highways, great restaurants and shops. Located in the Northwest submarket, the center of Austin's high-tech sector, making it one of the most attractive areas for corporate locations within the region.

2025 NNNs estimated to be \$8.10/SF.

### PROPERTY HIGHLIGHTS

- Located just off Highway 183 with easy access to Highway 45.
- Monument Signage Available
- Located near the new Apple campus, Lakeline Mall, The Domain and The Arboretum.
- 3/1000 Parking Ratio.

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,400 - 3,400 SF	Lease Rate:	\$17.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 107	Available	3,400 SF	NNN	\$17.50 SF/yr	Mainly open with 100% HVAC. Rear loading overhead door. Currently a glass blowing studio. Available 5/1/2025.
Suite 110	Available	2,400 SF	NNN	\$17.50 SF/yr	Currently 100% Office. Could convert to flex space with an overhead door.

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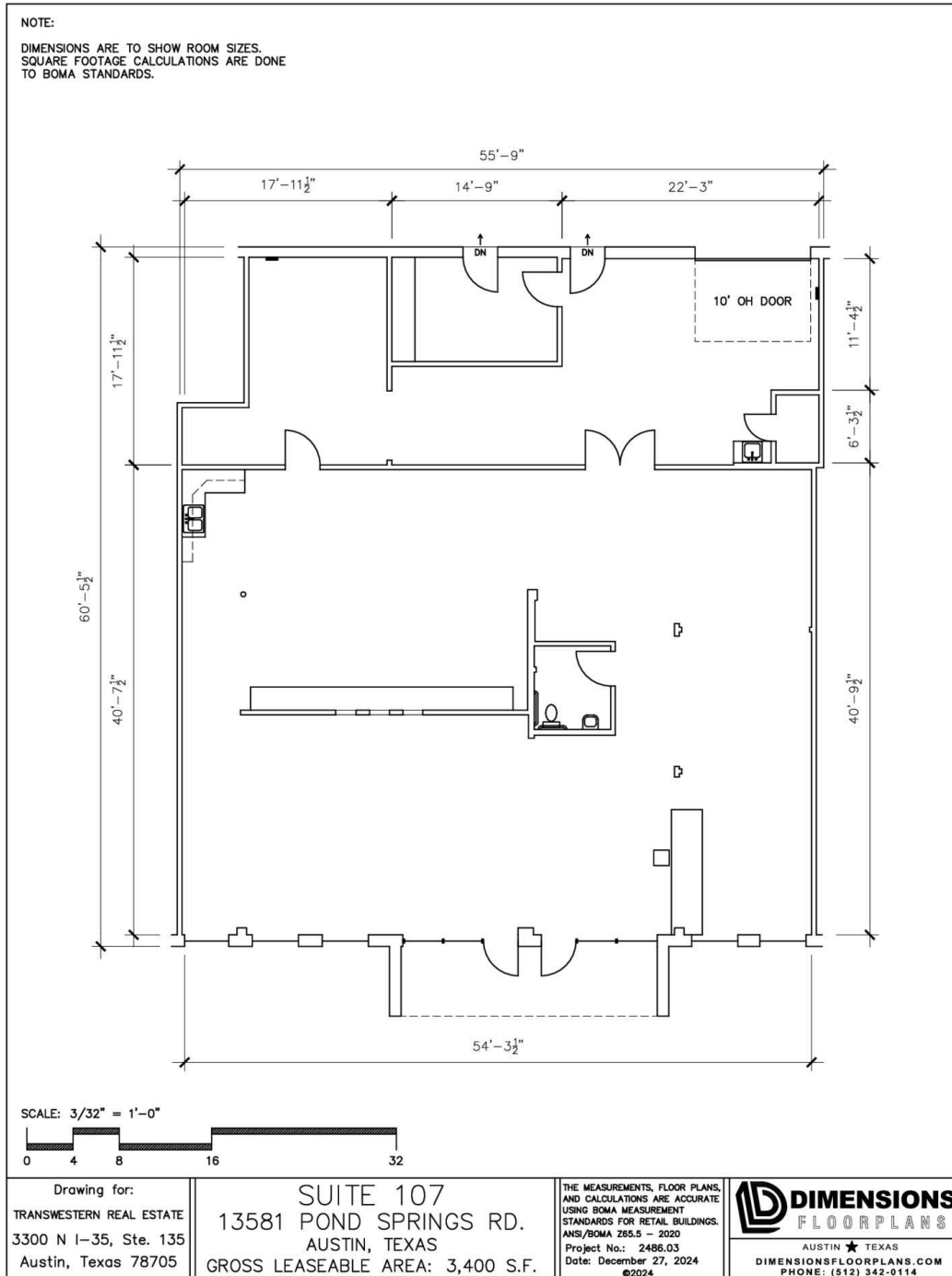
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# Springwoods Business Center - Suite 107



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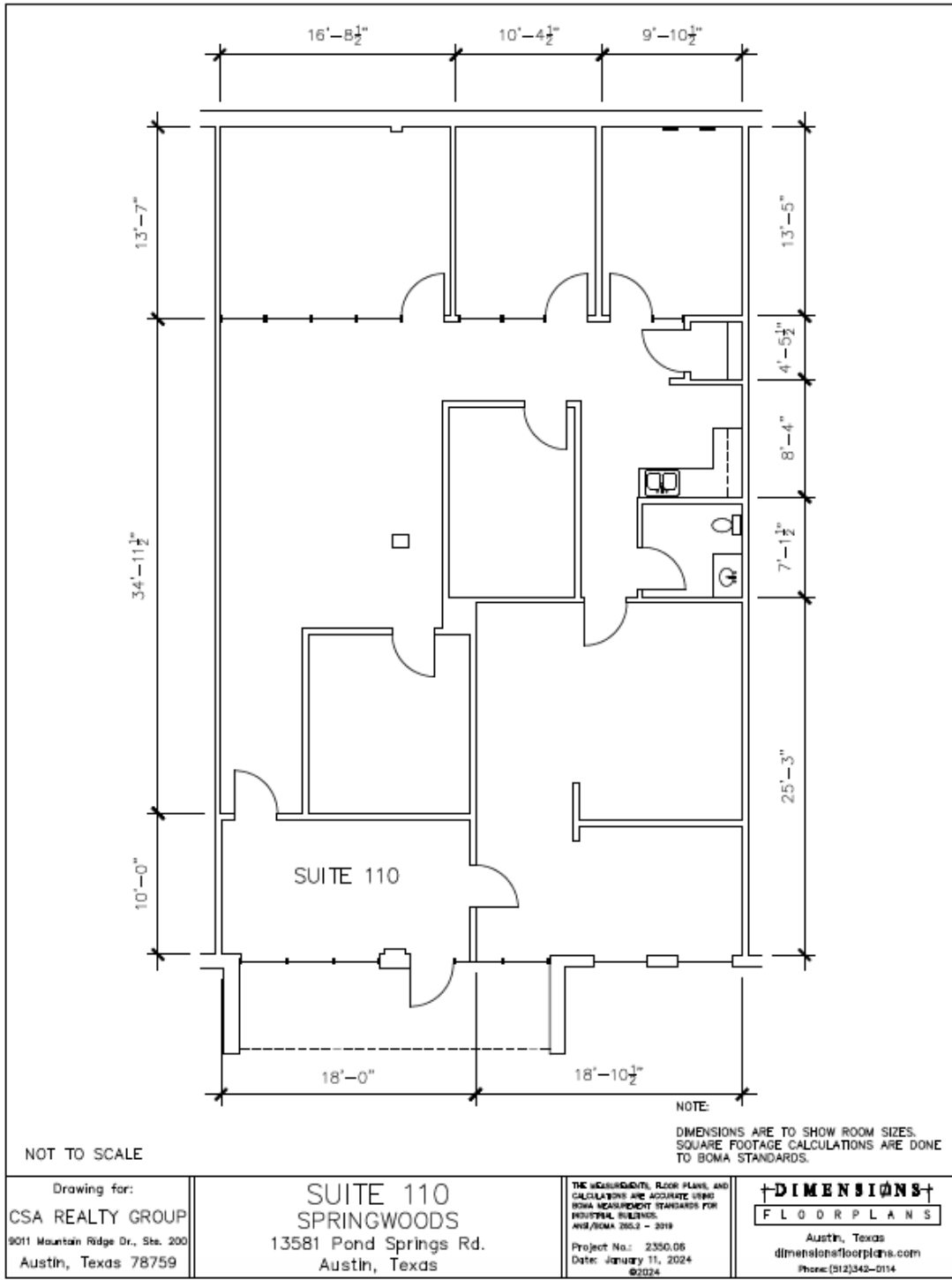
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# Springwoods Business Center - Suite 110



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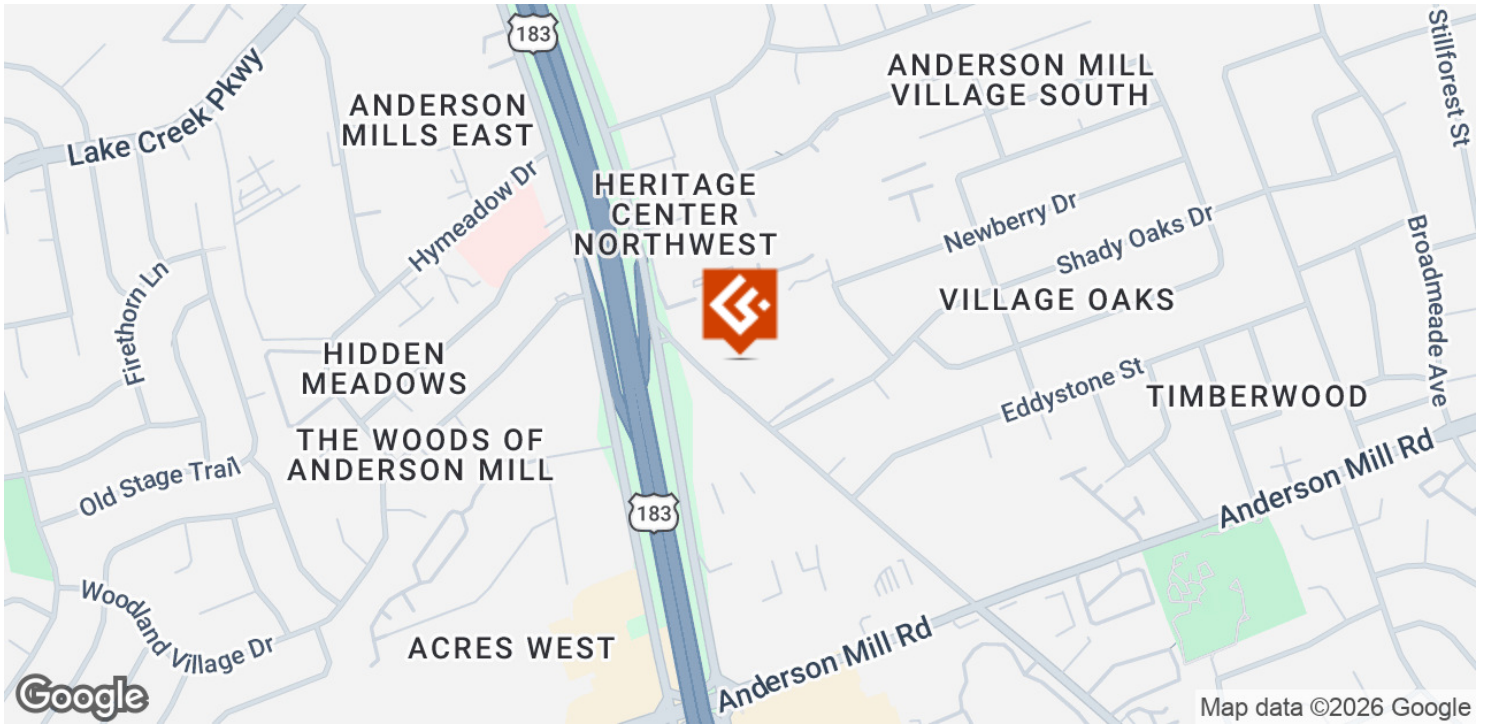
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## Information About Brokerage Services

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

CSA Realty Group, 8305 Shoal Creek Blvd Austin TX 78757  
Andrew Creixell

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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