



OFFICE | AUSTIN | FOR LEASE

Balcones Square

5758/5766/5828 Balcones Dr

Austin, Texas 78731



PROPERTY DESCRIPTION

- Located in one of the most highly-traveled areas of Austin - Northwest Hills.
- Close proximity to a long list of amenities.
- Office space can accommodate single users and groups.
- Parking is approximately 3.5 - 5.00 per 1,000 depending on the building.
- Suites can be combined.

SPACES	LEASE RATE	SPACE SIZE
Bldg 5758 Suite B1-204	\$28.00/SF/Year Gross	571 RSF
Bldg 5758 Suite B1-205	\$28.00/SF/Year Gross	555 RSF
Bldg 5766 Suite B2-202	\$28.00/SF/Year Gross	581 - 1,746 RSF
Bldg 5766 Suite B2-203	\$28.00/SF/Year Gross	581 - 1,746 RSF
Bldg 5766 Suite B2-204	\$28.00/SF/Year Gross	581 - 1,746 RSF
Bldg 5828 Suite B5-203	\$28.00/SF/Year Gross	581 - 1,162 RSF
Bldg 5828 Suite B5-204	\$28.00/SF/Year Gross	581 - 1,162 RSF

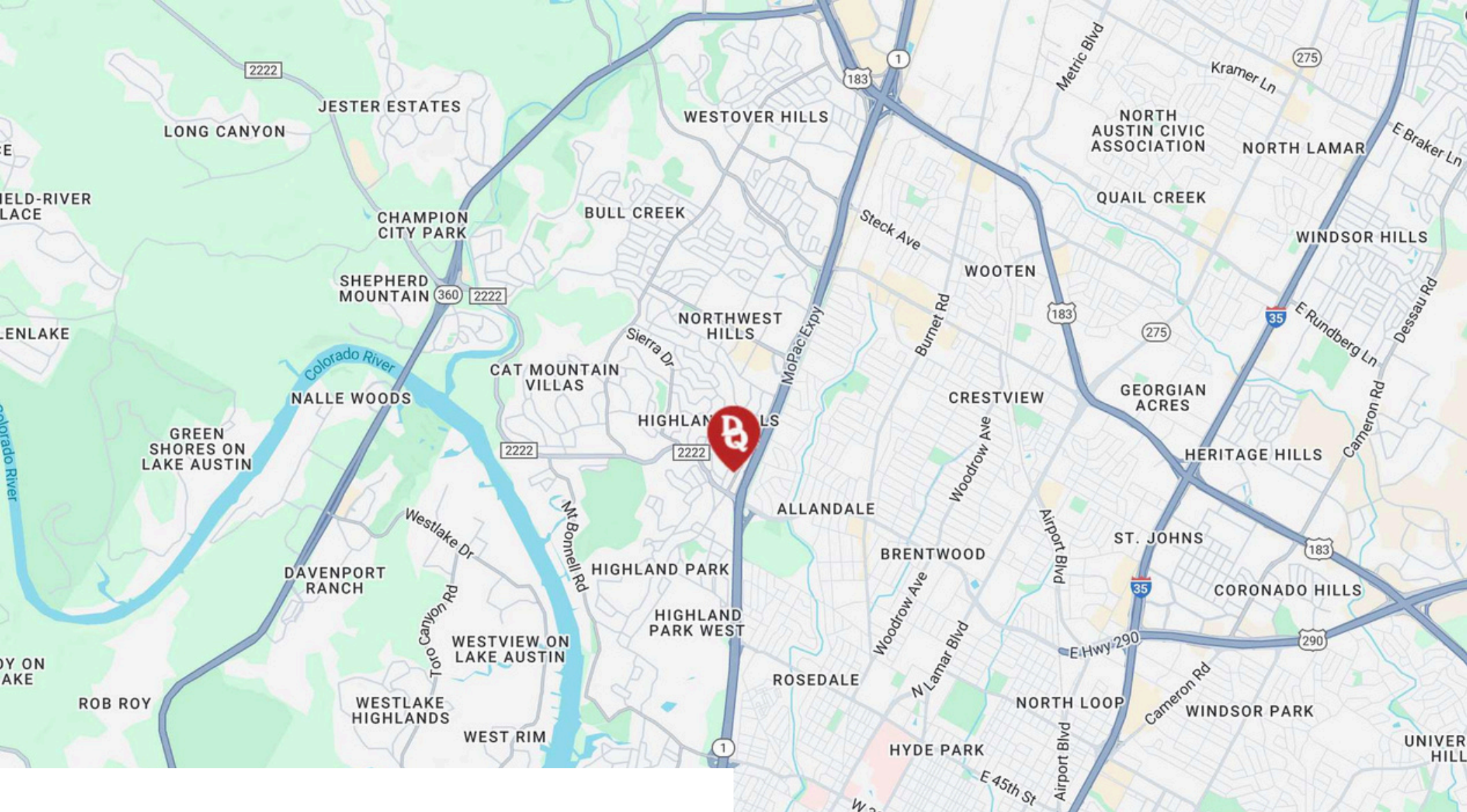
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5758/5766/5828 Balcones Dr | Austin, TX 78731



Caitlin Morales
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512.814.1813

The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.



LOCATION OVERVIEW

Located in the Northwest Hills region of Austin, just north of the intersection of Northland Drive and Balcones Drive, one block's distance from Mopac/Loop 1.

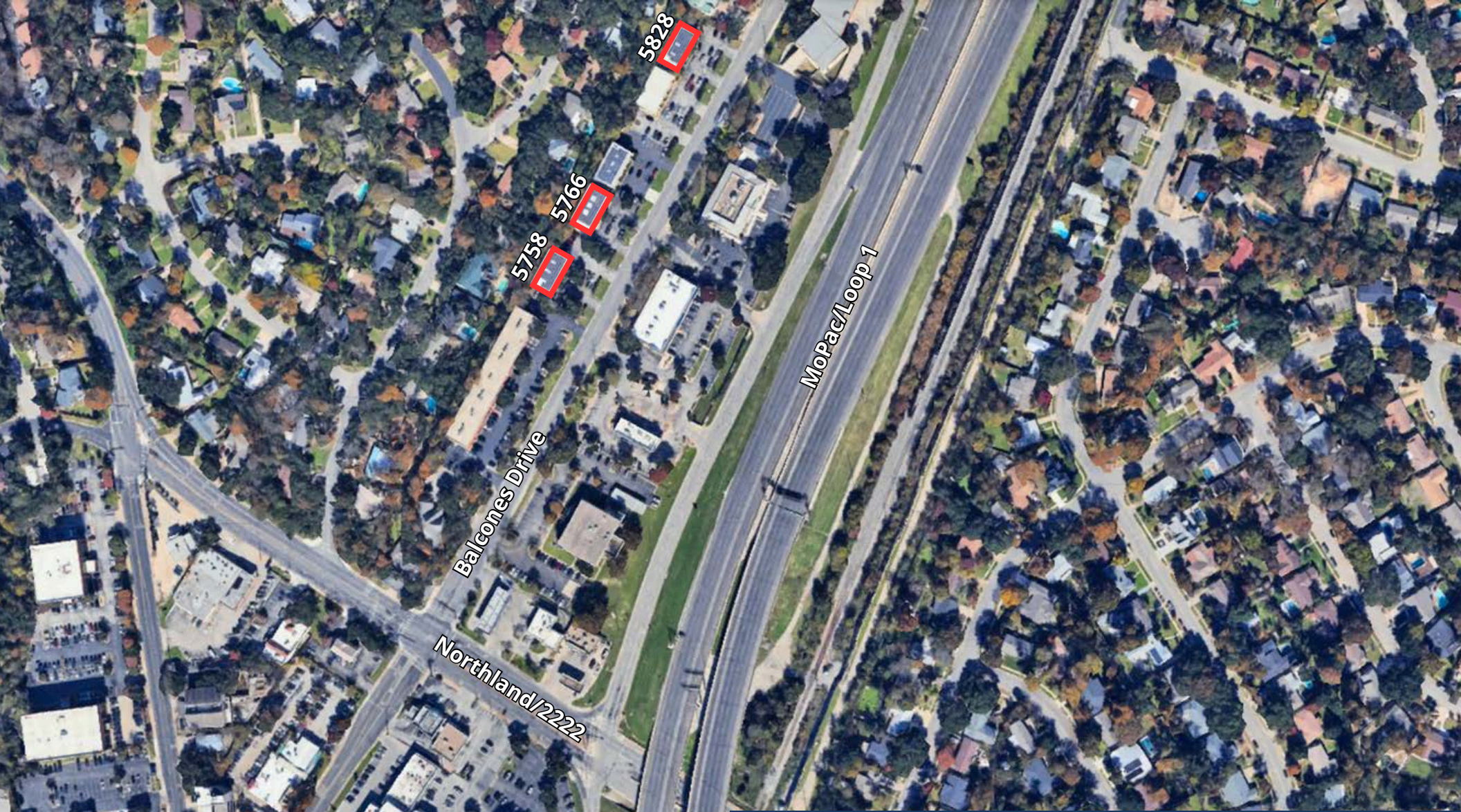
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Aerial View

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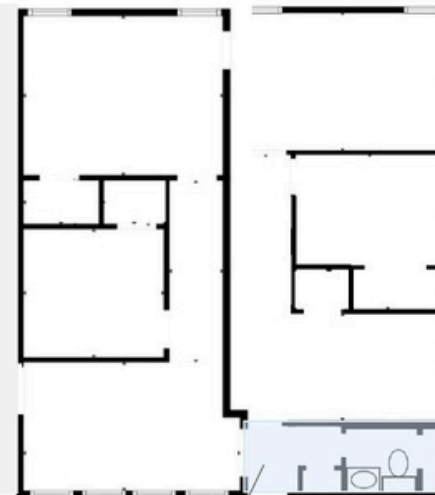
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**FIRST FLOOR
FULLY LEASED**

**SECOND FLOOR
SUITES CAN BE COMBINED**

LEASED



Suite 204
571.2 RSF

Suite 205
555.3 RSF

COMMON AREA

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5758 Balcones Dr. - Bldg. 1

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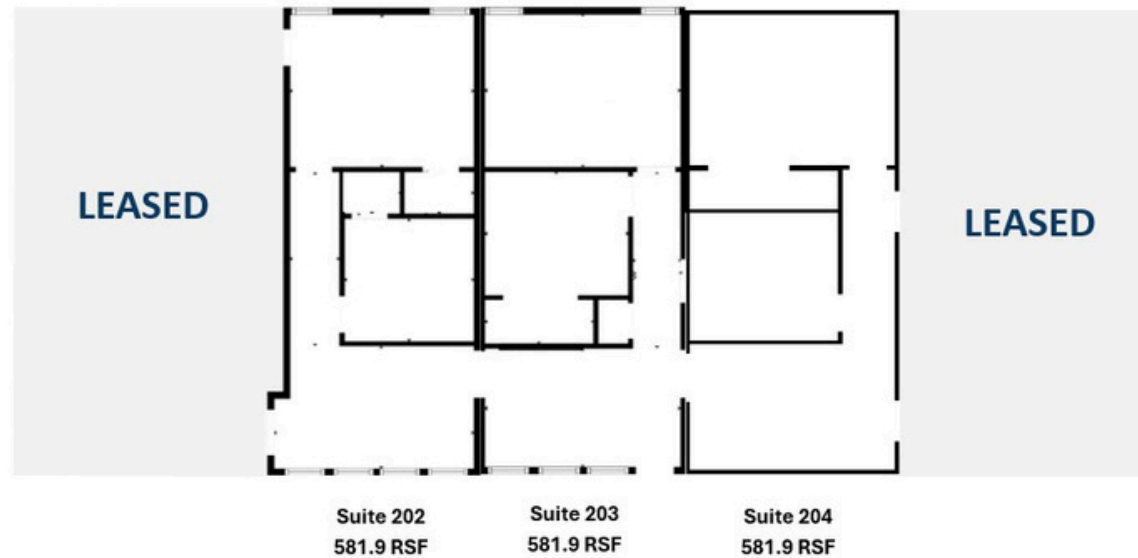


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**FIRST FLOOR
FULLY LEASED**

**SECOND FLOOR
SUITES CAN BE COMBINED**



OFFICE | AUSTIN | FOR LEASE

5766 Balcones Dr. - Bldg. 2

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**FIRST FLOOR
FULLY LEASED**

SECOND FLOOR

LEASED

LEASED

Suite 203
581.9 RSF

Suite 204
581.9 RSF

OFFICE | AUSTIN | FOR LEASE

5828 Balcones Dr. - Bldg. 5

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Additional Photos

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Don Quick & Associates, Inc.	347889	info@donquick.com	(512) 255-3000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Darren Quick	443913	darren@donquick.com	(512) 255-3000
Designated Broker of Firm	License No.	Email	Phone
Darren Quick	443913	darren@donquick.com	(512) 255-3000
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Caitlin Morales	681664	caitlin@donquick.com	(512) 814-1813
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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