

# 706 BEN WHITE

706 W. BEN WHITE | AUSTIN, TX 78704

OFFICE | LEASE



## LEASING INFORMATION

NICK TRIOLA

512.441.1062

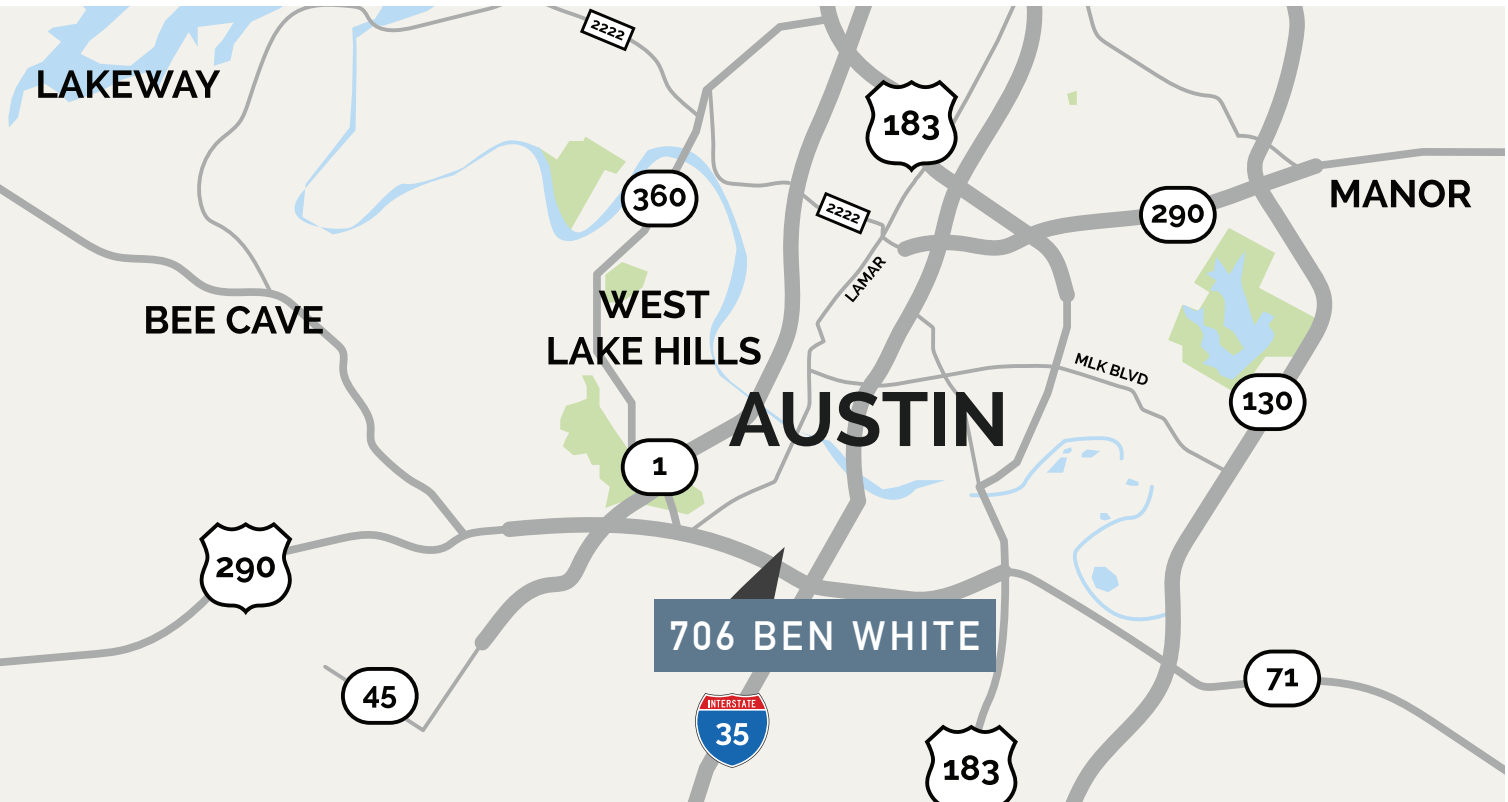
NICK @ KPGCOMMERCIAL.COM

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## ✓ LOCATION



PROPERTY INFORMATION

## ★ FEATURES

### LOCATION

- High Visibility on HWY 71
- Proximity to CBD
- Approximately 6.5 miles from Austin Bergstrom International Airport
- Parking ratio- 3.1/1000 RSF

### DEMOGRAPHICS

(3-MILE, 2022)

- Population- 178,544
- Daytime Employees- 110,833
- Total Households- 80,762



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The information contained in this offering material ("Summary") is confidential, furnished solely for the purpose of the review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of KPG COMMERCIAL, Broker. The material is based in part upon information supplied by the owner of the Property ("Owner") and in part upon information obtained by KPG COMMERCIAL, Broker from sources it deems reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only outlines of some of the provisions contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located on site.

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## AVAILABILITY

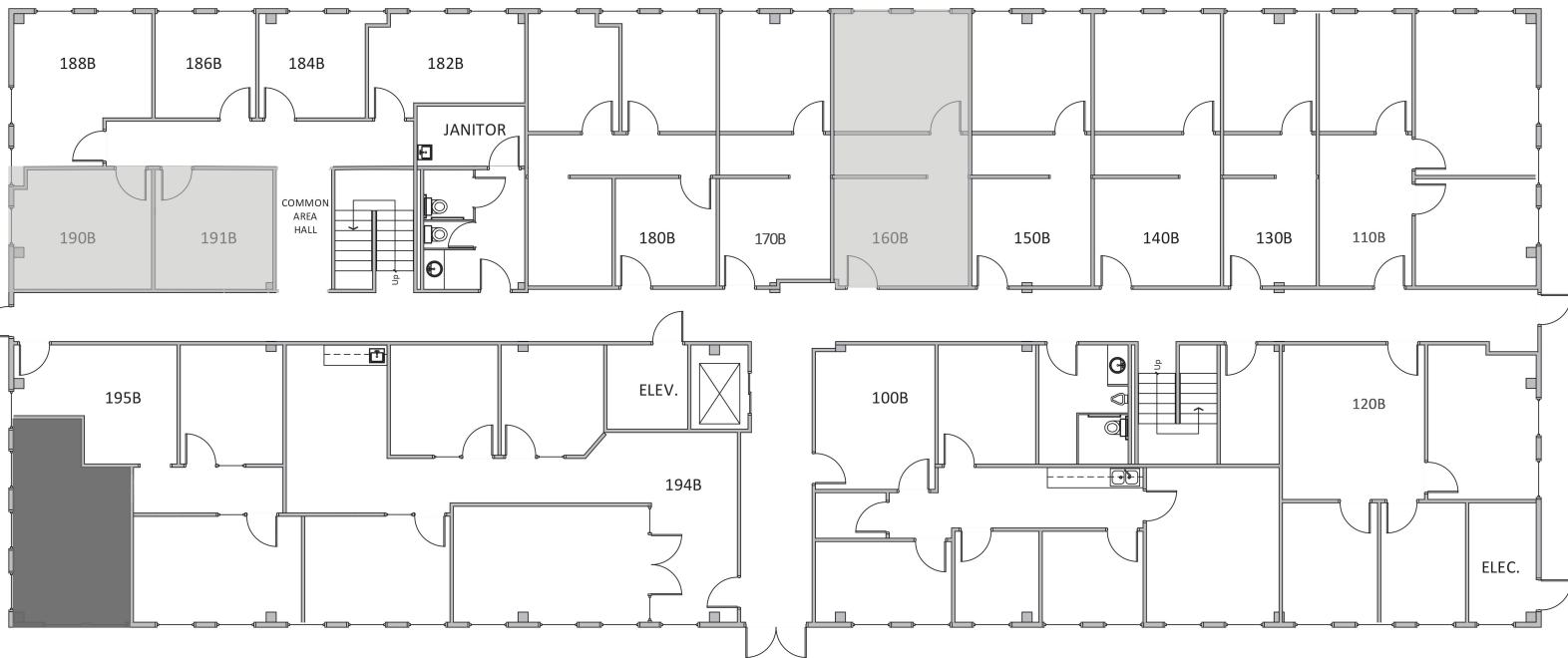
### BUILDING B- FIRST FLOOR

Suite 160	-	439 RSF*	-	\$ 1,150 / Month	-	Full Service
Suite 190	-	244 RSF*	-	\$ 700 / Month	-	Full Service
Suite 191	-	211 RSF*	-	\$ 700 / Month	-	Full Service

\*RENTABLE SQUARE FEET

FIRST FLOOR

#### EXHIBIT "A" 706 BEN WHITE BLVD BUILDING B 1<sup>ST</sup> FLOOR



COMMERCIAL

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## AVAILABILITY

### BUILDING B- SECOND FLOOR

Suite 202 - 2,307 RSF\* - \$ 5450 / Month - Full Service

Suite 220 - 1,072 RSF\* - \$ 2500 / Month - Full Service (\*Available 4/1/26)

Suite 240 - 1,361 RSF\* - \$ 3400 / Month - Full Service

\*RENTABLE SQUARE FEET

SECOND FLOOR



COMMERCIAL

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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.*

11-2-2015



### 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.

<b>KPG Commercial</b>			<b>512-441-1062</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Kennon C. Beasley</b>	<b>337538</b>	<b>casey@kpgcommercial.com</b>	<b>512-441-1062</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Nicholas Triola</b>	<b>755969</b>	<b>nick@kpgcommercial.com</b>	<b>512-441-1062</b>
Sales Agent/Associate's Name	License No.	Email	Phone
		<b>October 27th, 2021</b>	
	Buyer/Tenant/Seller/Landlord Initials	Date	