

Central Austin Lease Opportunity | 1.99 AC

908 Old Koenig Lane, Austin, TX 78752

FOR LEASE



David Stojanik
Commercial Brokerage

512.785.5016
david.stojanik@kuceraco.com



Executive Summary

Ideal location for tenant(s) wanting to be in the heart of Central Austin. Property is walking distance to numerous restaurants, other amenities, and only minutes to the University of Texas, Downtown, major arterials and more.

Lease Possibilities

- Church
- Event Venue
- Co-Working Space
- Wellness Center
- Educational Facility
- Commissary Kitchen

Listing Details

Lease Price: \$12.00 NNN (whole building)
\$15.00 NNN (options)

Property Type: Improved

Building Size: 16,290 SF

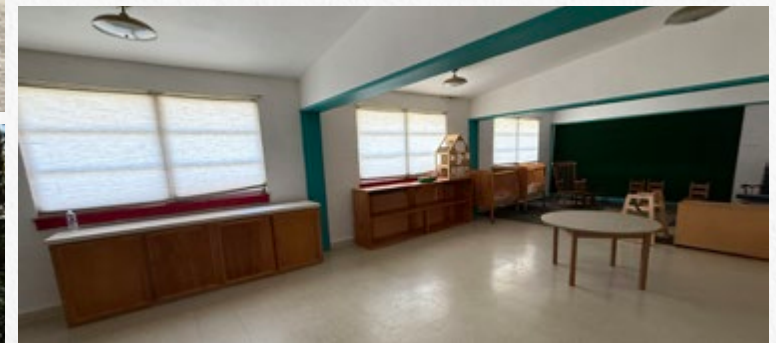
Lot Size: 1.99 AC

Parking: 85 Spaces

Zoning: GR- MU-CO-ETOD-DBETOD-NP

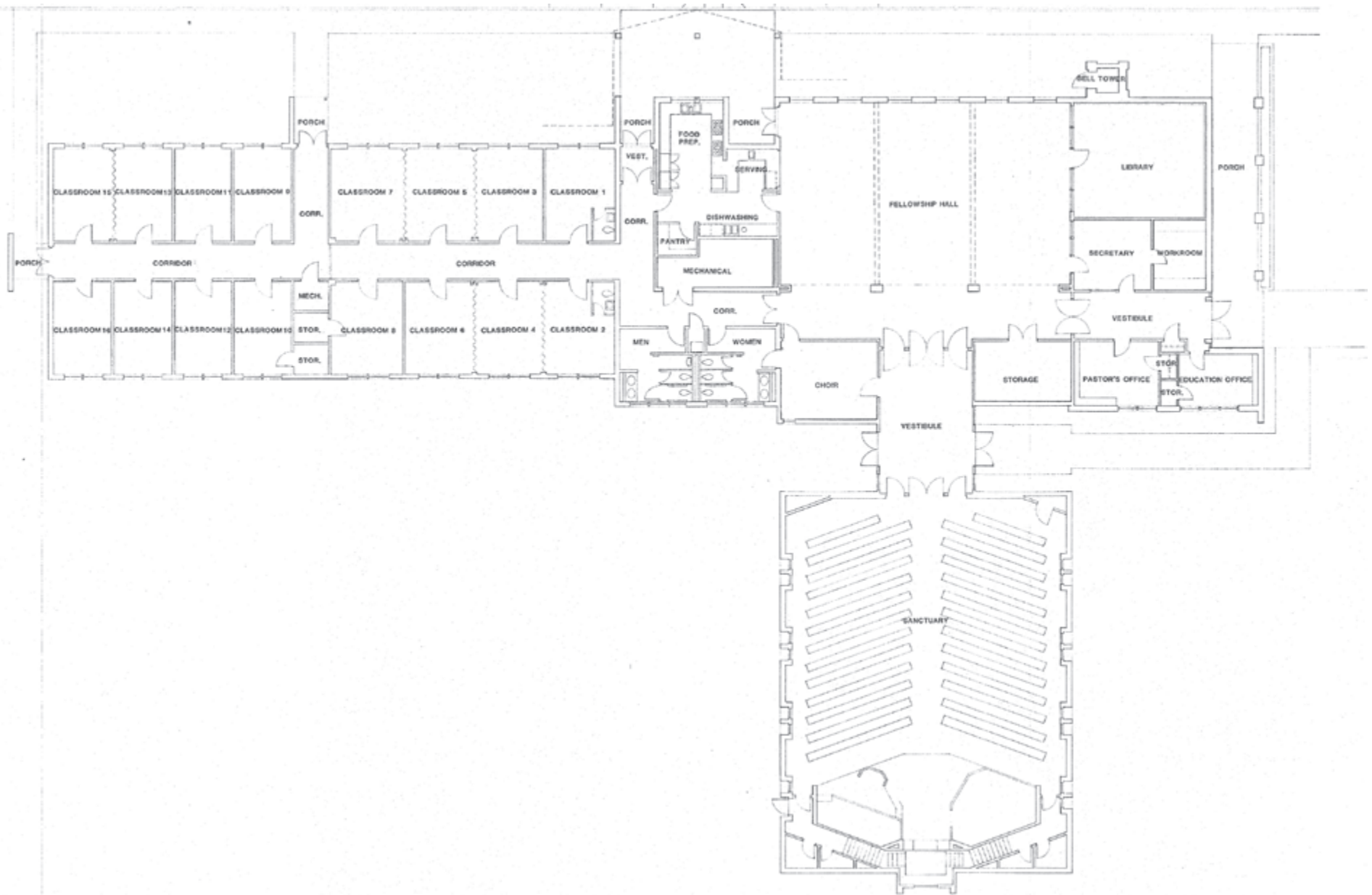


All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.



All information contained herein, while based on information deemed reliable, has been gathered from various third-party sources, is not in any way warranted by The Kucera Companies, may not be entirely complete or accurate, and is subject to corrections, errors and/or omissions. This listing is subject to prior sale, lease, change in price and/or removal from the market without notice. The user of any information contained herein should conduct his/her own independent research including, without limitation, obtaining its own counsel and the advice of a real estate professional.

Floorplan



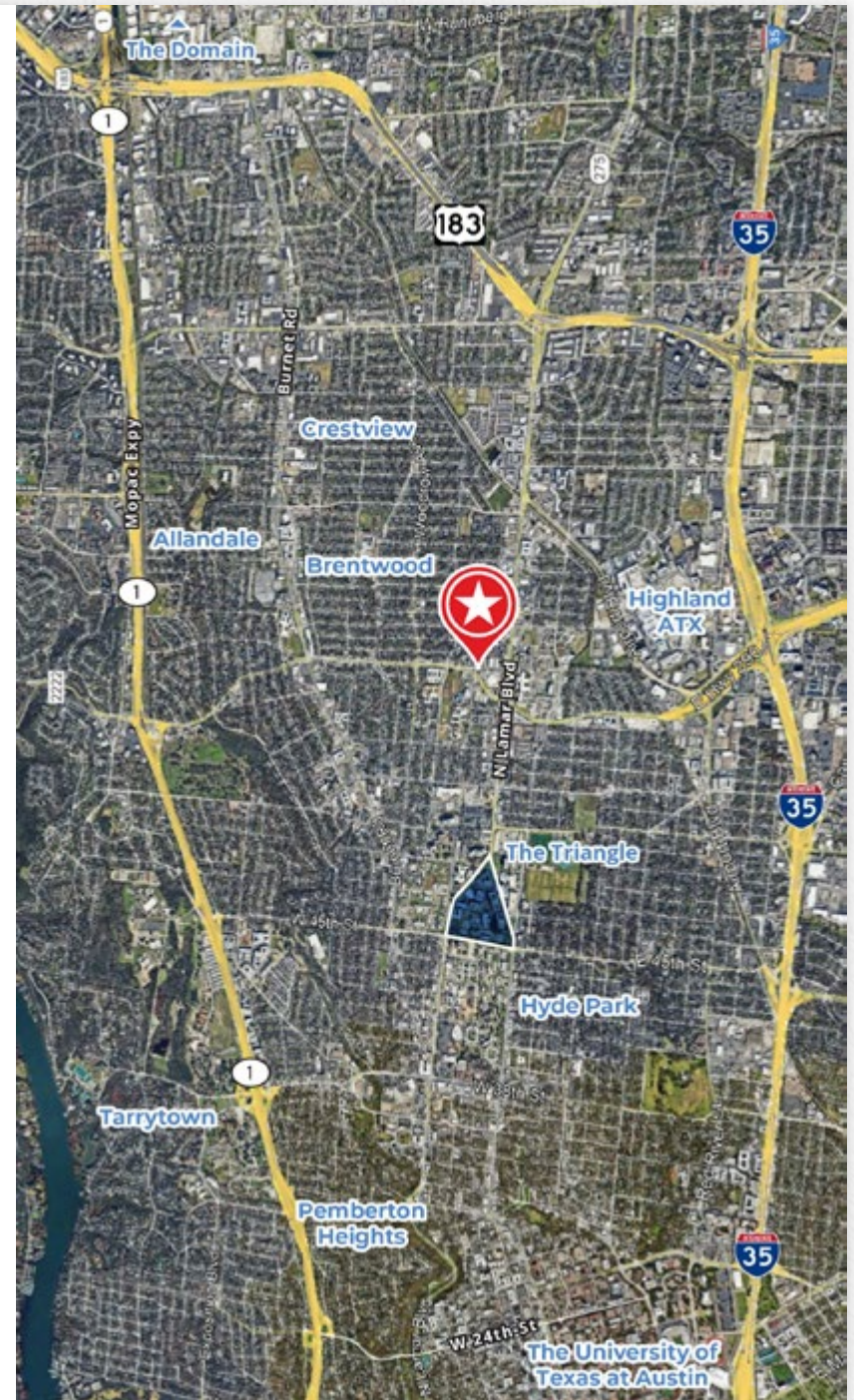
Location Highlights

Located in the Rapidly Growing North Central Submarket of Austin

This area is defined by residential and commercial uses that blend to make it a vibrant community for both living and working. The accessibility is convenient to North Lamar, Burnet Road, IH-35, MoPac, The University of Texas, Mueller, The Domain, and various entertainment venues. The area has seen significant development in recent years, with new residential apartments, retail shopping centers, and infrastructure improvements. The purpose of the TOD as defined in the zoning is for walkability and transportation.

Area Amenities

- | | | |
|------------------------|---------------------|---------------------|
| • HEB | • Social House | • Stiles Switch BBQ |
| • Barley Swine | • P. Terry's | • Central Market |
| • BG2 | • Dan's Hamburgers | • Rudy's BBQ |
| • Pedroza's Pizza | • Pinthouse Pizza | • Starbucks |
| • Lala's Little Nugget | • Homeslice Pizza | • Little Deli |
| • Uchiko | • Taco Flats | • Bird Bird Biscuit |
| • Brentwood | • Mandola's Italian | • Whataburger |





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.

<u>Kucera Management, Inc.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>347450</u> License No.	<u>cs@euruscap.com</u> Email	<u>512-346-0025</u> Phone
<u>Chad Schroeder</u> Designated Broker of Firm	<u>684956</u> License No.	<u>cs@euruscap.com</u> Email	<u>281-387-1986</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>David Stojanik</u> Sales Agent/Associate's Name	<u>451232</u> License No.	<u>david.stojanik@kucera.com</u> Email	<u>512-785-5016</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date