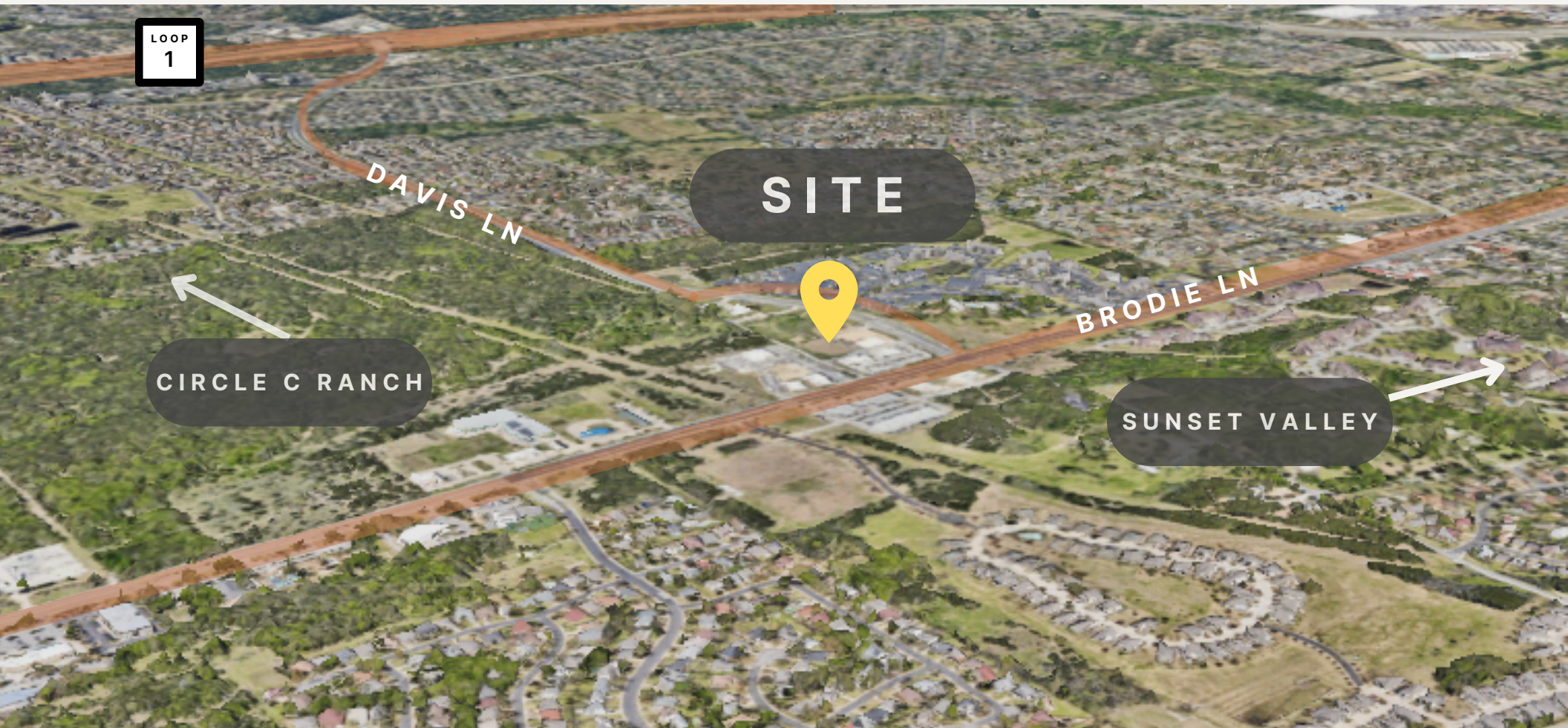


3601 Davis Lane

NEW RETAIL/MEDICAL SPACE FOR LEASE



PRACTICE
REAL ESTATE



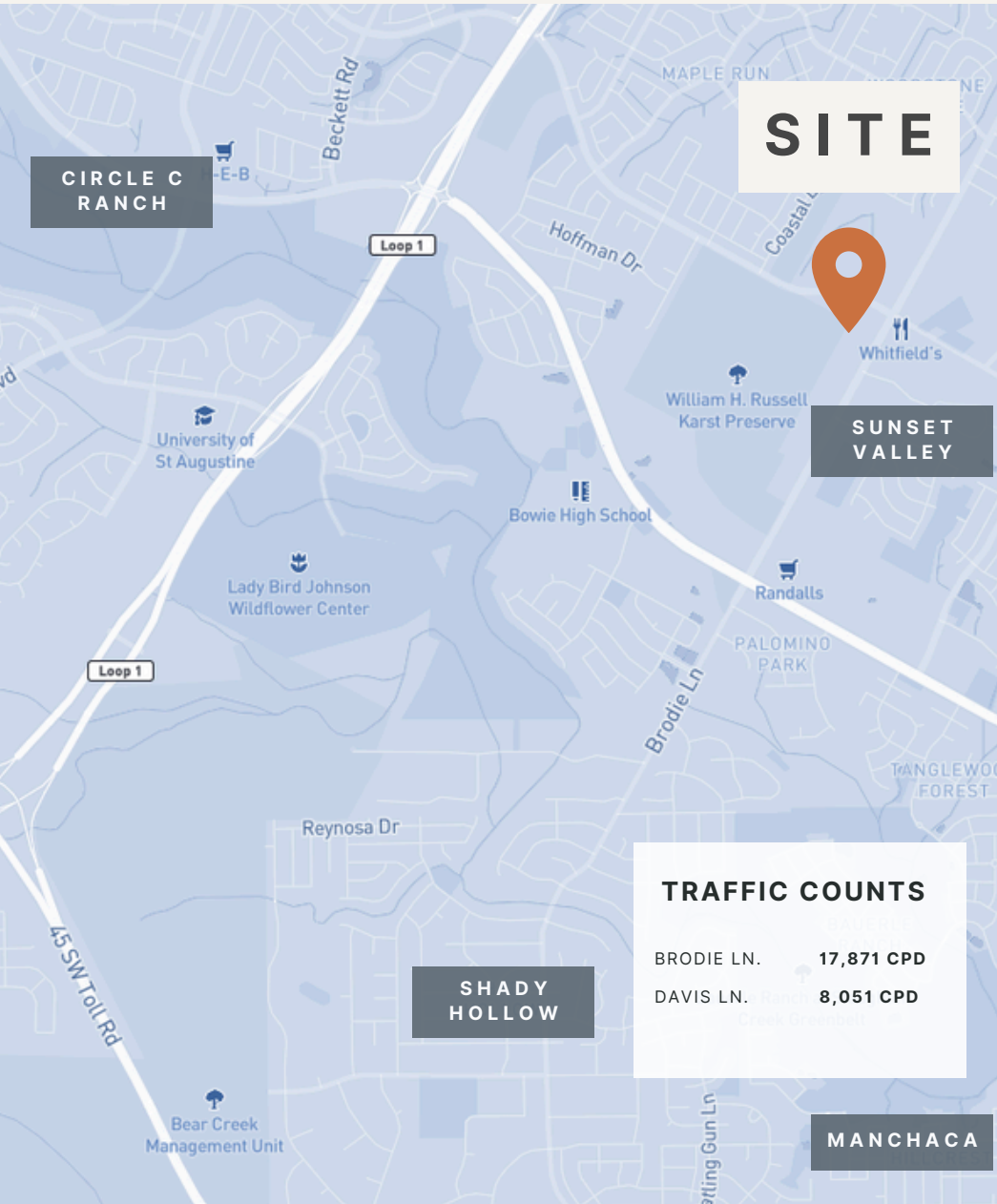
LEASE	3601 DAVIS LANE, BLDG 3 // AUSTIN, TX // 78749	
	RETAIL/ MEDICAL SPACE	Todd Stanley TStanley@PracticeRealEstateGroup.com 512/426.6145

3601 Davis Lane

NEW RETAIL/MEDICAL SPACE FOR LEASE



PRACTICE
REAL ESTATE



2,460 SF currently available inline between Goldfish Swim School and a pediatric dentist. Incredible South Austin location in affluent community with strong demographics.

AVAILABILITY & TERMS

- 2,460 SF available now
- Lease rates: \$37.00/SF
- Triple net (NNN) estimated at \$12.00/SF
- Generous tenant improvement allowance

FEATURES

- Excellent access to TX Loop 1
- Dense residential and commercial surroundings
- Co-tenants include Goldfish Swim School with excellent demographics and a pediatric dentist
- Minutes away from St. David's South Austin Medical Center
- Building facade is being updated; LL knows that future inline tenant will require additional glass/window for retail purposes.

3601 Davis Lane

NEW RETAIL/MEDICAL SPACE FOR LEASE



PRACTICE
REAL ESTATE

SITE



3601 Davis Lane

NEW RETAIL/MEDICAL SPACE FOR LEASE



PRACTICE
REAL ESTATE



3601 Davis Lane

NEW RETAIL/MEDICAL SPACE FOR LEASE



PRACTICE
REAL ESTATE

BUILDING



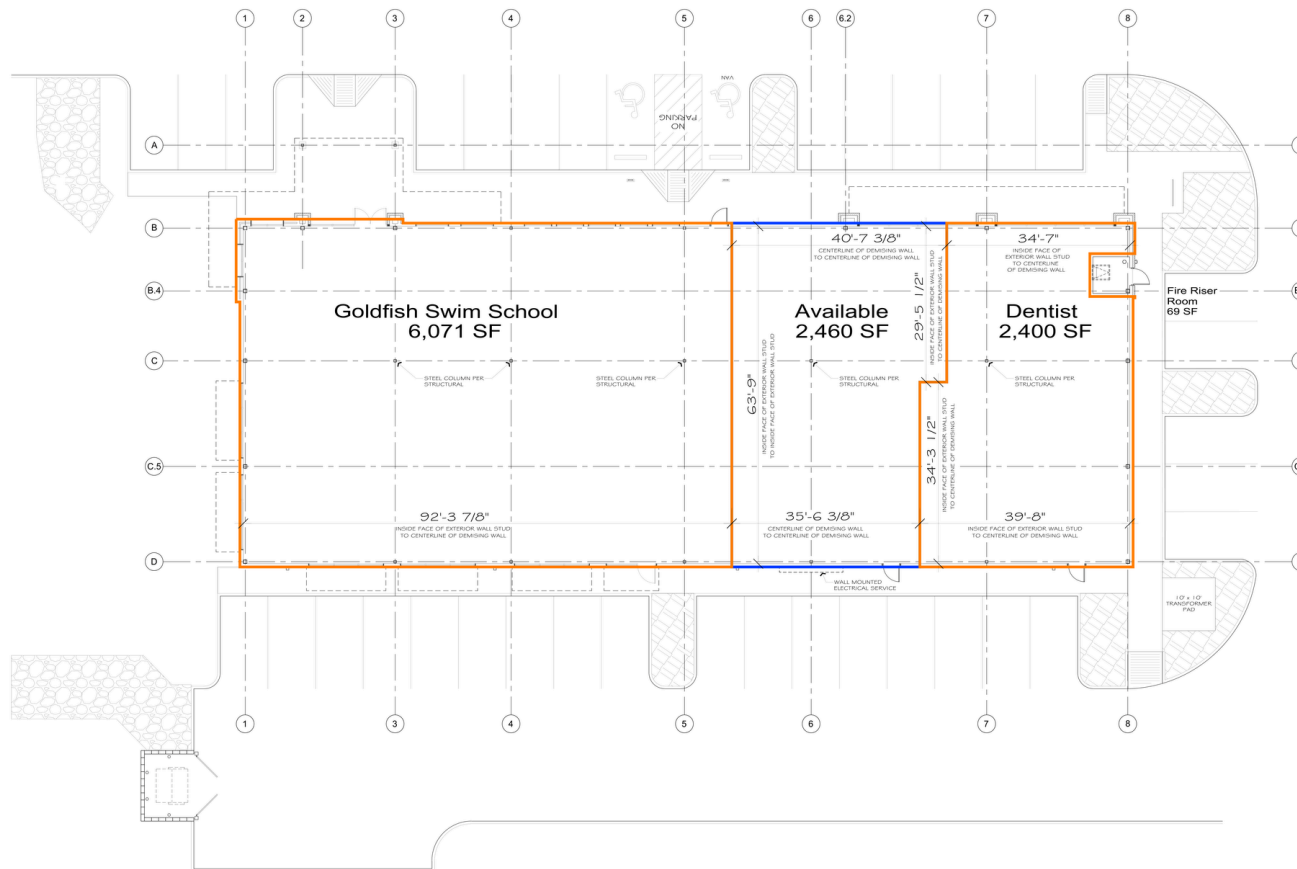
3601 Davis Lane

NEW RETAIL/MEDICAL SPACE FOR LEASE



PRACTICE
REAL ESTATE

LEASE OUTLINE DRAWING



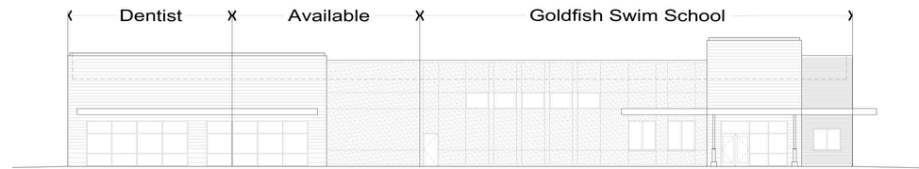
3601 Davis Lane

NEW RETAIL/MEDICAL SPACE FOR LEASE



PRACTICE
REAL ESTATE

CURRENT ELEVATIONS



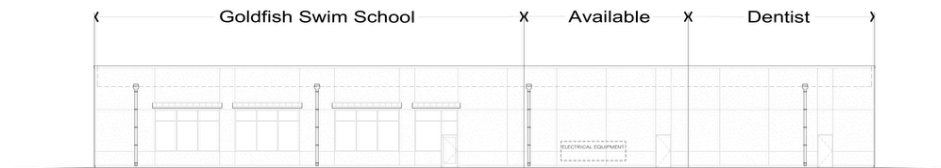
1 NORTH ELEVATION



2 WEST ELEVATION



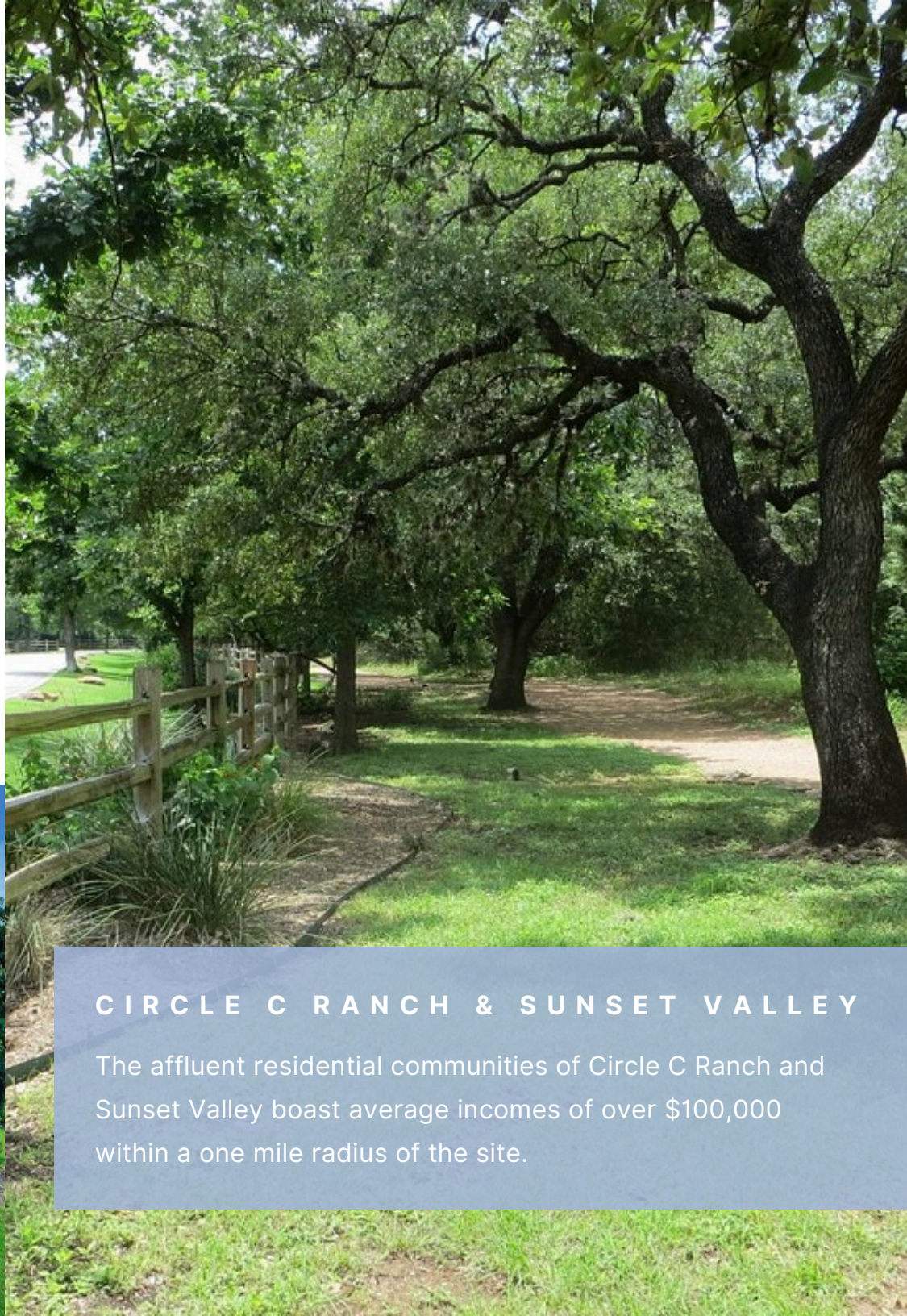
3 EAST ELEVATION



4 SOUTH ELEVATION

ABOUT THE AREA

The building at SWQ Brodie Lane & Davis Lane sits between stunning residential community developments in the heart of South Austin. In addition to breathtaking homes, the area offers ample access retailers and excellent accessibility to TX Loop 1 & Texas 45. An exclusive opportunity for a larger entity to acquire medical real estate in an unparalleled highly sought-after location.



CIRCLE C RANCH & SUNSET VALLEY

The affluent residential communities of Circle C Ranch and Sunset Valley boast average incomes of over \$100,000 within a one mile radius of the site.



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.

Thomas Allen	576767	TAllen@PracticeRealEstateGroup.com	713/299.4602
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Thomas Allen	576767	TAllen@PracticeRealEstateGroup.com	713/299.4602
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dylan Macon	673067	DMacon@PracticeRealEstateGroup.com	512/426.6145
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord
Initials

Date

Regulated by the Texas Real Estate
Commission

Information available at
www.trec.texas.gov

3601 Davis Lane, Building 3
Austin, TX 78749

for more information,
contact

TODD STANLEY
TSTANLEY@PRACTICE
REALESTATEGROUP.COM
M 512/426.6145

PRACTICE REAL ESTATE GROUP
7800 SHOAL CREEK BLVD SUITE 231S
AUSTIN, TEXAS 78757
PRACTICEREALESTATEGROUP.COM