

2508 Ashley Worth

2508 ASHELY WORTH BLVD | AUSTIN, TX | 78738

3,671 SF - 7,342 SF AVAILABLE

SOUTHWEST SUBMARKET



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2508 ASHLEY WORTH BLVD | AUSTIN, TX | 78738

3,671 SF - 7,342 SF AVAILABLE

ABOUT 2508 ASHLEY WORTH

2508 Ashley Worth is a two story Office building located in a quiet setting just off west Bee Cave Road in Southwest Austin.

This 16,000 SF office building offers excellent finishes in common areas with surface and covered parking available. Restaurants and retail nearby on Bee Cave Road.



PROPERTY FEATURES

- Quiet and elegant setting
- Surface and covered parking available
- Nearby restaurants and retail



Ben Williamson
256.996.5729
ben@liveoak.com

Clark Grigsby
203.705.9174
clark@liveoak.com

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SUITE 100

Square Feet	3,671 SF
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SUITE 110

Square Feet	3,671 SF
Availability	Immediately

Maximum Contiguous - 7,342 SF



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LOCATION & DRIVE TIMES

HEB	1.5 miles
Walgreens	1.5 miles
Specs	2.0 miles
Mandolas	2.0 miles
Maudies	2.0 miles
Pet Smart	2.0 miles
Lowe's	2.0 miles
Target	3.2 miles
Home Depot	3.2 miles

Hill Country Galleria Mall

2.0 miles

- Whole Foods
- Jersey Mikes
- Total Wine
- Barnes & Noble
- Dillards
- Cafe Blue
- Saltgrass Steak House
- Panera Bread
- All Star Burger
- Bee Cave City Hall



HILL COUNTRY
GALLERIA

BEE CAVE PKWY



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brokerage services to prospective buyers, tenants, sellers and landlords.

- 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.

- 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Live Oak CRE, LLC	590102	doug@liveoak.com	512.472.5000
Licensed Broker /Broker Firm Name or	License No.	Email	Phone

Doug Thomas	515612	doug@liveoak.com	512.472.5000
Designated Broker of Firm	License No.	Email	Phone

Doug Thomas
Licensed Supervisor of Sales Agent/
Associate

Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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