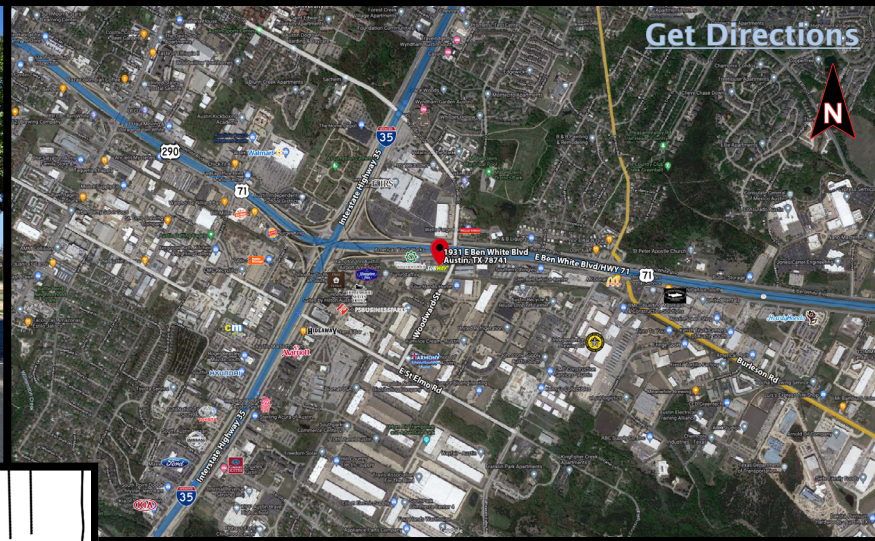


ROB STERN COMPANY

South Austin
FOR LEASE

2,170 ± SF Retail/Service End-cap w/ Great Frontage Visibility



DESCRIPTION

14,400 ± SF Shopping Center

90 ± Parking Spaces w/ 6.27 Ratio

Pylon space available

Great eastbound frontage visibility

Convenient ingress/egress with two (2) curb-cuts

High traffic counts

Direct route to AIBA—14 minute drive

High density office/warehouse area with the Southpark Industrial complex—
home to many of Austin's largest industrial, office and service center tenants including:
Four Hands Home-200 ± employees, Asuragen Inc-100 ± employees and others.

CALL FOR RATES + TRIPLE NET'S

SOUTHPARK CENTER

1931 E Ben White Blvd • Austin TX 78741

Southwest Corner of Ben White Blvd and Woodward St

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512-502-1300 • 4131 Spicewood Springs Rd, N-1 • Austin TX 78759 • rob@robstern.net

ROB STERN COMPANY

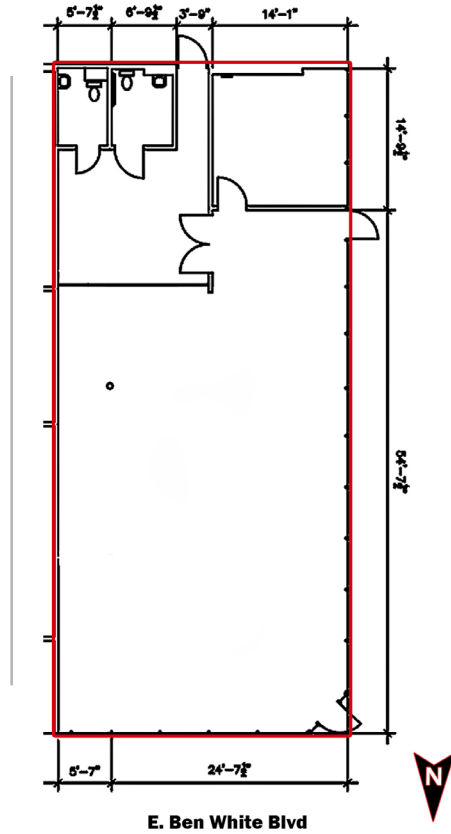
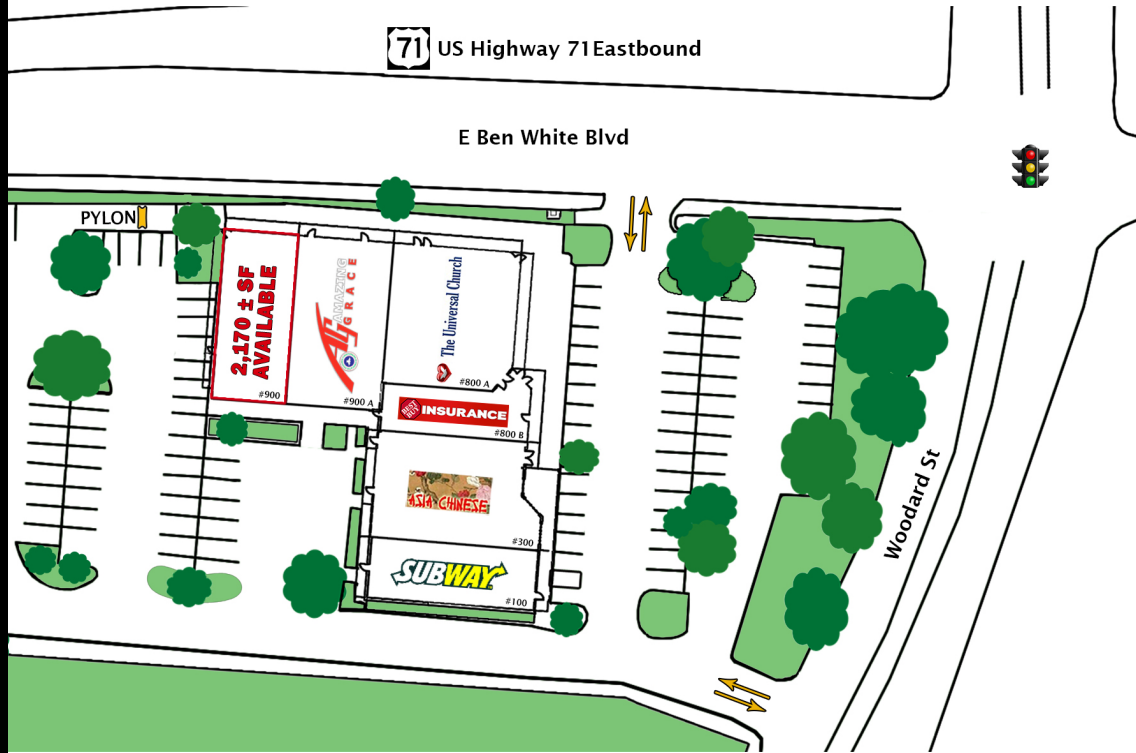
South Austin
FOR LEASE

2,170 ± SF Retail/Service End-cap w/ Great Frontage Visibility

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SITE PLAN

FLOOR PLAN



TENANTS

SUITE	SQ FT	TENANT
100	1,924	Subway
300	3,035	Asia Restaurant
800-B	1,387	Best Buy Insurance
800-A	3,185	Universal Church
900-A	2,711	Amazing Grace
900-B	2,170	Available- End Cap
14,412 Total GLA		

SOUTHPARK CENTER

1931 E Ben White Blvd • Austin TX 78741

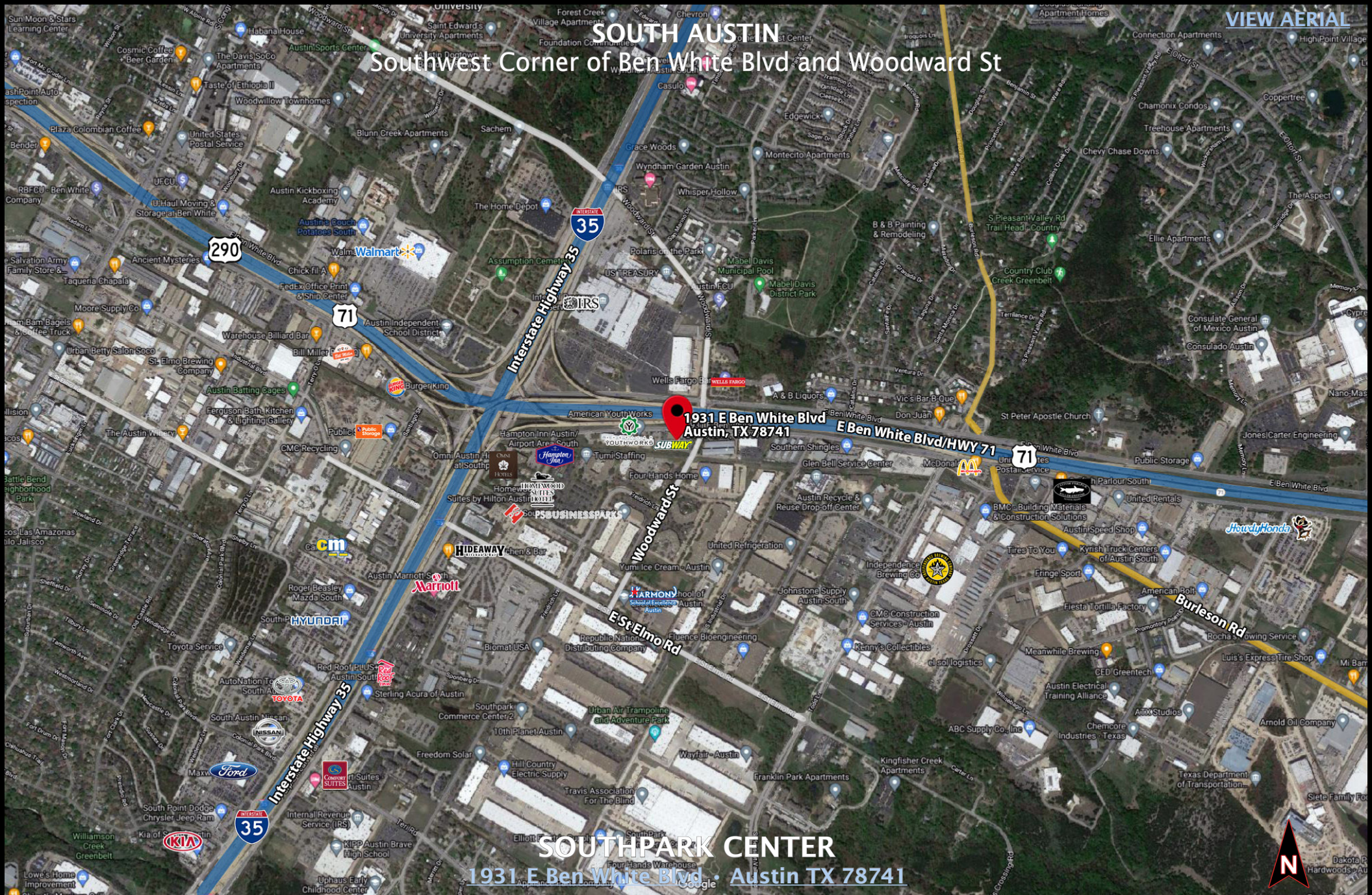
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Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Rob Stern Company	353232	rob@robstern.net	512-502-1300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stern, Robert P.	353232	rob@robstern.net	512-502-1300
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date