



713 WEST 14th STREET
AUSTIN, TEXAS 78701

**1,944 SF PROFESSIONAL OFFICE
FOR SALE**

OFFERING INFORMATION

713 W 14th STREET- AUSTIN, TX 78701
FOR SALE

PURCHASE PRICE

\$1,701,000

PURCHASE PRICE PER SQFT

\$875.00/SF



OAKLINE

COMMERCIAL REAL ESTATE

SALE CONTACT

TOM OLIVER
TOM@OLCRE.COM
(512) 586-6621

PROPERTY DETAILS

Total Building Square Feet

1,944 SF

Lot Size (Acres)

0.098 AC

Lot Size (Square Feet)

4,294 SF

Zoning

Limited Office "LO"

Year Built

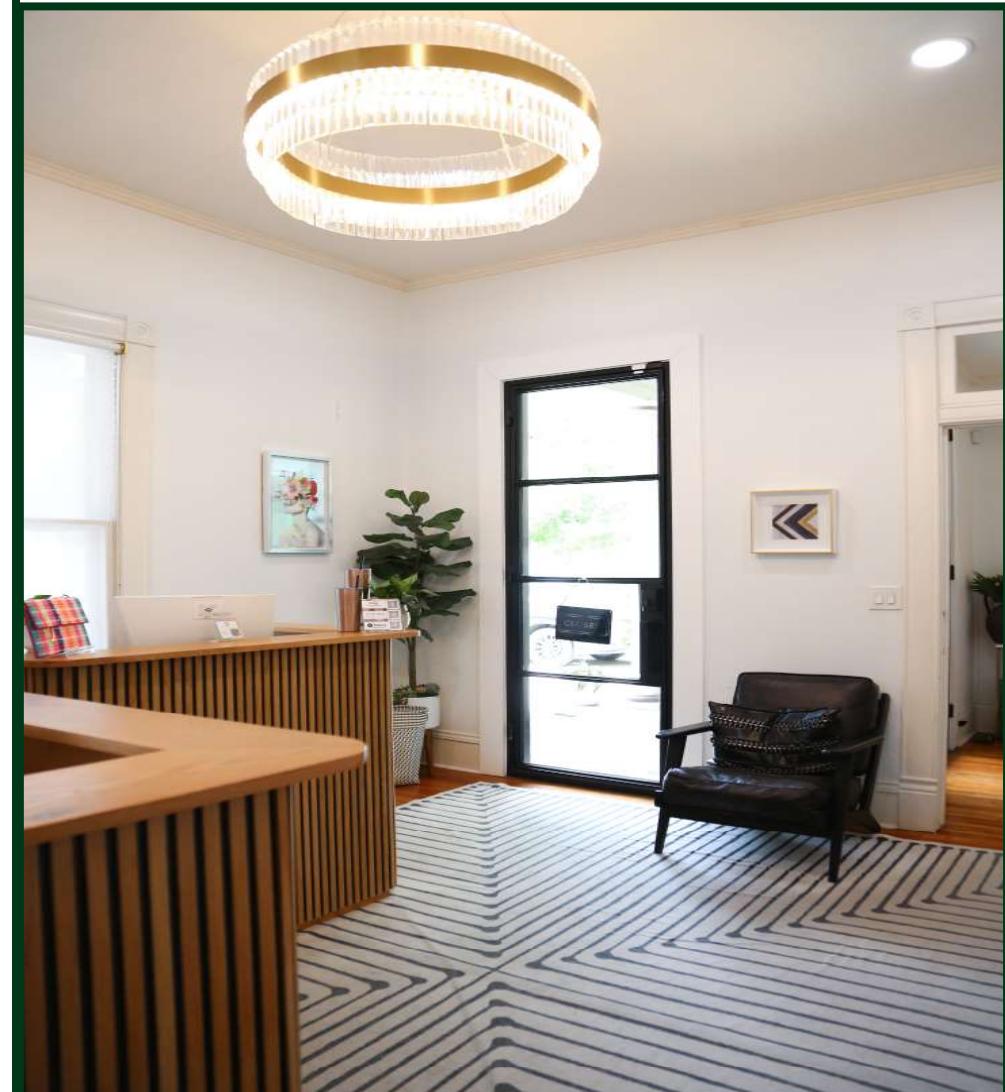
1960

Parking Spaces

10

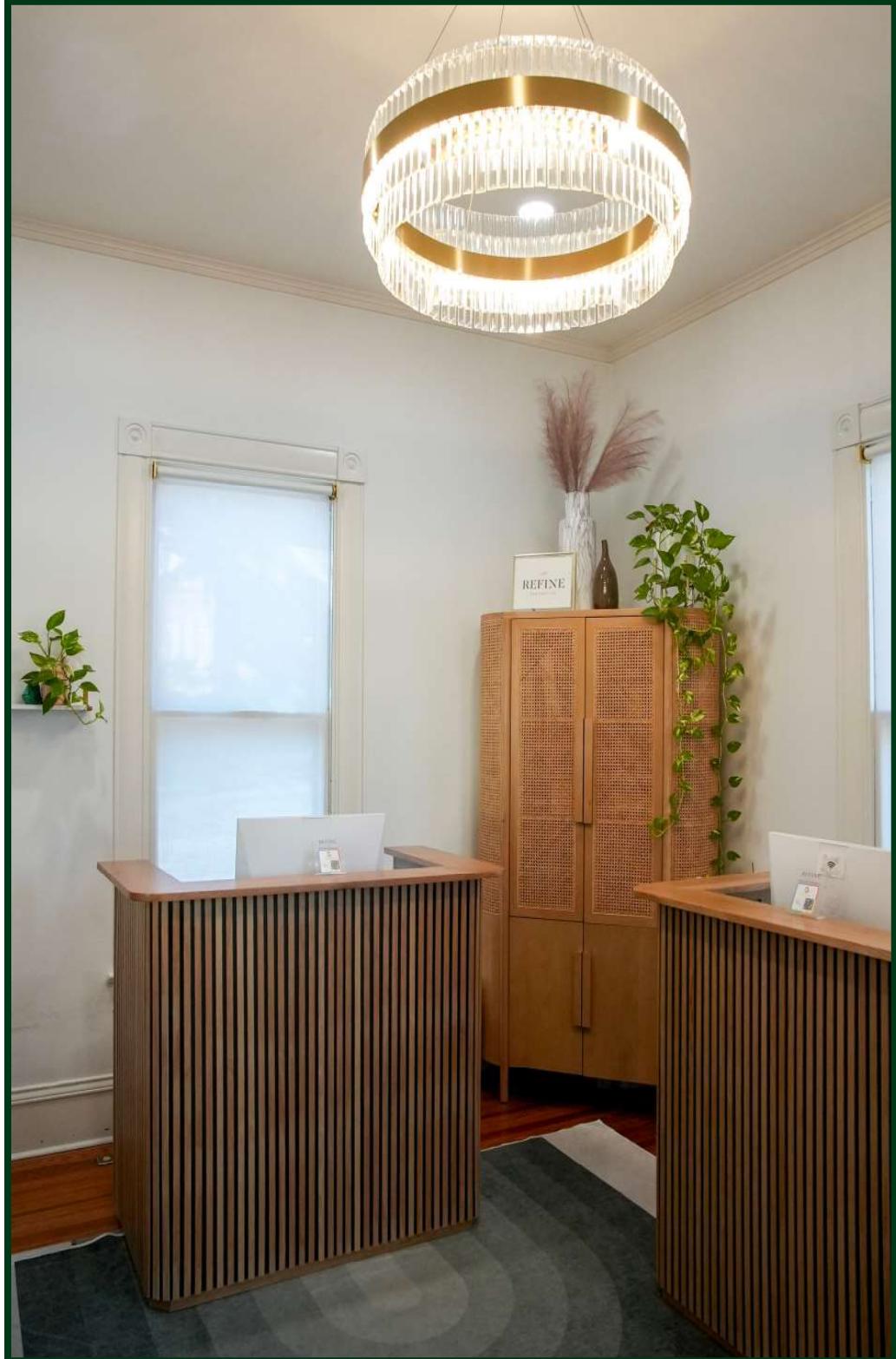
Restrooms

2





Positioned in Austin's coveted 78701 zip code, 713 West 14th Street offers 1,944 SF of adaptable office space on a highly visible corner lot with two driveways at West Avenue and West 14th Street. Built in 1960 and zoned Limited Office "LO" the property features a versatile floor plan ideal for attorneys, medical professionals, architects, tech startups, and a wide range of other small business uses. This prime West End location sits less than half a mile from the Texas Capitol providing unmatched proximity to Downtown Austin, The University of Texas, the Civic District, the Financial District, and Clarksville. Rarely does a property combine the accessibility, visibility, and flexibility in one of Austin's most in-demand submarkets.

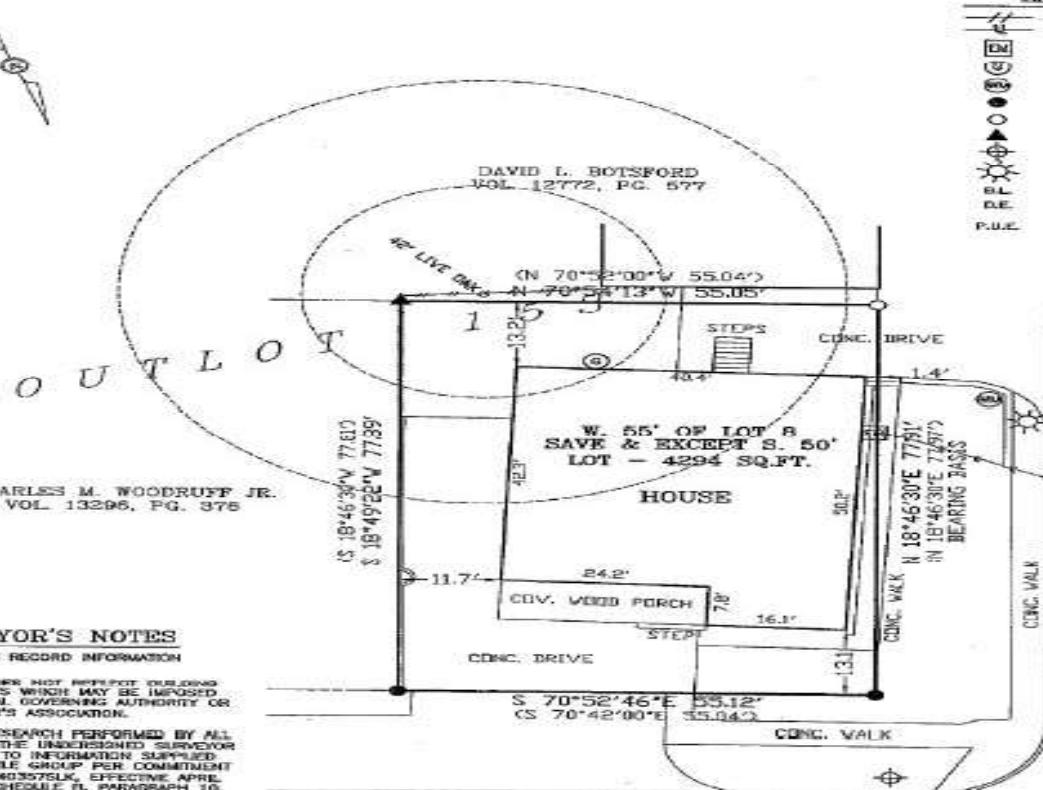






SURVEY

SCALE: 1" = 20'



WEST AVENUE

100

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

THIS MAP DOES NOT REPRESENT BUILDING REQUIREMENTS WHICH MAY BE IMPOSED BY THE LOCAL GOVERNING AUTHORITY OR HOME OWNER'S ASSOCIATION.

LEASE AGREEMENT PERFORMED BY ALL
POINTS AND THE UNDERSTANDING SURVOR
WAS LIMITED TO INFORMATION SUPPLIED
BY EXCEL TITLE GROUP PER COMMITMENT
G.F. #15-004357SLK, EFFECTIVE APRIL
16, 2015; SCHEDULE B, PARAGRAPH 10.

THIS LOT IS SUBJECT TO ALL EXISTING
RIGHTS AND/OR CONDITIONS WHICH MAY
APPEAR ON THE PLAT OF RECORD.

ALL POINTS SHOWN DO NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

713 WEST 14th STREET

(80° R.O.W.)

"THE WEST 55° OF LOT 8, SAME AND EXCEPT THE SOUTH 50° THEREOF, BLOCK 153, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN VOLUME 754, PAGE 425, DEED RECORDS, TRAVIS COUNTY, TEXAS.

LOT No. 11 BLOCK 11
SECTION 11 PHASE 11
CITY TRAVIS COUNTY, TEXAS AUSTIN

SUBMISSION / ADDITION _____
Block _____ Page(s) _____ Cabinet _____ PLAT RECORDS
Volume _____ Side _____
Document No. _____ Official Public Records of _____ County, Texas
Reference _____ MORRIS AND CAGMAN, INCORPORATED

FIELD WORK	BY	06-20-16
MANUFACTURE	50CM	
SURVEY DATE:		06-21-16
Job No.		CBR20215
SCALE:		1" = 300'

The undersigned certifies that the survey on this instrument is made in accordance with the standards of the American Society for Photogrammetry, on the basis of the real property shown on the survey and after the exercise of due care and diligence. In making this survey, the undersigned has ascertained to the best of his knowledge and belief the boundaries of the property, and has taken into account all known facts, including discrepancies, conflicts, shortages or overlapping of improvements or encroachments, which may appear on the property or in the adjacent property.



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200

AUSTIN TX 78704
TELE: (512) 440-0071 - FAX: (512) 440-0100
FIRM RECEIPT/RETURN # 1610950



REGD. U.S. SURVEY

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. **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.

OLCRE LLC

9015826

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Brett Birkeland

Designated Broker of Firm

License No.

Email

Phone

476913

brett@olcre.com

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

Tom Oliver

Sales Agent/Associate's Name

License No.

Email

Phone

714817

tom@olcre.com

License No.

Email

512-586-6621

Phone

Buyer/Tenant/Seller/Landlord Initials

Date