

# 1200 E ANDERSON



**FOR LEASE OR SALE**

1200 EAST ANDERSON LANE, AUSTIN, TX 78752







1200





86,910 SF

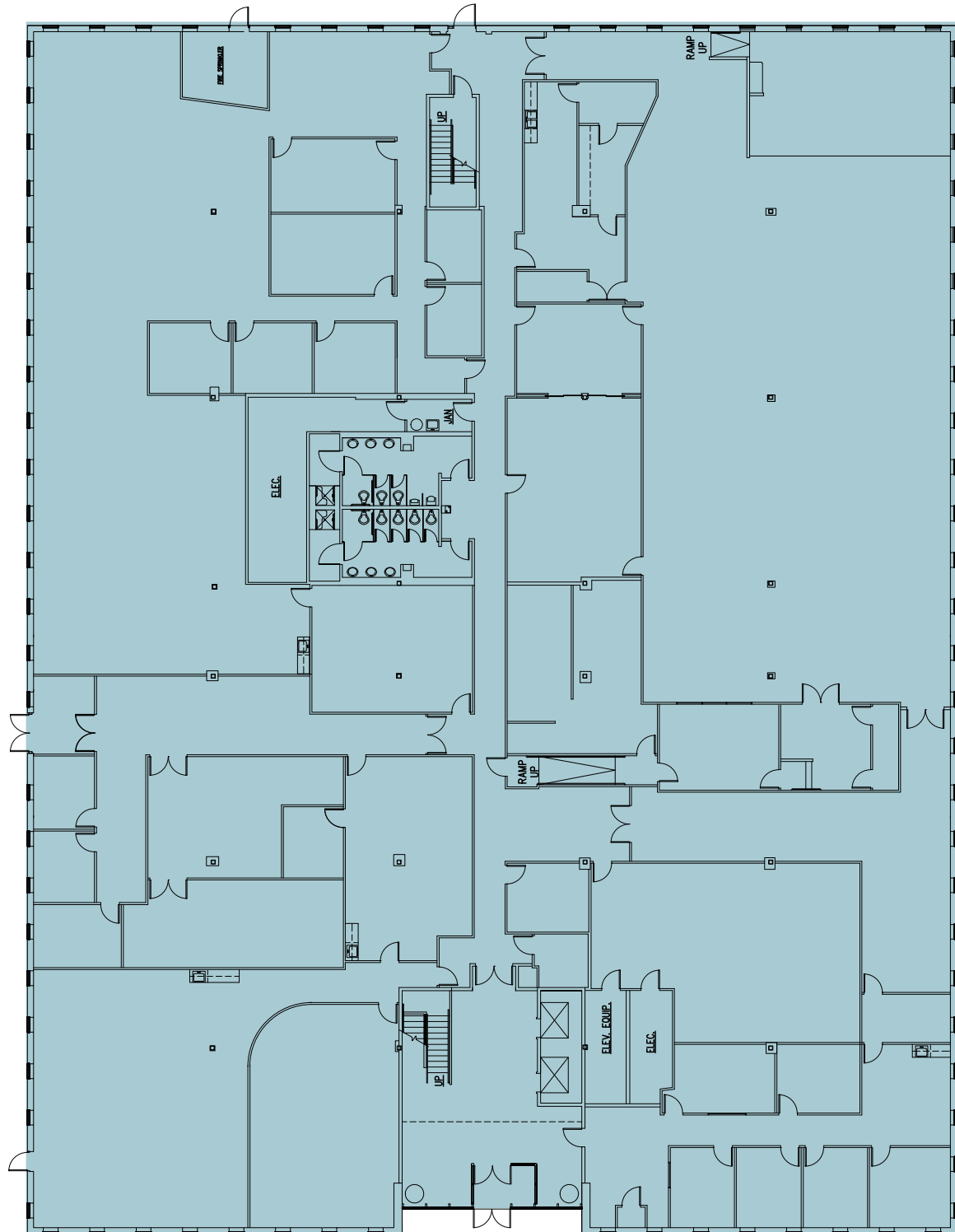
THREE FULL FLOORS

337 PARKING SPACES

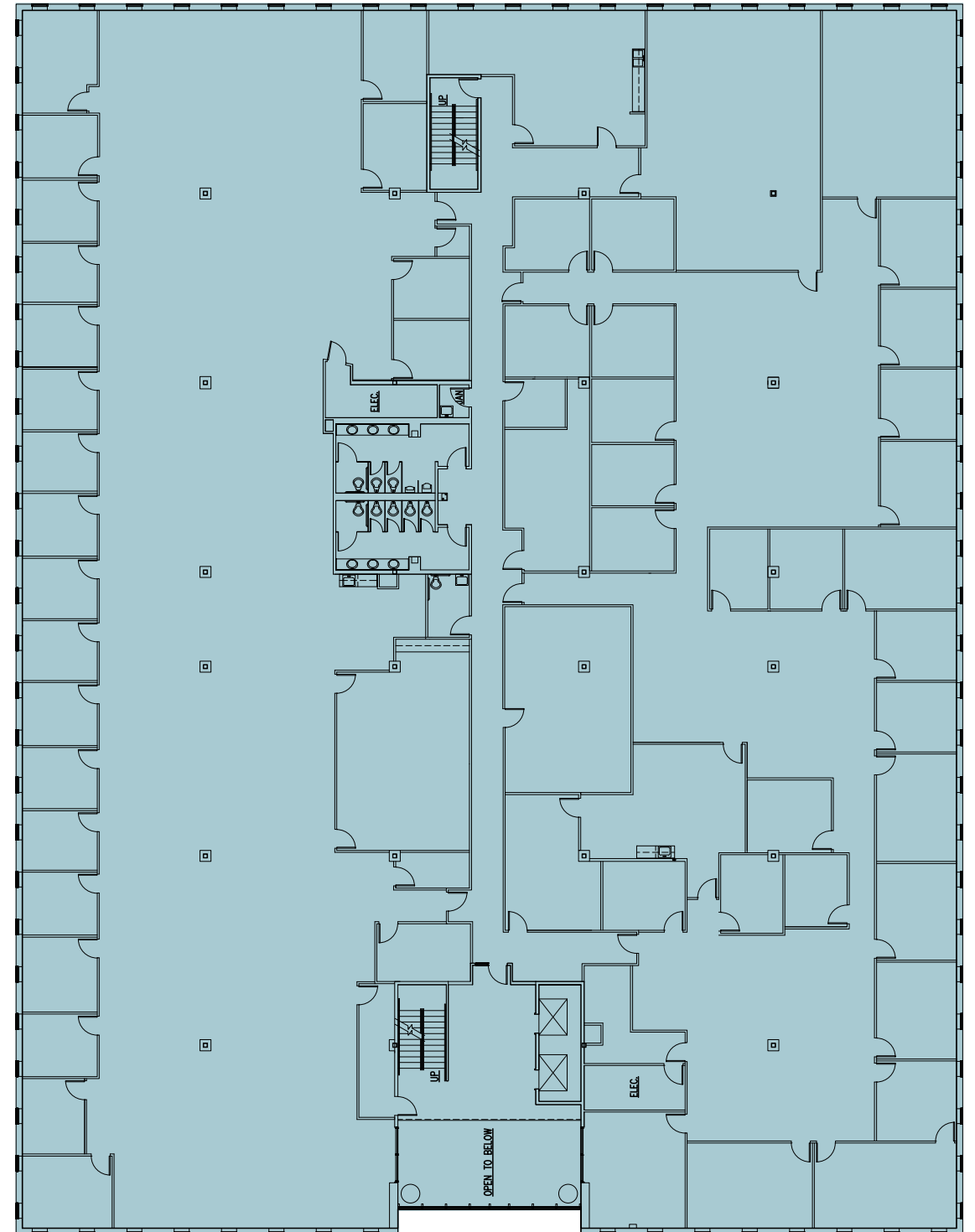
PROPERTY OVERVIEW

Address	1200 East Anderson Lane Austin, TX
Property Type	Office
Rentable SF	86,910 SF
Land Area	3.67 Acres
Year Built/Renovated	1982/2011
Number of Floors	Three
Elevators	Two
Parking	337 Spaces (3.88/1,000 SF)
Roof	Low-sloped, modified, built-up
Heating and Cooling	3 HVAC Systems
Power	Four distribution panels ranging from 800 to 3,000 amps, (MDP is 3,000) 3 phase/4 wire 277/480-volt service
Zoning Type	LI-NP

28,970 RSF

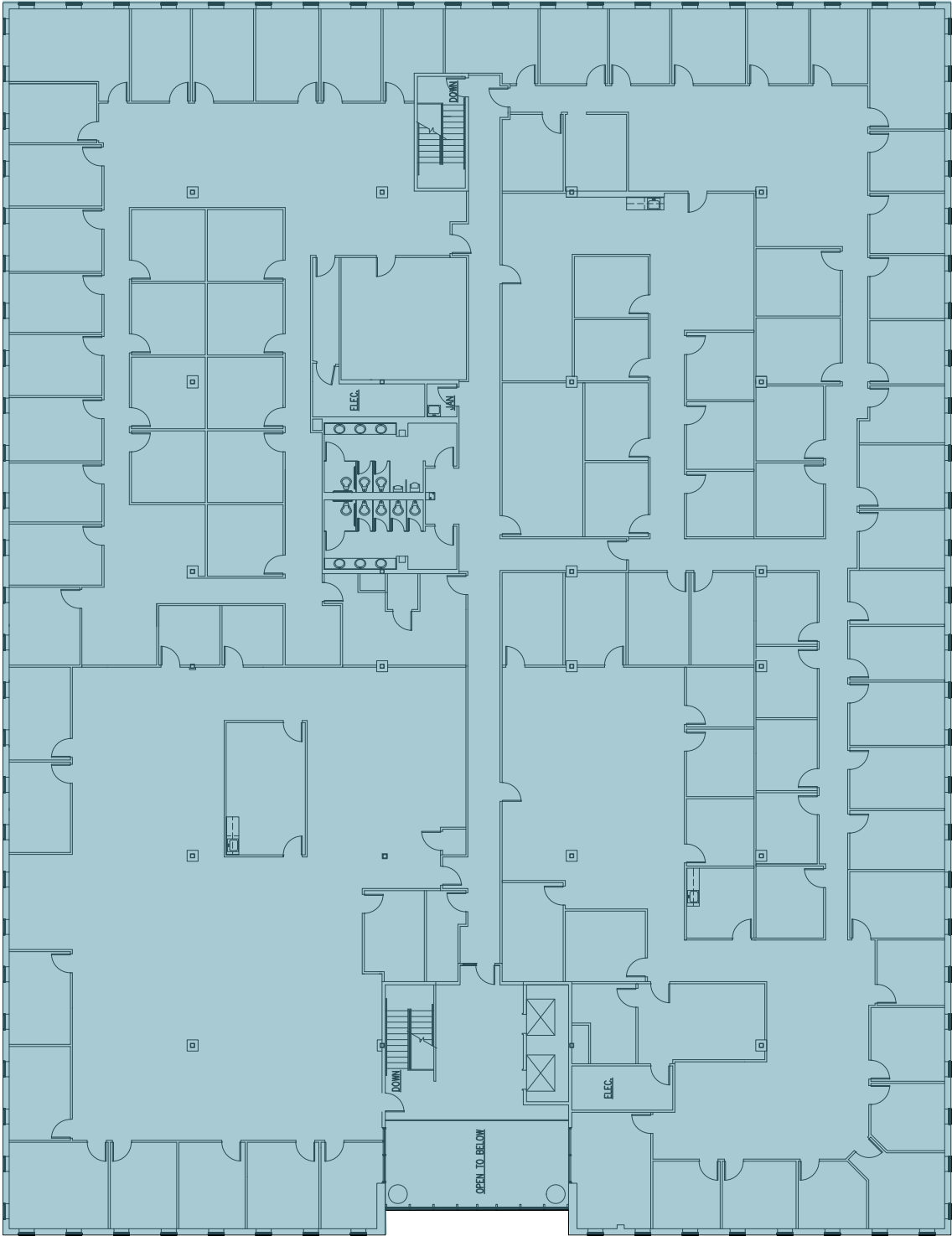


28,970 RSF





**THIRD FLOOR**  
28,970 RSF



**CONCEPTUAL  
RENDERINGS**

**Embrace convenience and cost savings with this exciting redevelopment opportunity!**

Ownership has spent approximately 18 months and \$750,000 designing and permitting the renovation of 1200 E Anderson Lane. The proposed renovation is a high-quality and contemporary design by the locally renowned architectural firm Mark Odom Studio. The renovation modernizes the exterior and landscaping while also upgrading the lobby and bathrooms with Class A finishes. The plans are fully approved and permitted, allowing for substantial cost and time savings that will reduce the timeline for new ownership to implement improvements by 12 to 18 months. Site plan approval was received in May of 2023 and permits were approved in June 2023. The redesign presents the property as a value-oriented alternative to new construction and provides substantial time savings for new ownership.

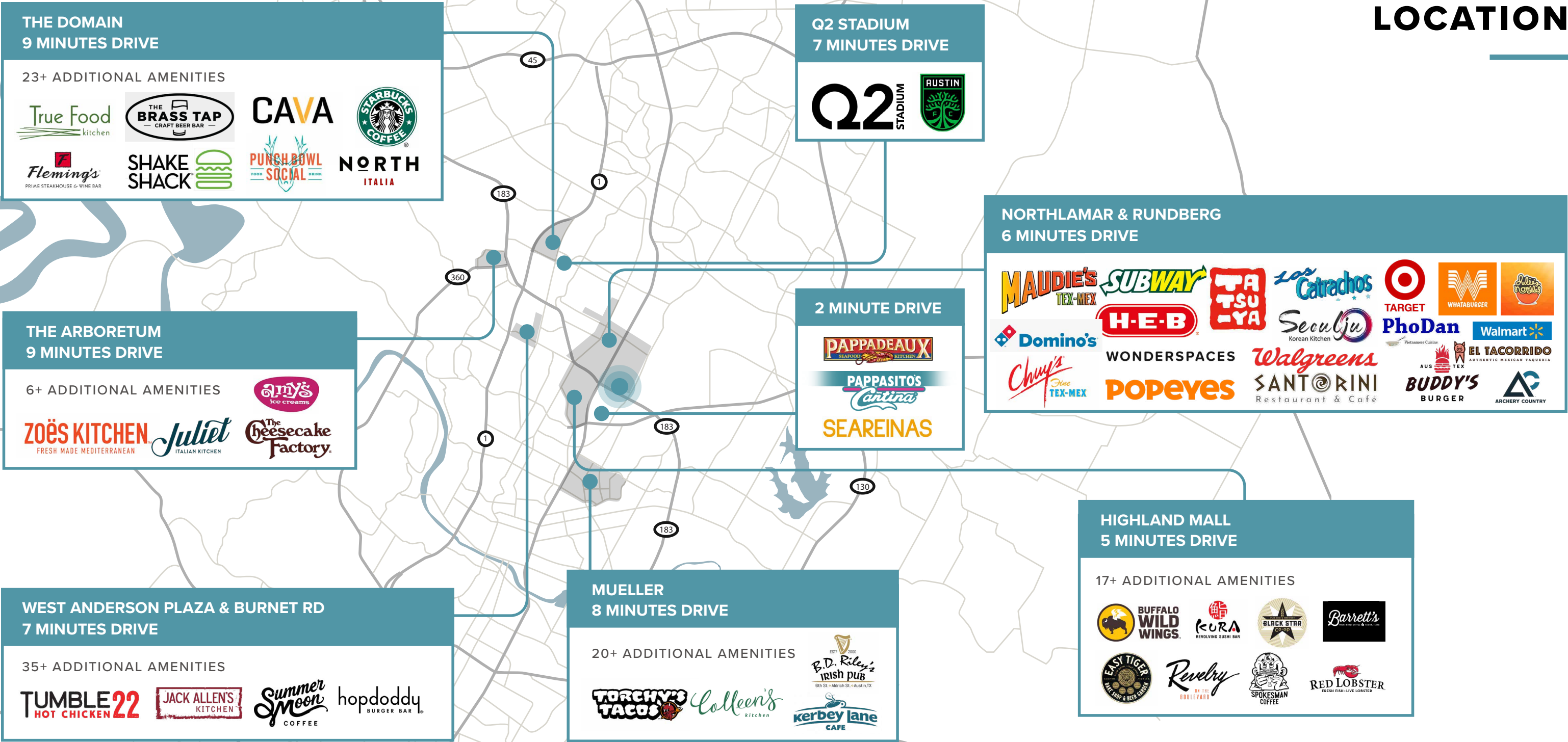








LOCATION



PROXIMITY TO KEY LOCATIONS

Downtown Austin 12 Minutes	The Domain 10 Minutes	Austin-Bergstrom International Airport 15 Minutes	Mueller 5 Minutes	University of Texas 9 Minutes	ACC Highland 5 Minutes
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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.*

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





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