



PROPERTY
FOR SUBLEASE

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8708 S. CONGRESS AVE SUITE B-230 SUBLEASE

SOUTH PARK MEADOWS BUSINESS CENTER SUBLEASE

8708 SOUTH CONGRESS AVENUE SUITE B-230, AUSTIN, TX 78745

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$11.84 SF/yr (NNN)
Available SF:	1,980 SF
Number of Units:	1
Zoning:	CS-CO
Term:	Thru June 30, 2027

PROPERTY OVERVIEW

Very nice HVAC'd commercial warehouse space for Sublease in South Austin. Less than a mile from IH-35. Approximately 1,895sf of HVAC'd warehouse space plus an +/- 85sf storage area with sink. The main entrance and restroom is shared with one tenant, but access to the warehouse space is secured. Great art studio space, or climate controlled storage space for any business. Sublease runs through 6/30/2027.

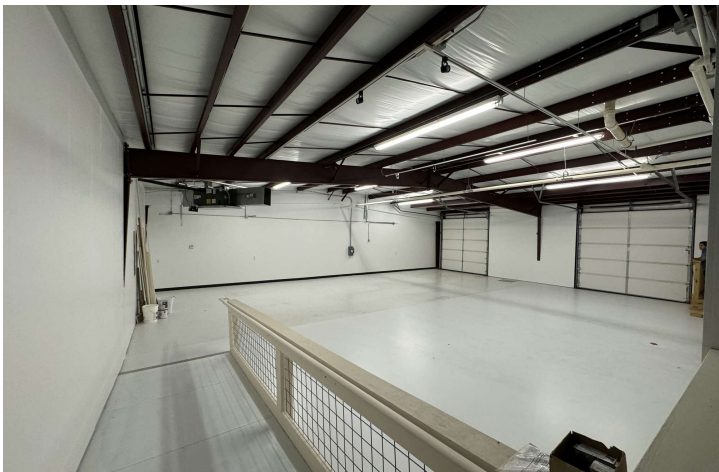
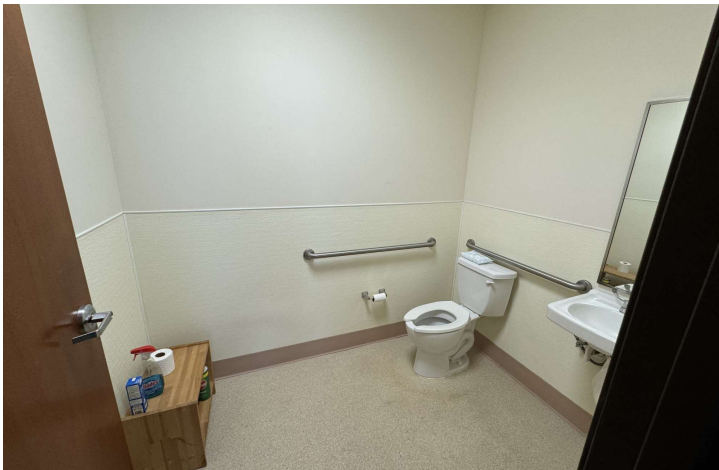
PROPERTY HIGHLIGHTS

- 100% HVAC Warehouse Space
- 1,980SF
- Two 10x10 roll up doors
- 3 Parking spots
- Shared Entrance and Restroom

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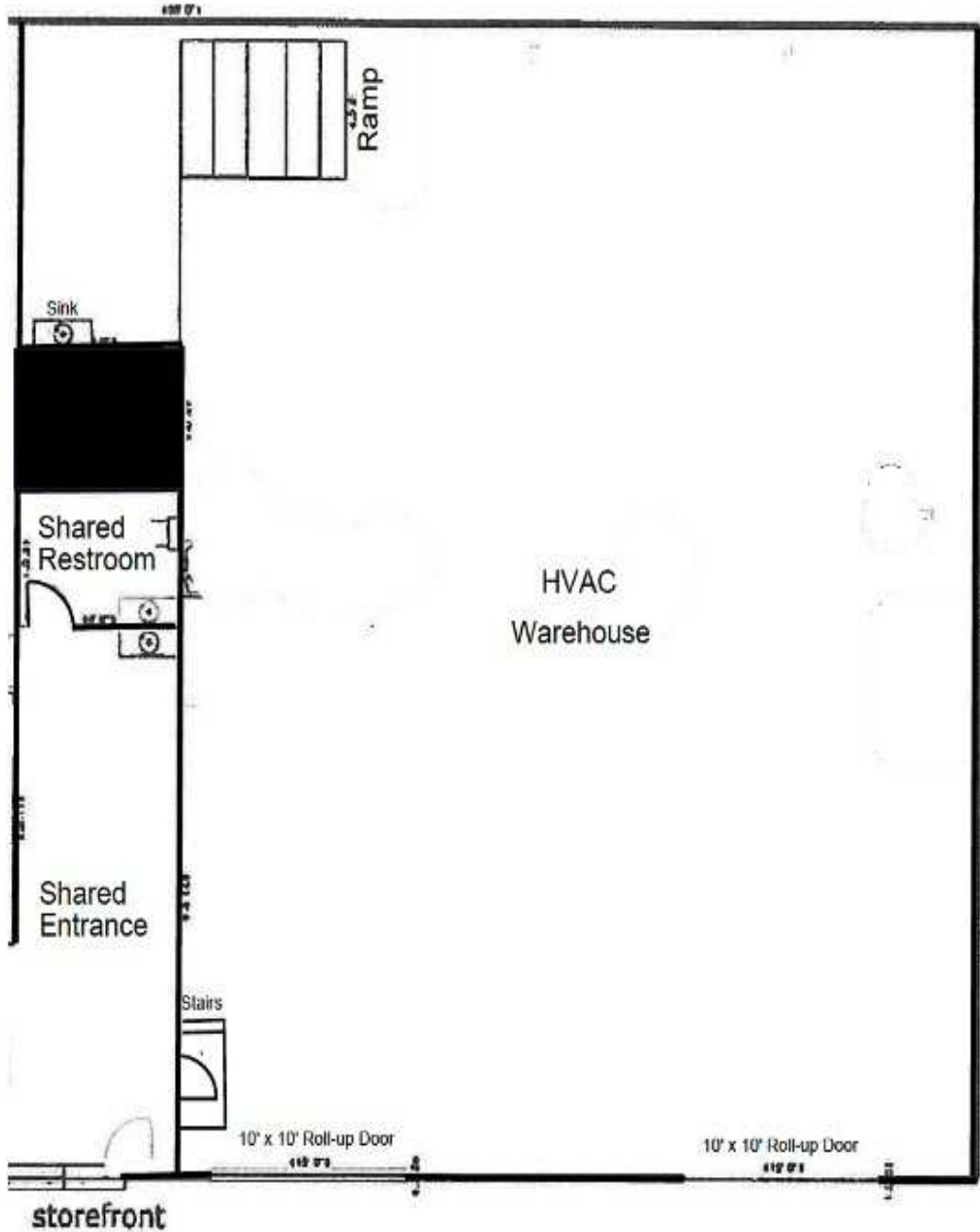
ADDITIONAL PHOTOS



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LAYOUT PLAN

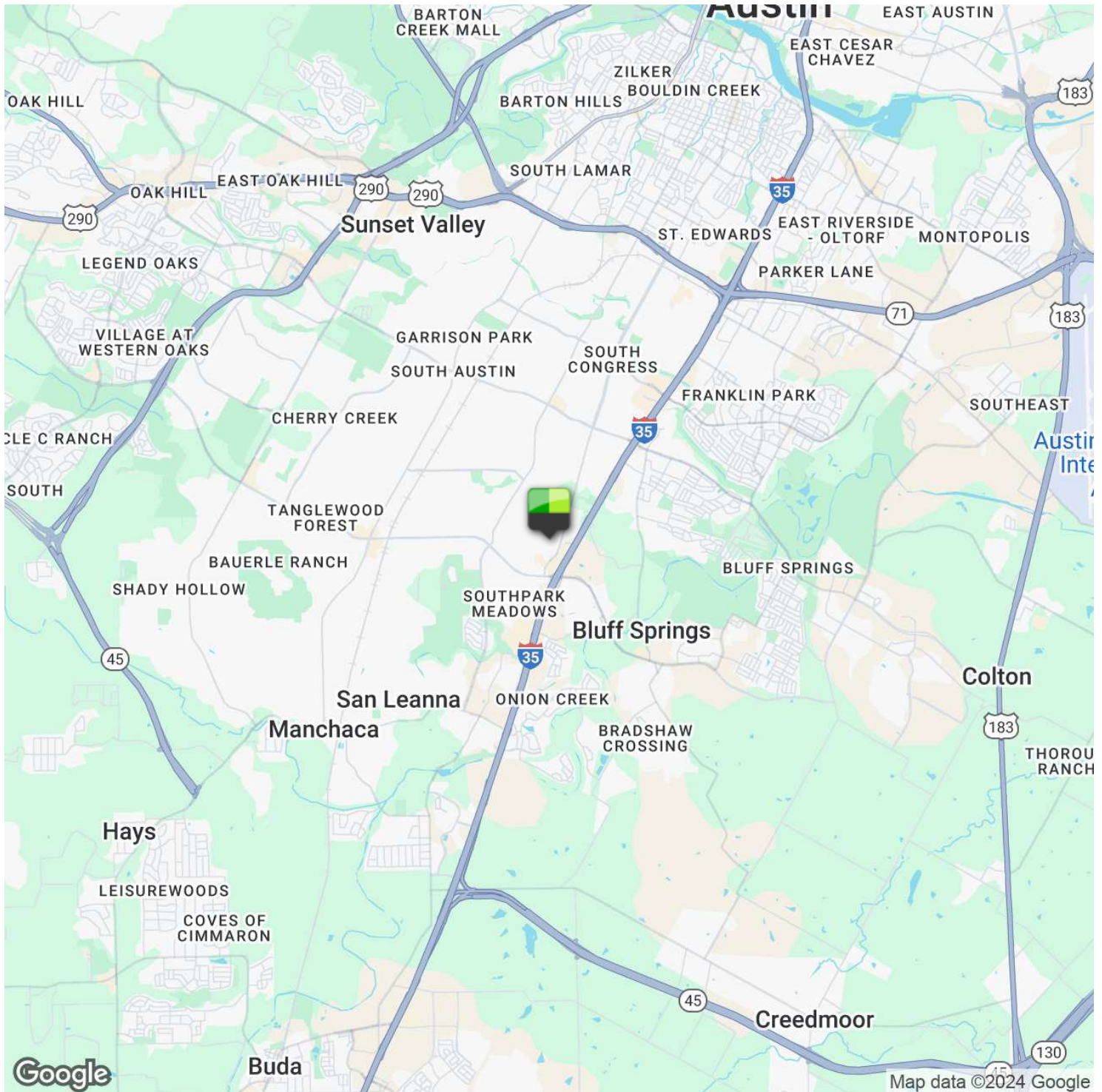


Not to Scale, For visual representation only

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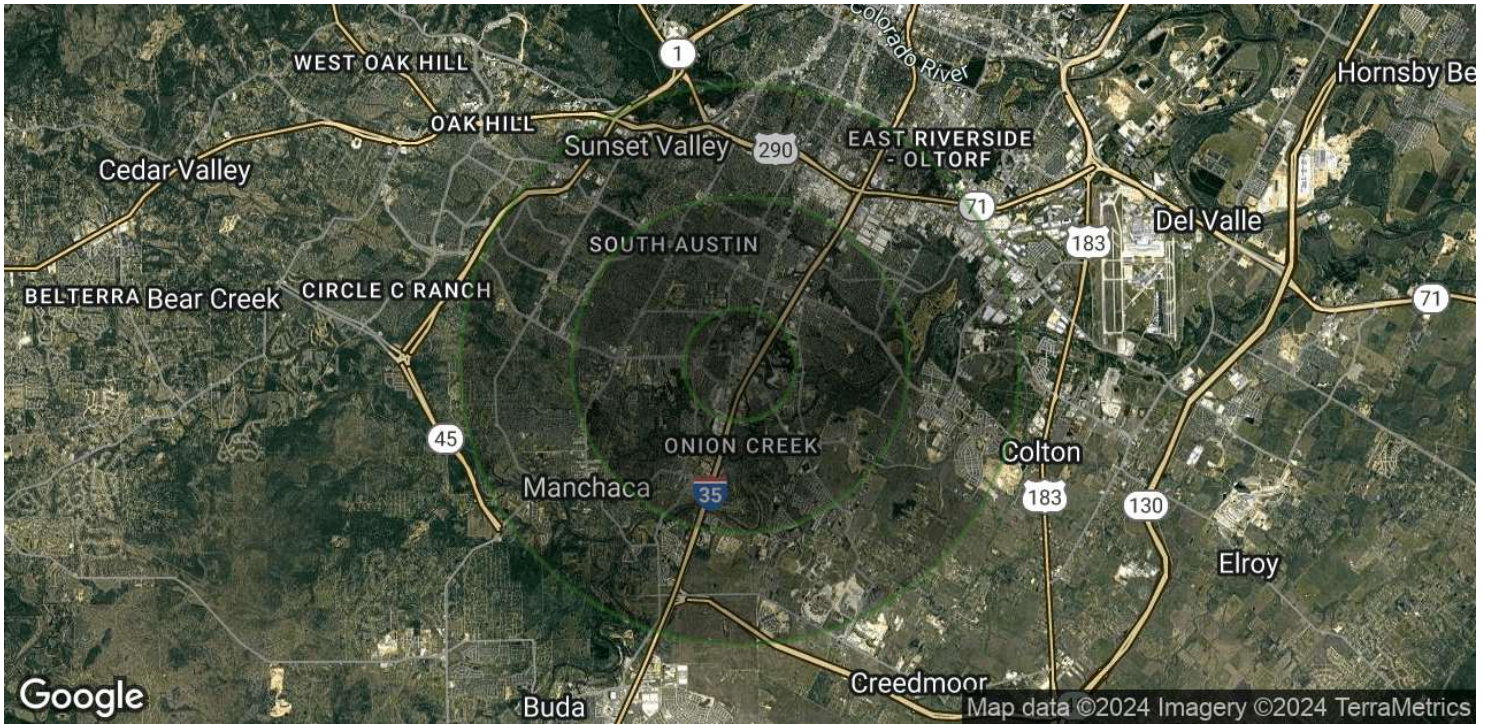
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,687	131,499	228,835
Average Age	36	37	37
Average Age (Male)	35	36	37
Average Age (Female)	36	38	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,086	54,967	96,311
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$94,975	\$102,957	\$113,386
Average House Value	\$384,250	\$400,044	\$463,163

Demographics data derived from AlphaMap



Information About Brokerage Services

Texas law requires all real estate licensees 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 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.

Commercial Market Exchange LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003840 License No.	infocmeatx.com Email	(512)774-9520 Phone
Matt Delahoussaye Designated Broker of Firm	535200 License No.	matt@cmeatx.com Email	(512)535-5313 Phone
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Bailey Morse Sales Agent/Associate's Name	776559 License No.	Bailey@cmeatx.com Email	(512)630-9888 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date