



*Office Building For Lease*

# 3700 Thompson

3700 Thompson St, Austin, TX 78702

**JIM ROURKE**  
Principal & Broker  
512.921.1234  
jim@sagecommercialtx.com

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FOR LEASE

## Property Summary



VIDEO

VIRTUAL TOUR

### OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	1,341 - 3,491 SF
Lot Size:	21,000 SF
Building Size:	12,531 SF

### PROPERTY DESCRIPTION

1,341 - 3,491 square feet of office space available for lease in the middle of trendy East Austin. Located near the intersection of Springdale Road and Airport Blvd., on Thompson St. This office space features mostly open space, with several private offices, multiple conference rooms, and private entrance. Furniture is included with the space, providing a plug-and-play office scenario. Additional amenities include shared bar/lounge area with game room. Additional large room available for private events and parties. Please contact broker to schedule a tour!

SPACES	LEASE RATE	SPACE SIZE
Suite 130	\$28.00 SF/yr	1,341 - 3,491 SF
Suite 200	\$28.00 SF/yr	2,150 - 3,491 SF

### PROPERTY HIGHLIGHTS

- NNN operating expenses - \$12.00/SF (est.)
- 2 spaces/ 1,000 SF parking ratio, with ample on-street parking
- plug-and-play: furniture is included
- Common area game room and lounge

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,583	55,129	140,676
Total Population	13,388	121,967	317,536
Average HH Income	\$122,756	\$113,546	\$110,366

The information contained herein was obtained from sources deemed reliable. SAGE COMMERCIAL, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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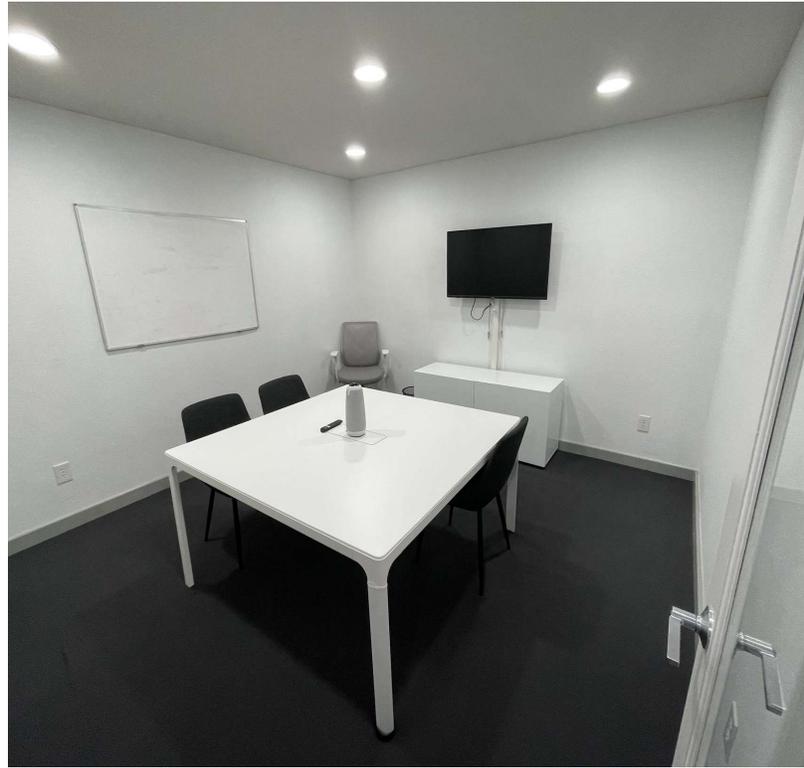
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Interior Photos - Suite 130



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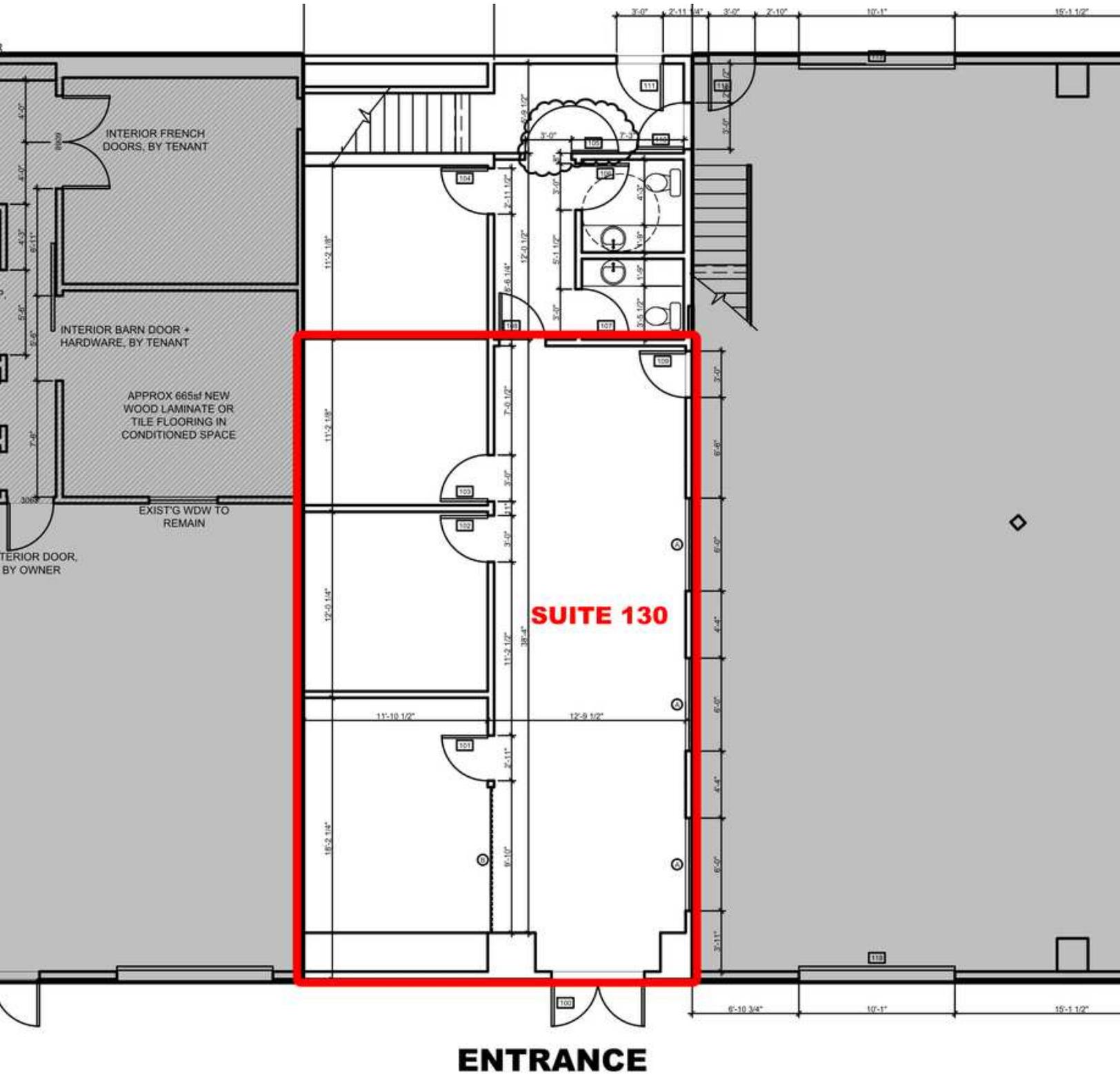
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## Floor Plan - Suite 130



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Interior Photos - Suite 200



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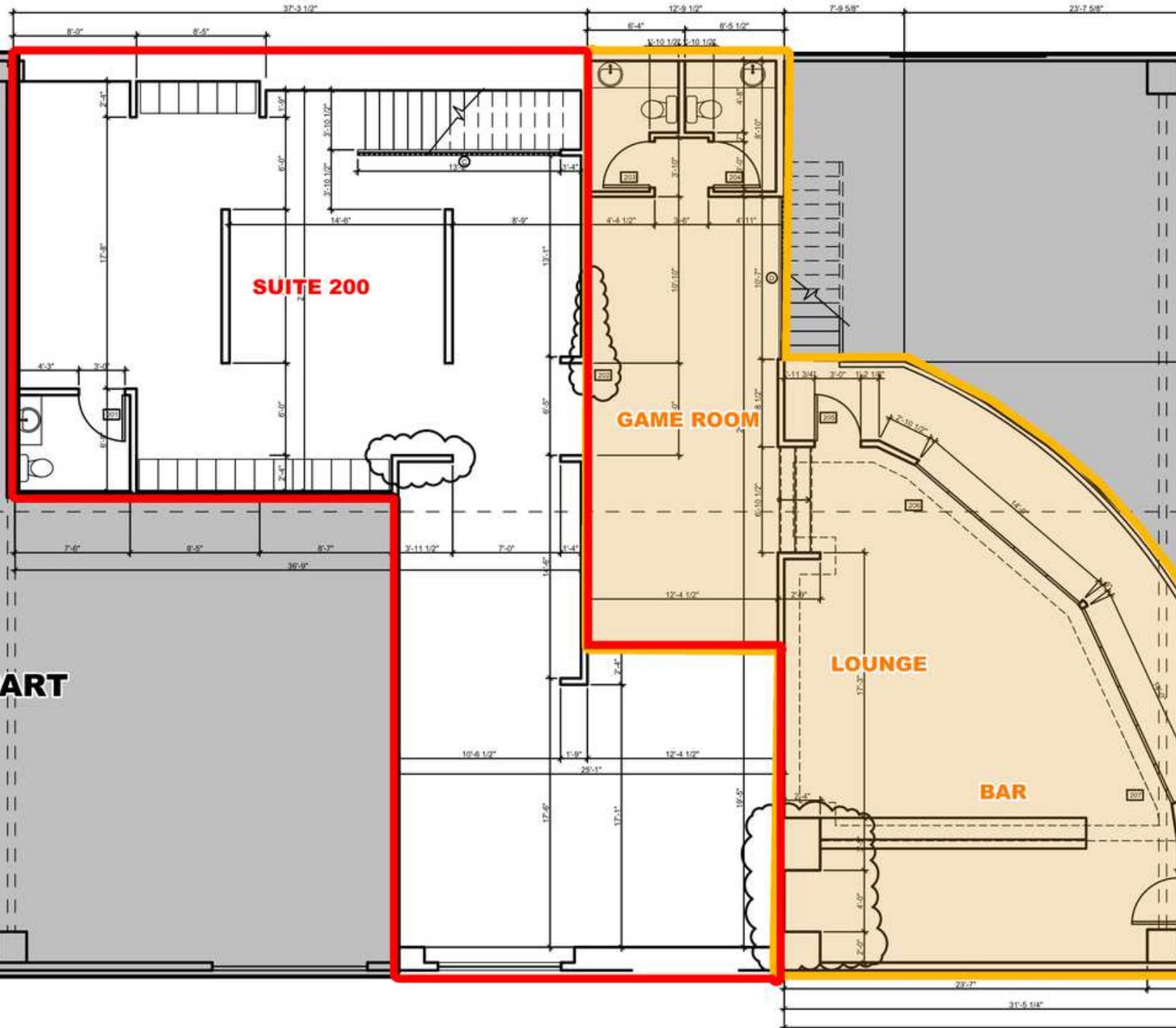
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## Floor Plan - Suite 200



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Aerial Overview



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

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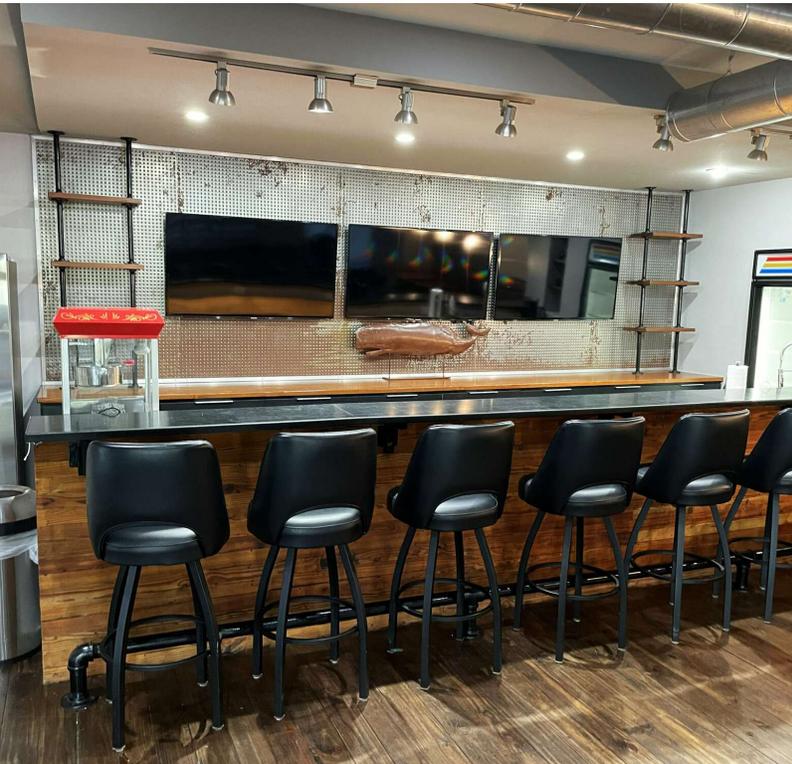
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## Lounge Photos



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## Exterior Photos



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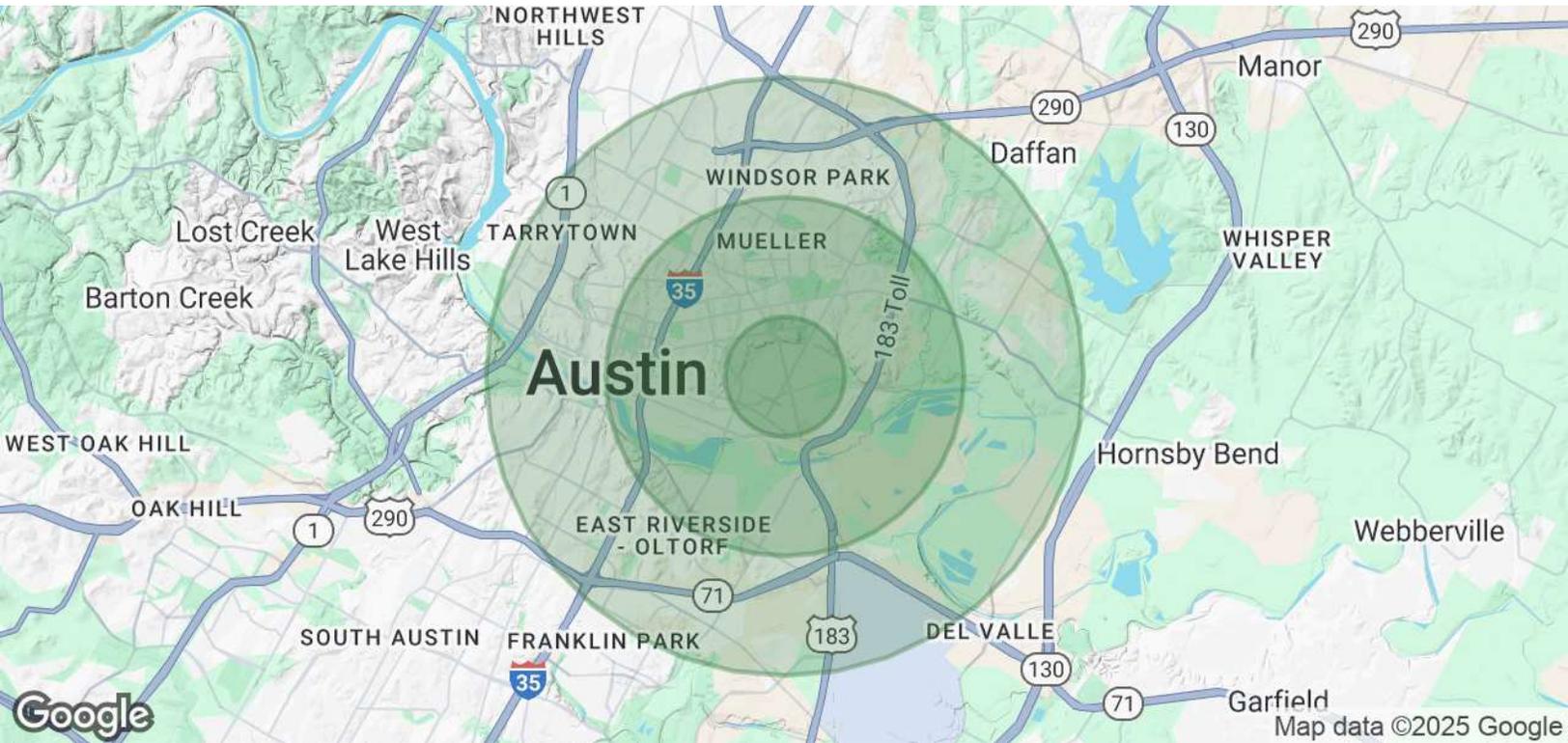
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## Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,388	121,967	317,536
Average Age	36	35	35
Average Age (Male)	36	35	35
Average Age (Female)	37	35	35
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,583	55,129	140,676
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$122,756	\$113,546	\$110,366
Average House Value	\$685,636	\$678,929	\$675,757

Demographics data derived from AlphaMap

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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:
  - 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.

<b>SAGE COMMERCIAL</b>	<b>9015061</b>	<b>jim@sagecommercialtx.com</b>	<b>512.921.1234</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Jim Rourke</b>	<b>559994</b>	<b>jim@sagecommercialtx.com</b>	<b>512.921.1234</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Jim Rourke</b>	<b>559994</b>	<b>jim@sagecommercialtx.com</b>	<b>512.921.1234</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Jim Rourke</b>	<b>559994</b>	<b>jim@sagecommercialtx.com</b>	<b>512.921.1234</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date