

6633 US
HWY 290

OFFICE // FOR LEASE

6633 HIGHWAY 290 EAST | AUSTIN, TEXAS 78723



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**FOR MORE
INFORMATION
PLEASE CONTACT**

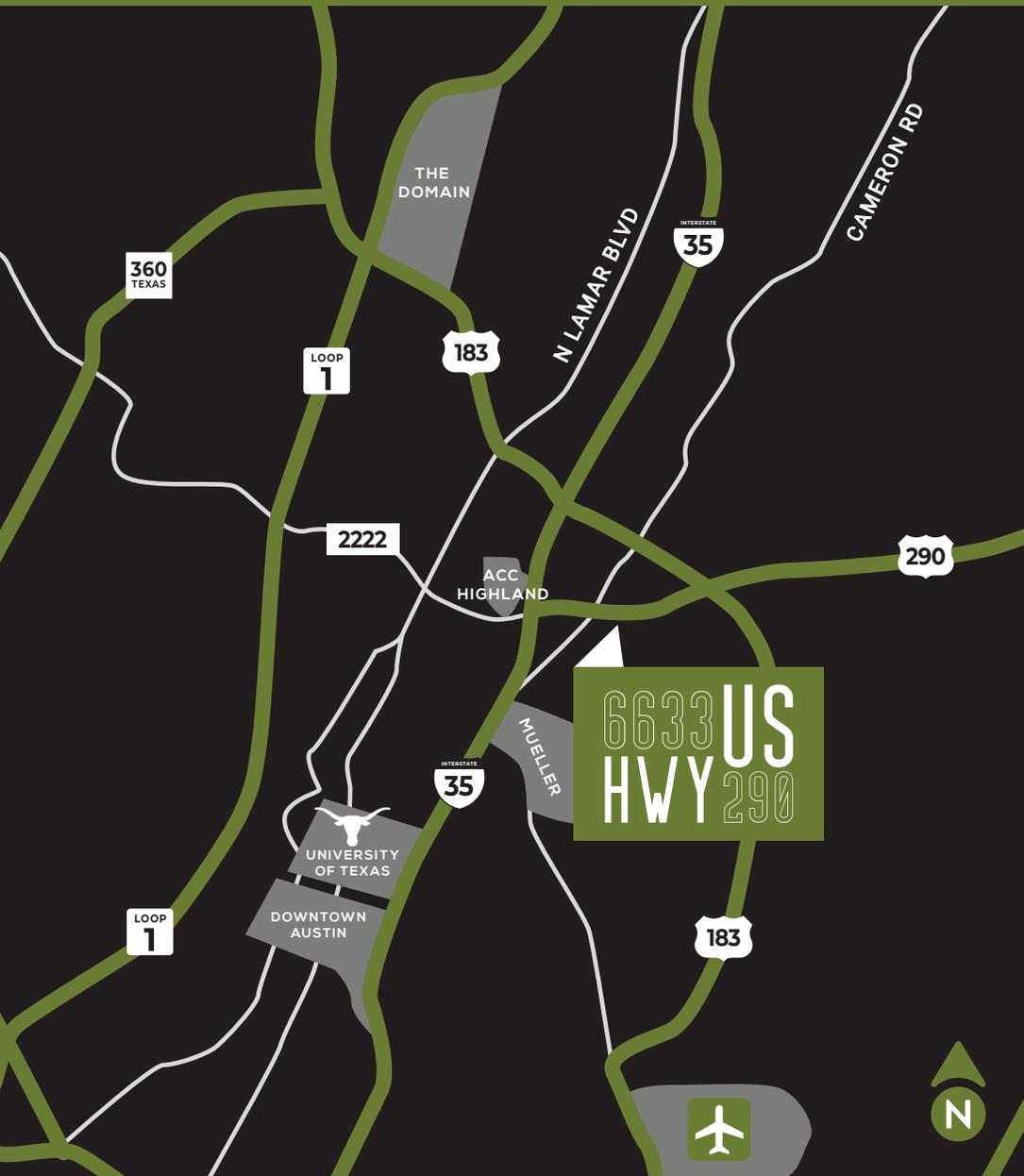
MATT FAIN
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6633 US HWY 290

PROPERTY INFORMATION

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PROPERTY DESCRIPTION

6633 US Highway 290 is a 45,000 SF professional office/ medical building located along Hwy 290 E. just three minutes north of Mueller's development with highway visibility and access to both IH-35 and Highway 290.

AVAILABILITY

Suite 204: 2,244 RSF

Suite 205: 1,108 RSF

Suite 212: 1,138 RSF Sublease thru 11/30/27

FEATURES

BUILDING

- Parking ratio: 4/1,000
- On-site property management
- Conference Room

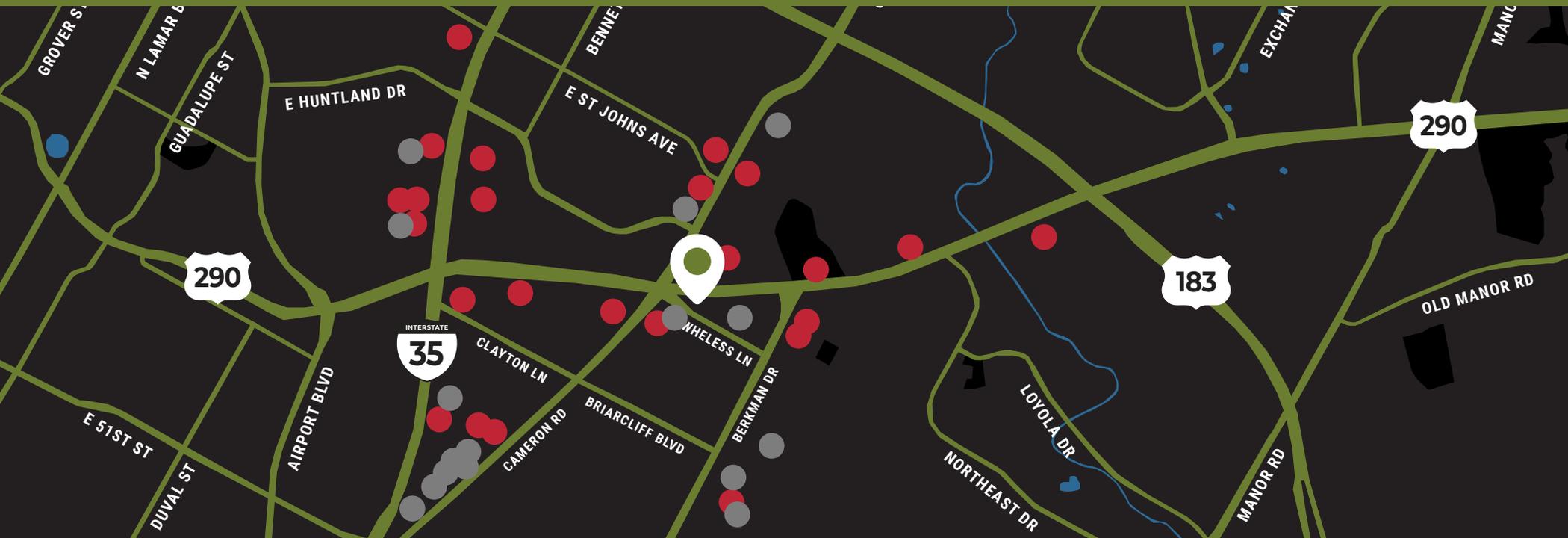
LOCATION

- Northeast Austin
- 3 minutes from Mueller development

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AMENITIES

6633 HIGHWAY 290 EAST | AUSTIN, TEXAS 78723



• DINING

- | | | |
|--------------------------------------|-----------------------------------|--------------------|
| <i>Aguilera's Mexican Restaurant</i> | <i>La Palapa</i> | <i>Pollo Regio</i> |
| <i>Buffet King</i> | <i>Los Jaliscienses</i> | <i>Popeyes</i> |
| <i>Denny's</i> | <i>Mr. Gatti's Pizza</i> | <i>Shalemar</i> |
| <i>Domino's Pizza</i> | <i>P. Terry's</i> | <i>Shortstop</i> |
| <i>Easy Tiger</i> | <i>Pappadeaux Seafood Kitchen</i> | <i>Sonic</i> |
| <i>El Charrito</i> | <i>Pappasito's Cantina</i> | <i>Subway</i> |
| <i>El Rinconcito Del Sabor</i> | <i>Pizza Hut</i> | <i>Tio Pepe</i> |
| <i>Habesha Ethiopian Restaurant</i> | <i>Pluckers</i> | <i>Vivo</i> |

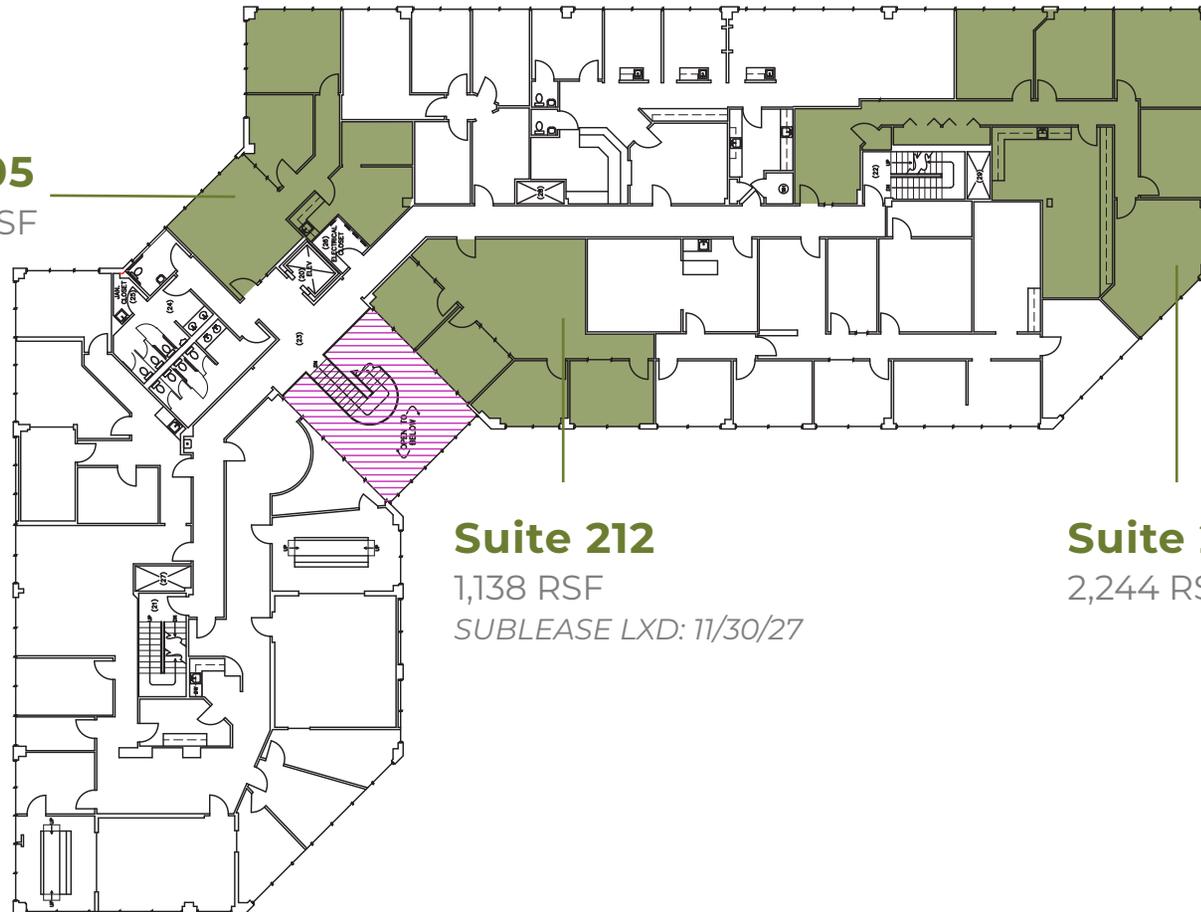
• RETAIL

- | | |
|--------------------------------|----------------------------------|
| <i>Arlan's Market</i> | <i>K&G Fashion</i> |
| <i>Boot Barn</i> | <i>La Hacienda Market</i> |
| <i>Burke's</i> | <i>La Michoacana Meat Market</i> |
| <i>Burlington Coat Factory</i> | <i>Melrose</i> |
| <i>Champs</i> | <i>Office Depot</i> |
| <i>CVS</i> | <i>Target</i> |
| <i>El Rancho Supermercado</i> | <i>Transform Fitness</i> |
| <i>Family Dollar</i> | <i>Walgreens</i> |

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2ND FLOOR

Suite 205
1,108 RSF



Suite 212
1,138 RSF
SUBLEASE LXD: 11/30/27

Suite 204
2,244 RSF

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PHOTOS

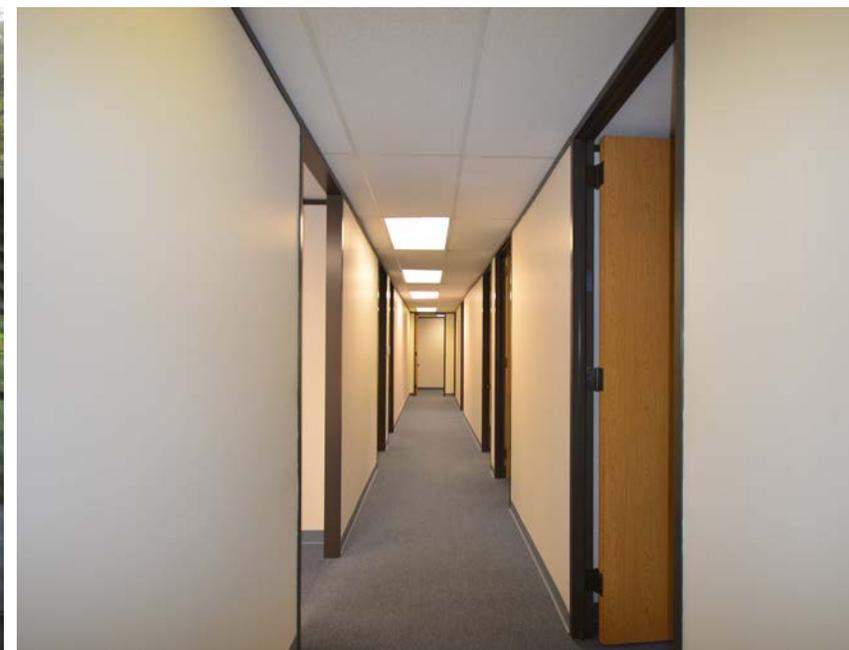
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PHOTOS

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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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date