



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

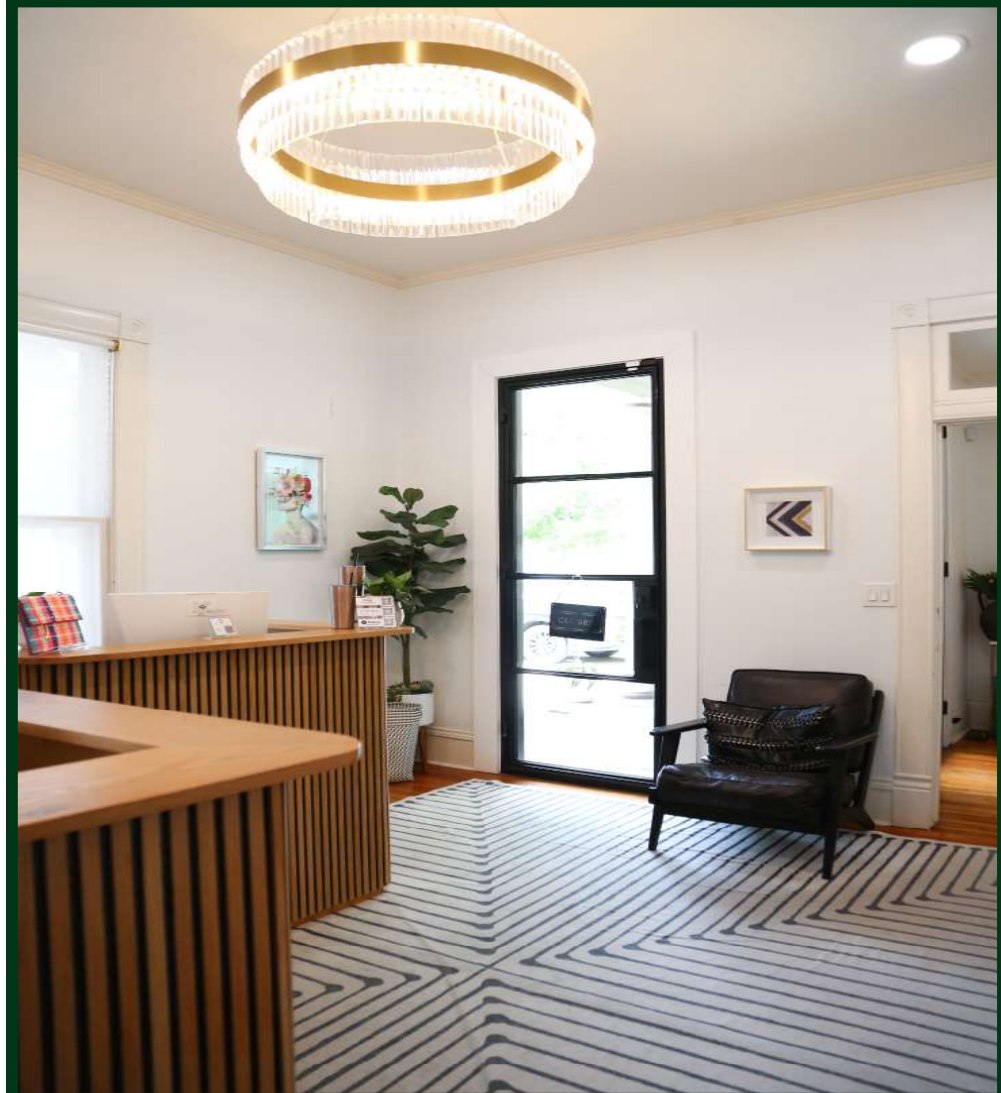
TOM OLIVER

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.

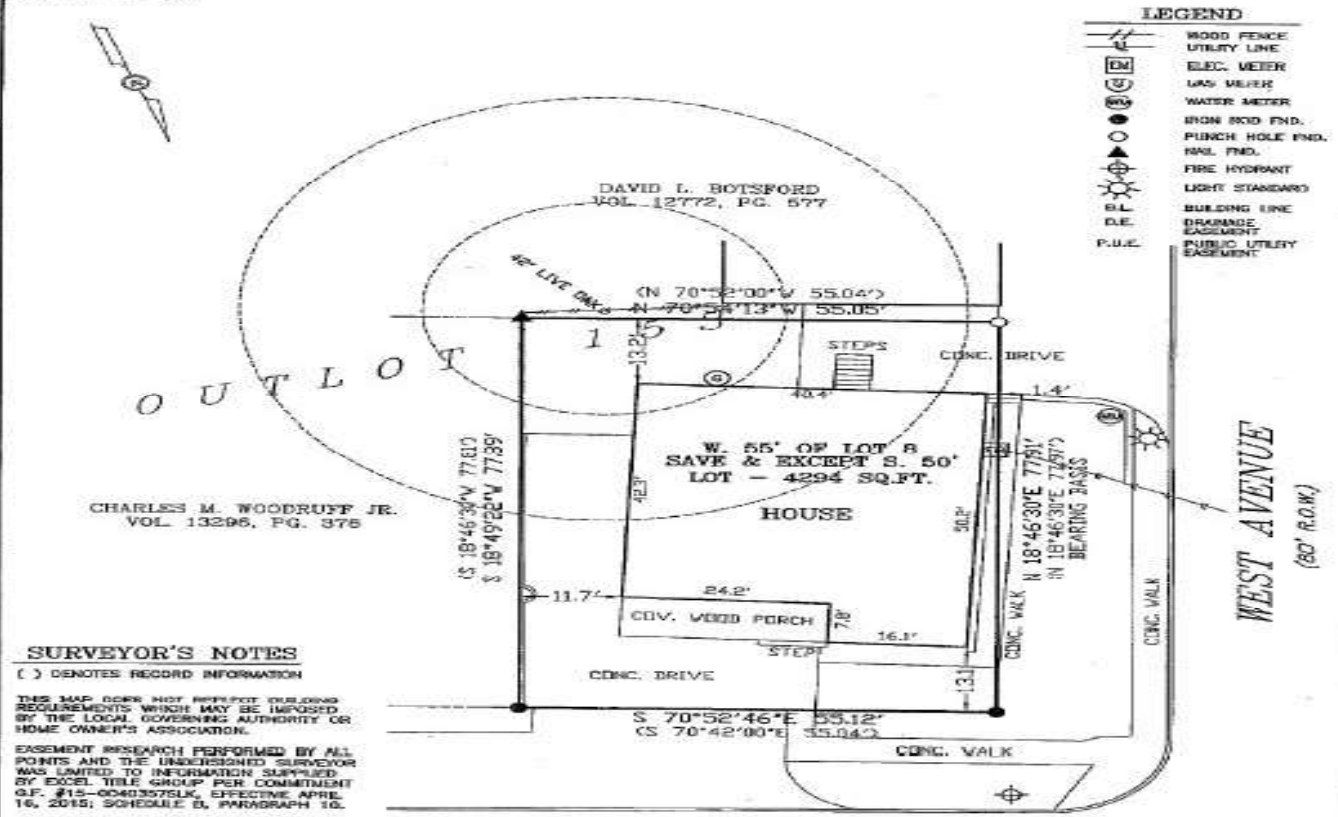






SURVEY

SCALE: 1"=20'



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.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY EXCEL TITLE GROUP PER COMMITMENT G.P. #15-0040357SLK, EFFECTIVE APRIL 16, 2015; SCHEDULE D, PARAGRAPH 10.

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

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

713 WEST 14th STREET
(80' R.O.W.)

**THE WEST 55' OF LOT 8, SAVE 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. ** BLOCK **
SECTION ** PHASE **
COUNTY, TEXAS
CITY AUSTIN

SUBMISSION / ADDENDUM
Back Side
Volume 3910 Page 10
Document No. 3910
Reference: MORTGAGE AND CHARGE, INCORPORATED

OLD WORK No. 3910-20-15
DATE 05-21-15
Job No. 0520215
SCALE 1"=20'

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR FIRST NATIONAL TITLE INSURANCE COMPANY / EXCEL TITLE GROUP

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on this survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown herein. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown herein.



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX 78704

TEL: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10618900





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.

2-10-2025



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

License No.

Email

Phone

Brett Birkeland

476913

brett@olcre.com

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Tom Oliver

714817

tom@olcre.com

512-586-6621

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date