



ARBORETUM

THE SHOPS AT
ARBOR WALK

DOMAIN

Q2
STADIUM

LOOP
1

SHOAL CREEK
APTS

Shoal Creek Blvd

OFFICE CONDO SUITE 150 AND 160

FOR SALE or LEASE
8500 Shoal Creek Blvd. Austin, TX

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Property Overview

8500 Shoal Creek offers a well-positioned owner-user opportunity at the intersection of MoPac and 183 in North Austin. The office condo spans Suites 150 and 160, totaling 8,360 RSF (7,610 SF and 750 SF), and was upgraded eight years ago to include a main lobby, two large conference rooms, 14 individual offices, and a large open desk area - a layout built to accommodate a growing team.

The finish-out also includes a full kitchen, gym, sauna, and two locker rooms with showers, giving an owner-user amenities that support day-to-day operations and help attract and retain talent.

PROPERTY OVERVIEW

Address:	8500 Shoal Creek Blvd. Austin, TX
Submarket:	North Austin / Arboretum
Total Office Condo (SF):	8,360 SF
Access / Visibility:	Shoal Creek Blvd.
Zoning:	LI (Light Industrial)
Built/Renovated:	2018
Parking Ratio	4:1



+/- \$650,000 FULL GUT
RENOVATION IN 2018 — TAKEN TO
STUDS AND REBUILT

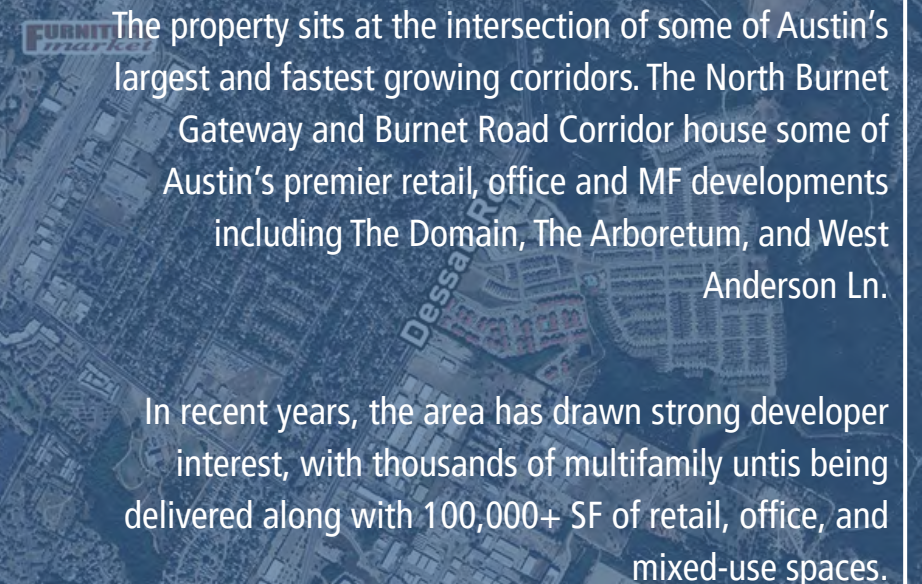
CHEF-STYLE KITCHEN WITH
MULTIPLE REFRIGERATORS AND
COLD BREW ON TAP. FULL GYM,
DRY SAUNA, AND TWO LOCKER
ROOMS WITH SHOWERS

IMMEDIATE PLUG & PLAY FROM
FURNITURE, FIXTURES &
EQUIPMENT AVAILABLE WITH THE
SALE. NO BUILD-OUT COST OR
DOWNTIME

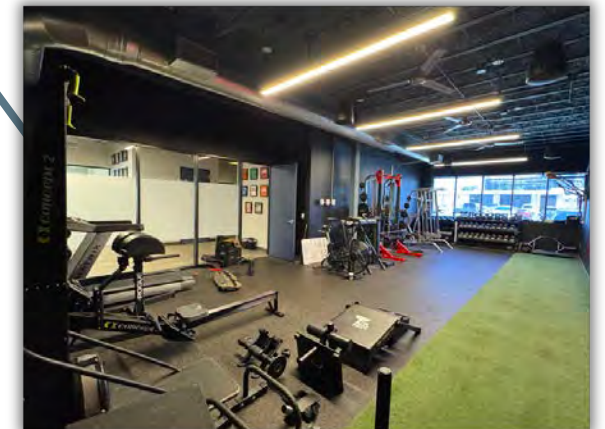
SUITE 160 ADDS TWO OFFICES AND
THREE STORAGE ROOMS. BRINGS
PLENTY OF ROOM TO GROW OR
LEASE OUT

MINUTES TO MOPAC, US-183, THE
ARBORETUM, THE DOMAIN, NORTH
BURNET/GATEWAY DISTRICT, Q2
STADIUM AND WEST ANDERSON
LN

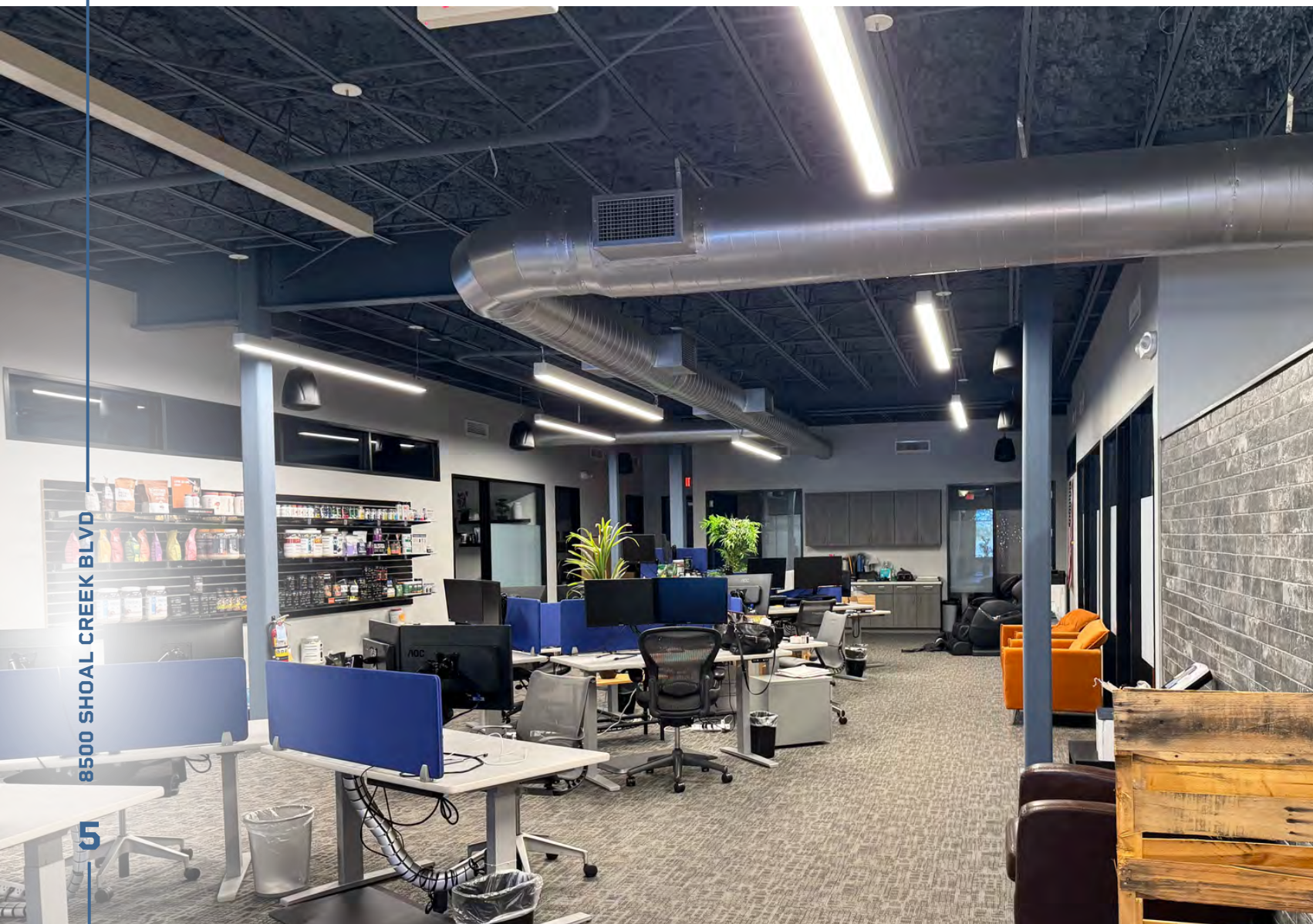




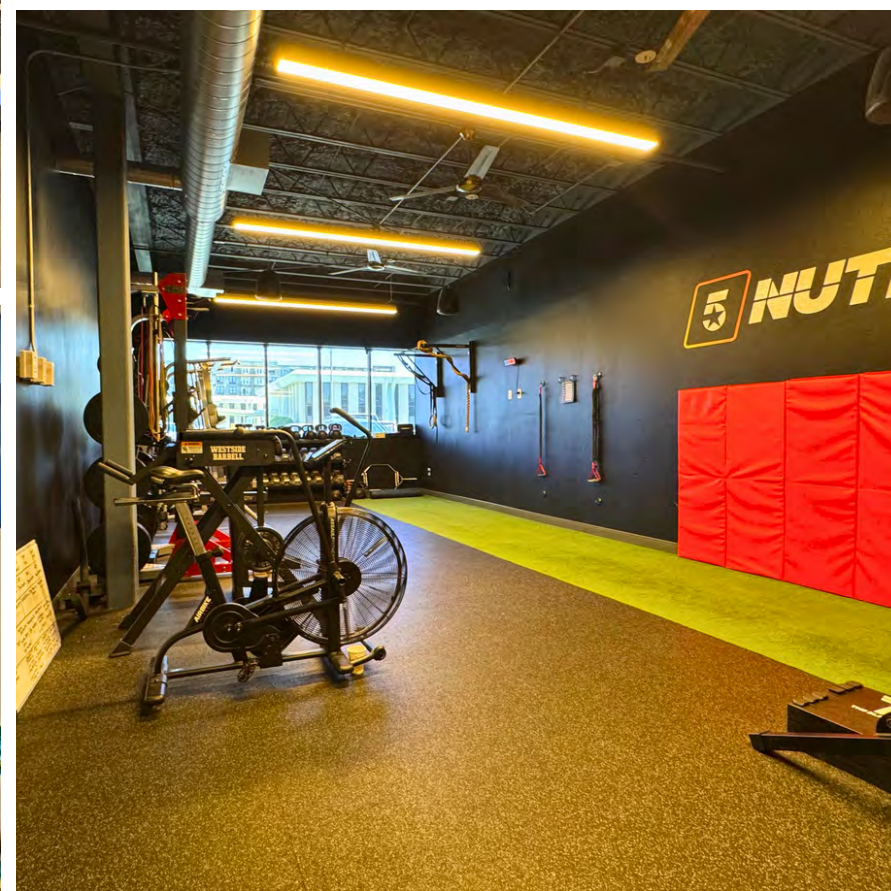
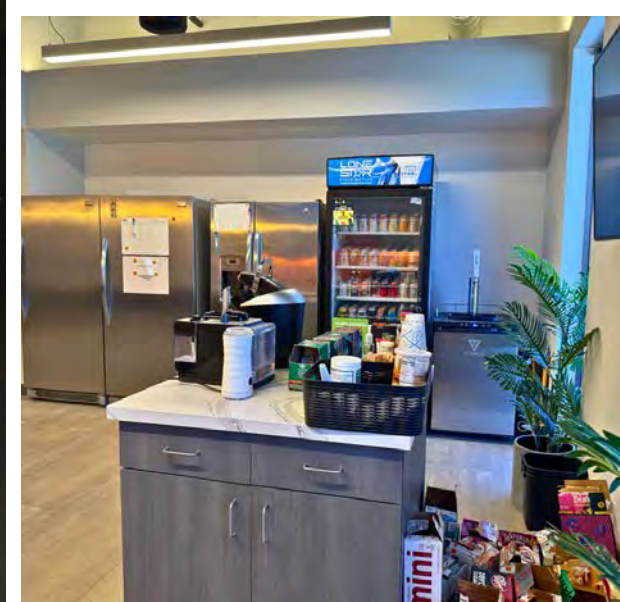
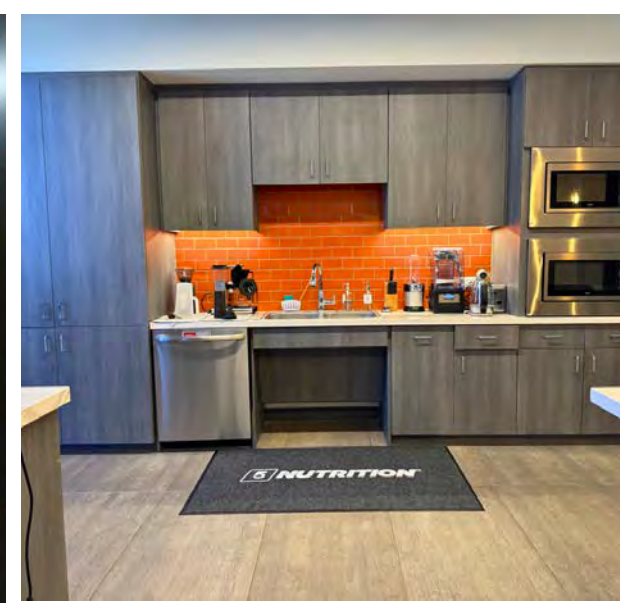
8500 SHOAL CREEK BLVD



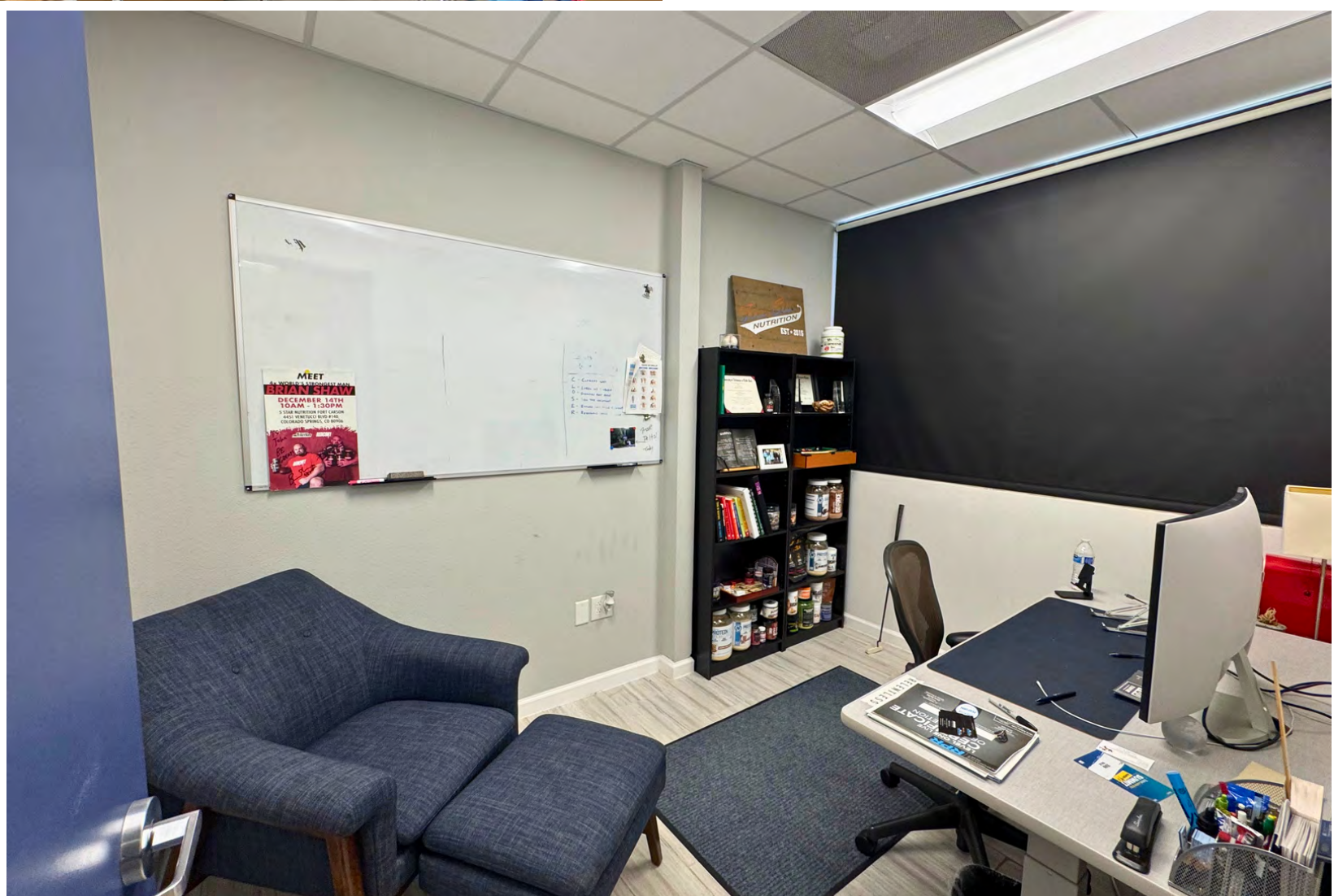
Photos - Suite 150



Photos - Suite 150



Photos - Suite 160



Contacts

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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 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.

CSW BROKERAGE, LLC

Name of Sponsoring Broker*(Licensed Individual or Business Entity)*

9016590-BB

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KEVIN EARL HUNTER

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JUSTIN WILLIAMS

Name of Sales Agent / Associate

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Phone



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11-3-2025



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CSW BROKERAGE, LLC

Name of Sponsoring Broker (Licensed Individual or Business Entity)

KEVIN EARL HUNTER

Name of Designated Broker of Licensed Business Entity, if applicable

Name of Licensed Supervisor of Sales Agent / Associate, if applicable

GRAHAM SCHMERGEL

Name of Sales Agent / Associate

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License No.

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