

**1101 S Capital Of Texas Hwy
West Lake Hills, TX 78746
Westlake Oaks, Building - F**



AVAILABLE:

Second Floor 2,589 sf

Can Be demised

USES: Second
Generation office

- Short Drive to Westlakes 's Top Eateries - Restaurants, Café's (Fine Dining - Fast Casual)
- Mixed Use Retail within .25 Mile

SUMMARY:

Introducing Westlake Oaks Building F, Professional Executive Class A Office/Medical Space. This Unique Urban Office Building currently offers two suites available for Lease. Enjoy a Modern day atmosphere in your new creative workspace. The Building consists of 2 stories accommodating to a wide range of tenants. The Ownership group welcomes creative professional tenants.

LOCATION:

The highly desirable site is strategically located within close proximity of Austin's major transit corridors, Easy Access to Capital of Texas Hwy along with Mopac 1 Expressway allow for ease of access. Located within the heart of the Westlake Hills.

**MFB Real Estate Services, LLC.
3724 Jefferson St Suite 210
Austin Texas, 78731
www.mfbrealestateservices.com**

Jay Legg
512.921.9950 Mobile
512.452.9902 Office
Jay.Legg@mfbrealestate.com

OVERVIEW

1101 S Capital Of Texas Hwy
West Lake Hills, TX 78746
Westlake Oaks, Building - F

PARKING:
4.48/1,000 SF

PROPERTY INFO:

- Great Visibility
- Building Signage Available
- Refined Design Floor to Ceiling Glass on Office Levels
- Modern Sleek Design offers Abundant Natural Light Throughout

PROPERTY HIGHLIGHTS

- Highly Desirable Location
- Great visibility
- 35 Parking Spaces

PROPERTY SUMMARY

- Price: Negotiable
- Suite Avail.
- Lot Size: 1.23 Acres
- Total Building SF: 12,538 SF



MFB Real Estate Services, LLC.
3724 Jefferson St Suite 210
Austin Texas, 78731
www.mfbrealestateservices.com

Jay Legg
512.921.9950 Mobile
512.452.9902 Office
Jay.Legg@mfbrealestate.com

DEMOGRAPHICS

One Mile Radius - West Lake Hills Community

1101 S Capital Of Texas Hwy
West Lake Hills, TX 78746
Westlake Oaks, Building - F

- Southwest Submarket
- Traffic Count - 10,683 Est. Daily
- Population - 3,523
- Households - 1,267
- Average Age - 41
- Median HH Income - \$172,292
- Daytime Employees - 13,084
- Population Growth - +8.2%

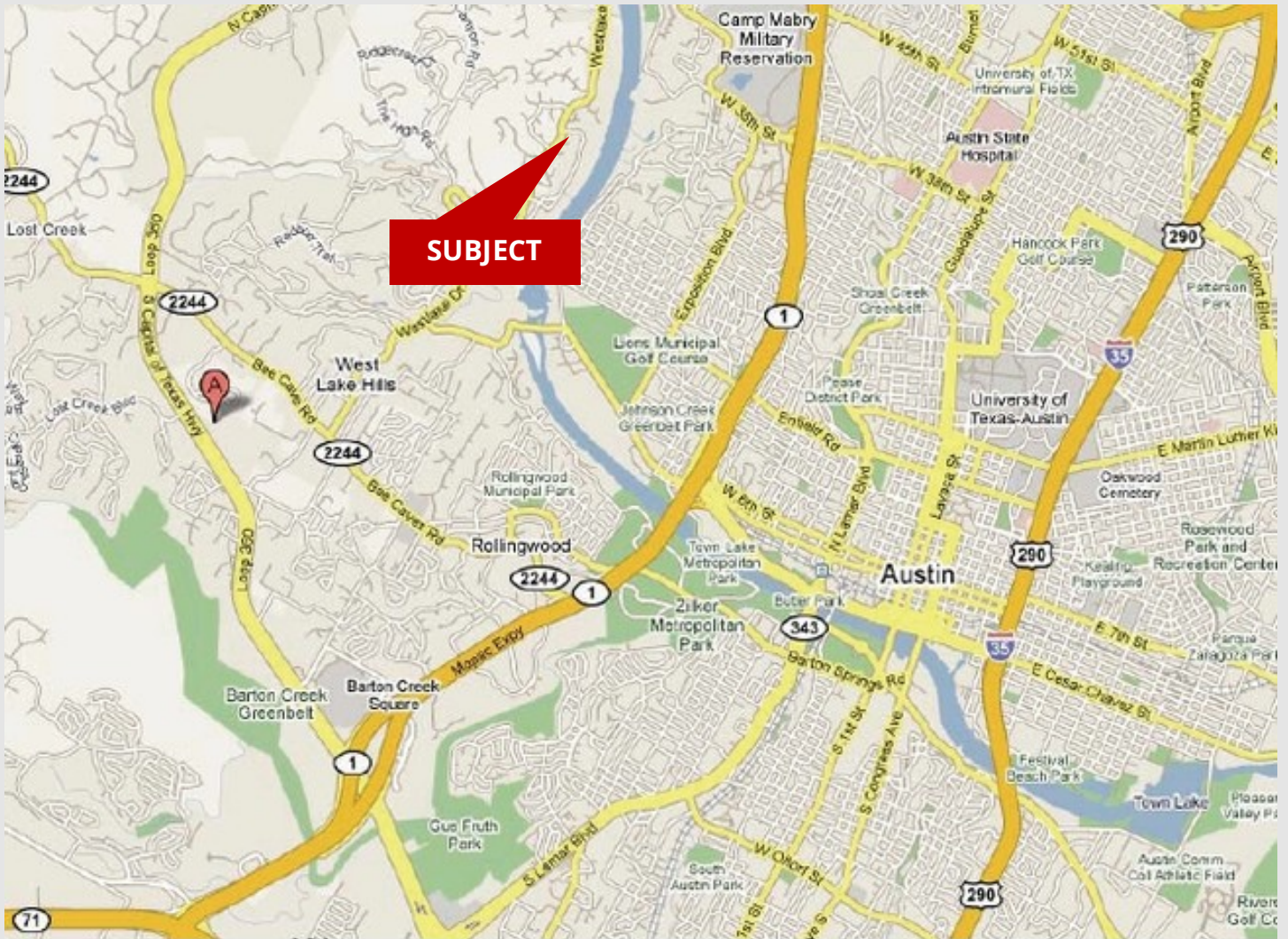


MFB Real Estate Services, LLC.
3724 Jefferson St Suite 210
Austin Texas, 78731
www.mfbrealestateservices.com

Jay Legg
512.921.9950 Mobile
512.452.9902 Office
Jay.Legg@mfbrealestate.com

Aerial View Map

1101 S Capital Of Texas Hwy
West Lake Hills, TX 78746
Westlake Oaks, Building - F

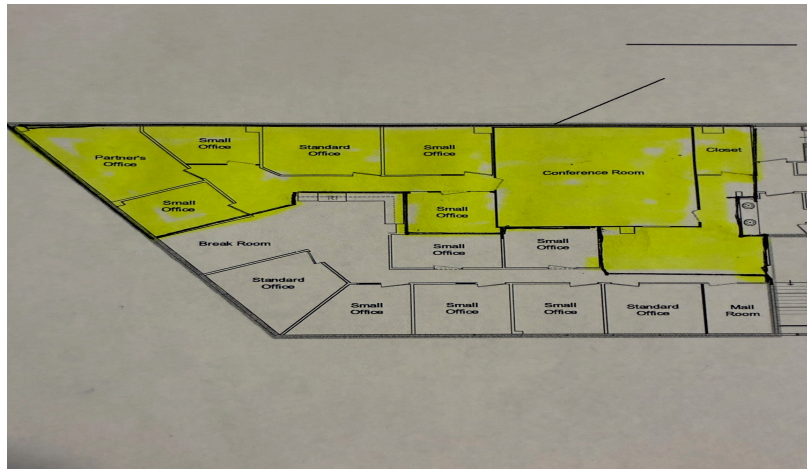


MFB Real Estate Services, LLC.
3724 Jefferson St Suite 210
Austin Texas, 78731
www.mfbrealestateservices.com

Jay Legg
512.921.9950 Mobile
512.452.9902 Office
Jay.Legg@mfbrealestate.com

Suite Floor Plan

1101 S Capital Of Texas Hwy
West Lake Hills, TX 78746
Westlake Oaks, Building - F



Second Floor 2,637 sf

MFB Real Estate Services, LLC.
3724 Jefferson St Suite 210
Austin Texas, 78731
www.mfbrealestateservices.com

Jay Legg
512.921.9950 Mobile
512.452.9902 Office
Jay.Legg@mfbrealestate.com



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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Jess Noble Legg IV</u>	<u>392162</u>	<u>jay.legg@mfbrealestate.com</u>	<u>512-452-9902</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Jessie Contreras</u>	<u>693775</u>	<u>jessie@mfbrealestate.com</u>	<u>512-452-9902</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

The information contained herein has been obtained from sources believed reliable. MFB Real Estate Services, LLC makes no guarantees or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract.