

FOR LEASE OR SALE · CLASS A OFFICE & MEDICAL

The Trio at Menchaca

Building 1 · 8701 Menchaca Road · Austin, Texas 78748

51,114 SF

CONTIGUOUS SPACE UP TO 6,730
SF

\$32-\$34

PSF NNN LEASE RATES

\$70 / SF

TI ALLOWANCE OFFERED

55

COVERED PARKING SPACES

FOR LEASE OR SALE · PROPERTY OVERVIEW

The Opportunity

Now completed. The Trio at Menchaca sits at the southeast corner of Davis Lane and Menchaca Road and consists of three buildings totaling over 70,000 square feet of office and medical space. Phase I — Buildings 2 and 3 — is fully sold out; Phase II, Building 1, delivers over 50,000 square feet of contiguous Class A space.

Unlike the back two buildings, Building 1 is 100% steel-and-concrete construction with storefront glass windows, entryways and suite entrances, elegant common-area bathrooms, dramatic atriums, and excellent signage visibility at a busy lighted intersection — only fifteen minutes from downtown and walking distance to the entertainment along the Menchaca Mile.

Delivery is cold, dark shell. Owners may hire the contractor of their choice for finish-out, or the Seller can provide a turnkey office. Seller financing is also an option.

WHY THE TRIO, BUILDING 1

- Class A, 100% steel-and-concrete construction — a step above typical suburban office product
- Tens of thousands of households to serve where very little commercial product is available with 78745 and 78748
- Office but with retail exposure! Excellent signage opportunities at the lighted corner of Davis Lane and Menchaca Road
- Approximately 55 covered parking spaces on the ground floor plus spacious outdoor patios.
- Infill Central Austin — 15 minutes to downtown, walkable to the Menchaca Mile.
- Flexible delivery: bring your own contractor or a Seller-provided turnkey finish-out. Units can be combined and subdividing walls relocated.

\$34 NNNEND CAPS (\$12 EST.
NNN)**\$32 NNN**

INLINE (\$12 EST. NNN)

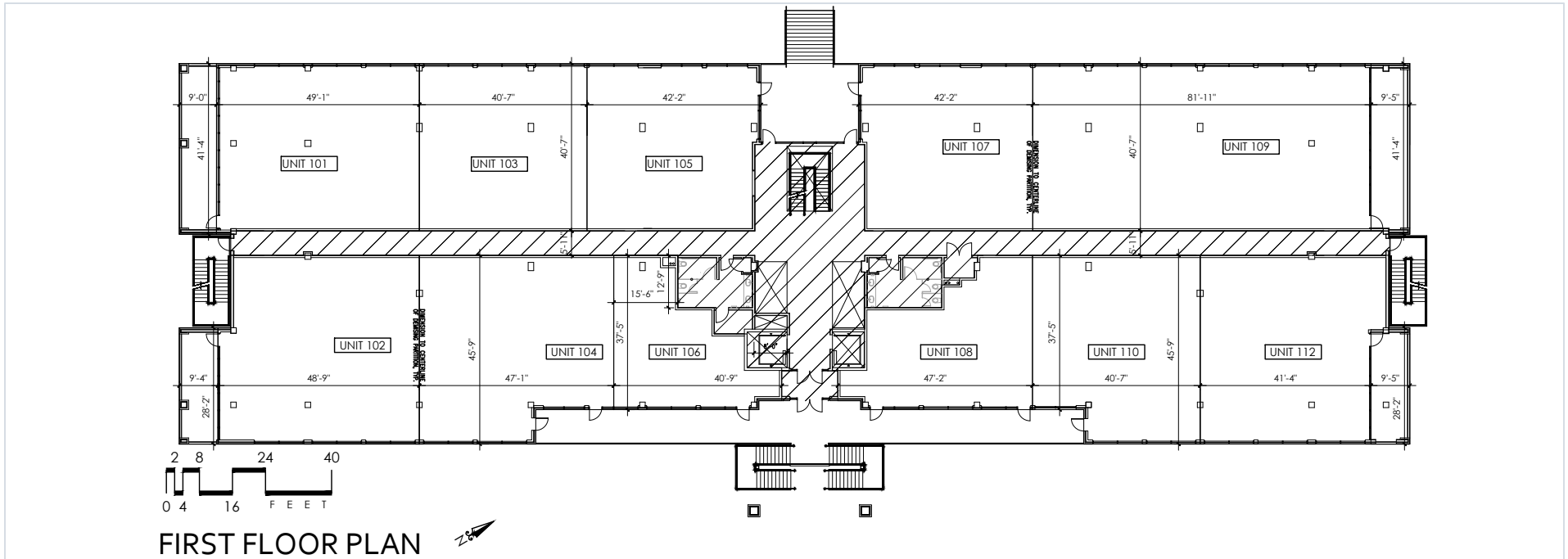
\$70 / SF

TI ALLOWANCE

FOR LEASE OR SALE · AVAILABILITY

GROSS FLOOR AREA: 25,461 SF · CAF 0.168

First Floor — Shell Plan & Pricing



FIRST FLOOR PLAN

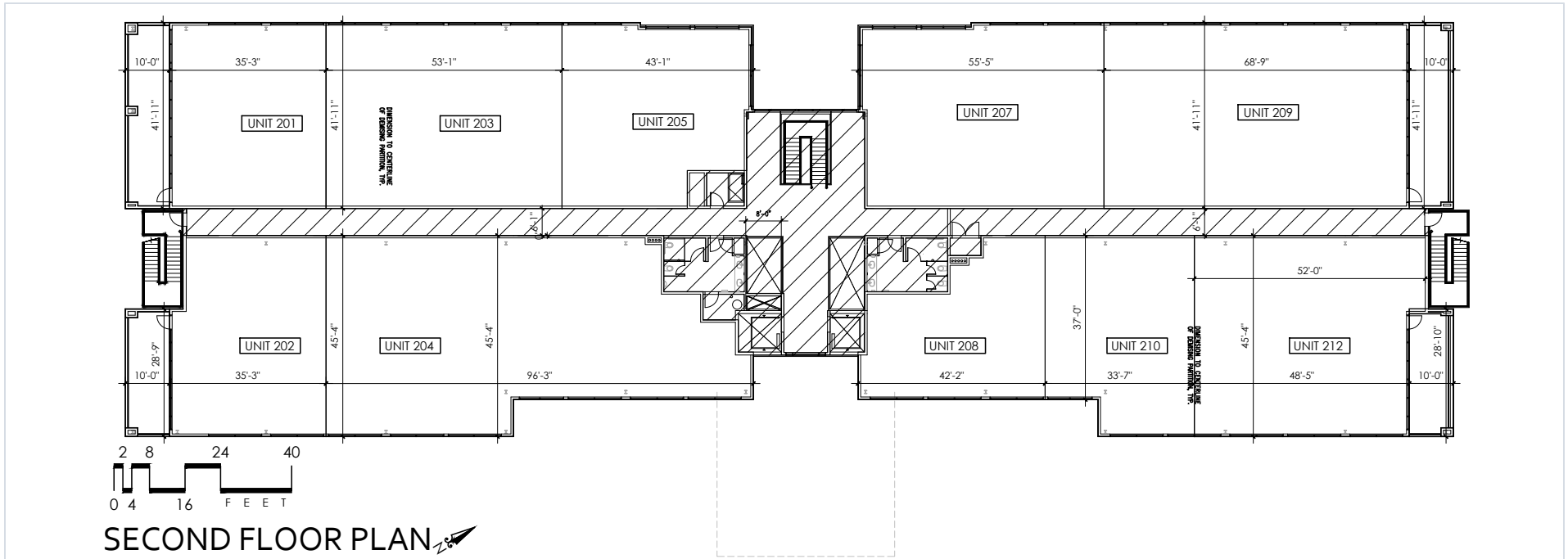
UNIT	TOTAL SF	PRICE / STATUS
Unit 101	2,764	\$1,169,675
Unit 103	1,923	\$855,735
Unit 105	1,960	\$921,200
*Unit 107 (Turnkey)	1,963	\$1,130,000
Unit 109	4,327	Sold

UNIT	TOTAL SF	PRICE / STATUS
Unit 102	2,850	Leased
Unit 104	2,331	Leased
Unit 106	1,187	Leased
Unit 108	1,501	\$667,945
Unit 110	2,047	\$910,915
Unit 112	2,608	\$1,139,280

FOR LEASE OR SALE · AVAILABILITY

BUILDING GROSS TOTAL: 51,114 SF

Second Floor — Plan & Pricing



UNIT	TOTAL SF	PRICE / STATUS
Unit 201	2,213	\$904,270
Unit 203	2,598	\$1,157,445
Unit 205	1,919	\$902,490
Unit 207	2,654	\$1,248,790
Unit 209	3,850	\$1,674,575

UNIT	TOTAL SF	PRICE / STATUS
Unit 202	2,142	\$913,625
Unit 204	4,154	Sold
Unit 208	1,458	\$649,180
Unit 210	1,662	Sold
Unit 212	2,979	\$1,305,590

FOR LEASE OR SALE · PROPERTY IMAGES

Exterior



FOR LEASE OR SALE · PROPERTY IMAGES

DELIVERED COLD, DARK SHELL · TURNKEY AVAILABLE

Interior & Common Areas



FOR LEASE OR SALE · AVAILABLE NOW

FULLY FINISHED-OUT · READY FOR IMMEDIATE OCCUPANCY

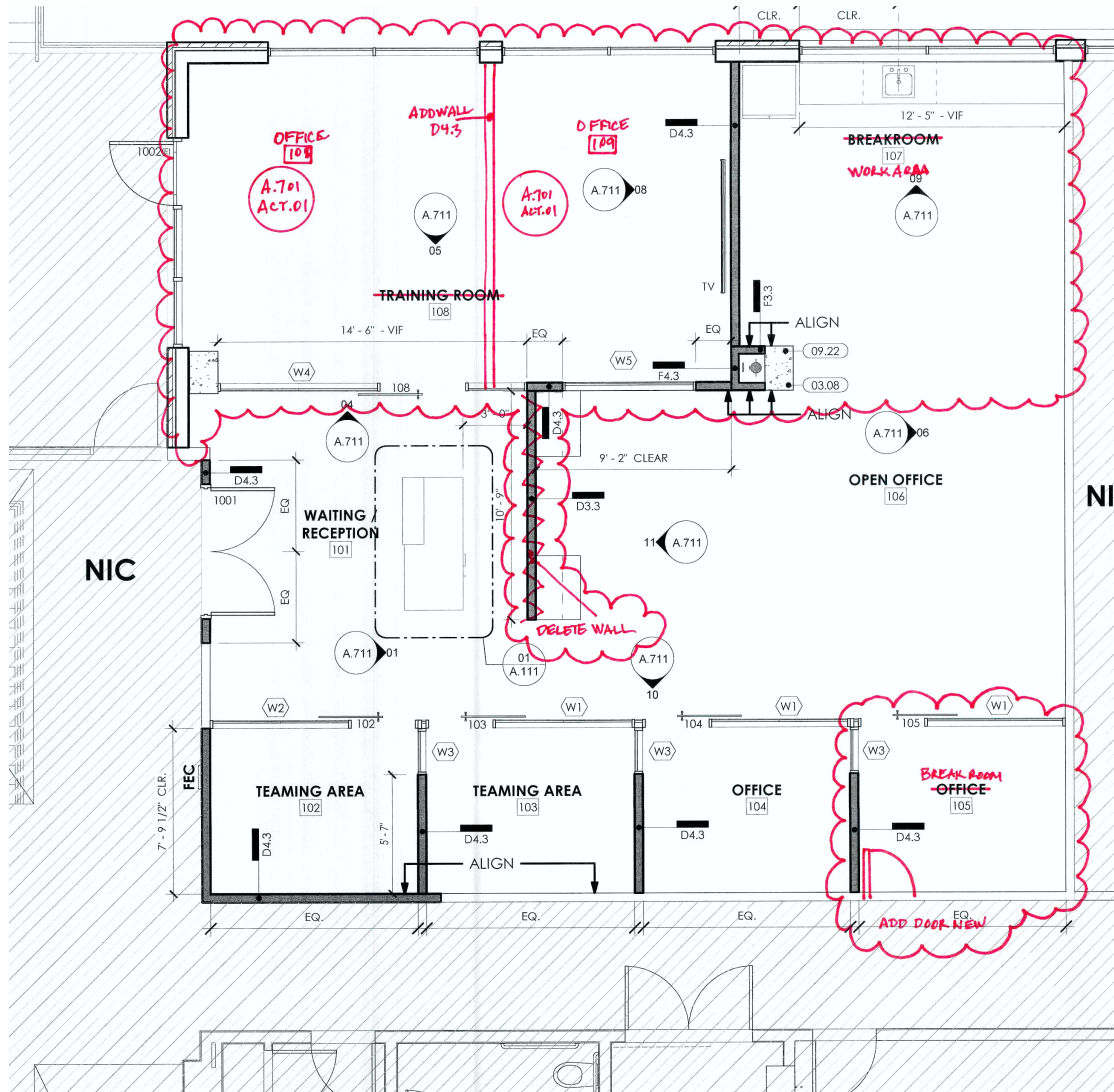
Suite 107 — Finished out now and Move-In Ready!



FOR LEASE OR SALE · AVAILABLE NOW

FULLY FINISHED-OUT · READY FOR IMMEDIATE OCCUPANCY

Suite 107 – Floor Plan (As-Built)



- Five offices, break room, reception area and open bullpen
- Three points of ingress/egress with direct access to exterior
- Move-in ready and available now for purchase or lease
- Lease: \$35 NNN (\$12) with negotiable lease term
- Purchase: \$1,130,000

Floor Plan
SCALE: 1/4" = 1'-0"

Suites 102, 104 & 106

Investment Sale Coming Soon to Market!
\$230,000 in Year 1 NOI W/10-YR Lease



INFORMATION ABOUT BROKERAGE SERVICES

11/2/2015



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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Primary Assumed Business Name			
 Designated Broker of Firm	 License No.	 Email	 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John P. Cummings III</u>	<u>662316</u>	<u>John@QuestRealtyAustin.com</u>	<u>(512)415-8508</u>
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

TAR-2501

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IABS 1-0 Date

Kang Package