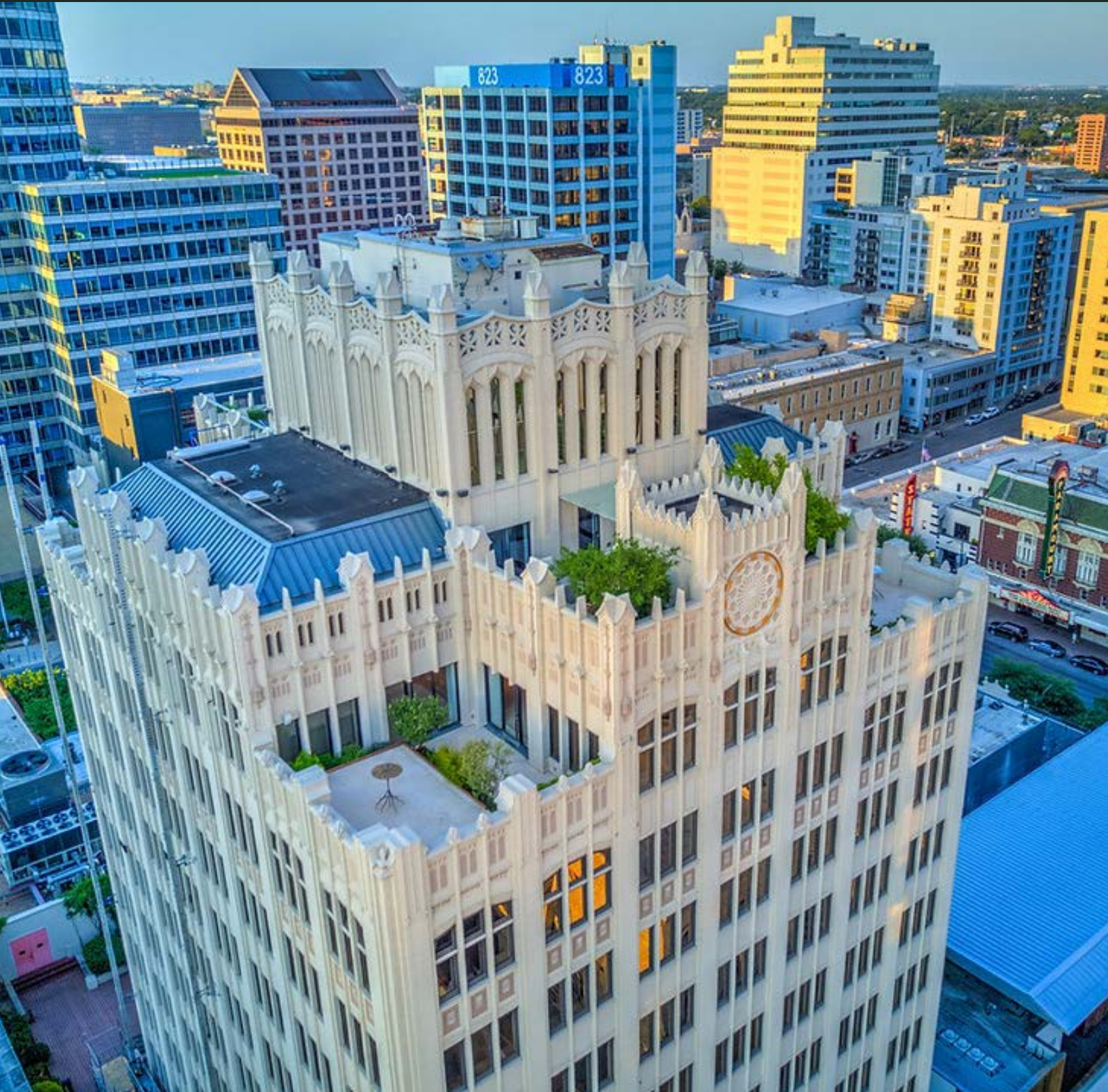


Norwood Tower

2,015 SF AVAILABLE

114 W. 7th Street | AUSTIN, TX | 78701

DOWNTOWN SUBMARKET



Norwood Tower

114 W. 7th Street | AUSTIN, TX | 78701

2,015 SF AVAILABLE

ABOUT NORWOOD TOWER

Norwood Tower, an Austin landmark constructed in 1929 and meticulously restored, blends historic beauty with modern sophistication to create a unique business environment. Located in the heart of downtown, this iconic property is steps from the State Capitol and surrounded by various retail, dining, and cultural destinations. Norwood Tower offers convenience, featuring on-site management, garage parking, and Perry's Steakhouse. Tenants enjoy access to a large outdoor patio, rooftop terrace, and on-site conference facilities. Recent enhancements include a tenant lounge and meeting rooms. With its historic stature, modern amenities, and prime location, Norwood Tower stands as one of Austin's most desirable downtown office location.



PROPERTY FEATURES

- Garage parking
- On-site management
- Outdoor patio
- Conference/Meeting facilities
- Restaurant on site
- Historic landmark



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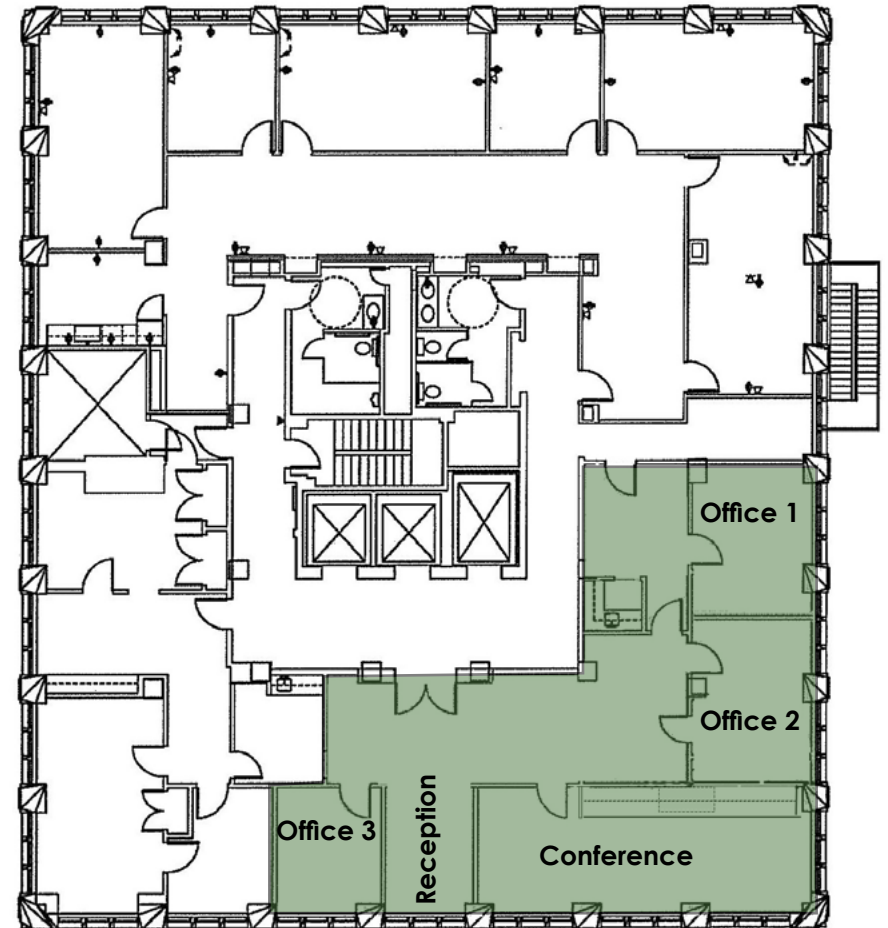
Norwood Tower

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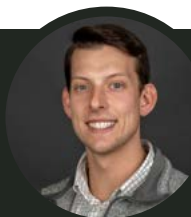
EIGHTH FLOOR

SUITE 800 - SUBLEASE

Square Feet	2,015 SF
Availability	30 Days
Term	Through 5/31/2028
Rate	Contact Broker
OpEx	\$21.82 PSF



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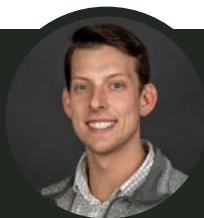
Norwood Tower

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INTERIOR PHOTOS



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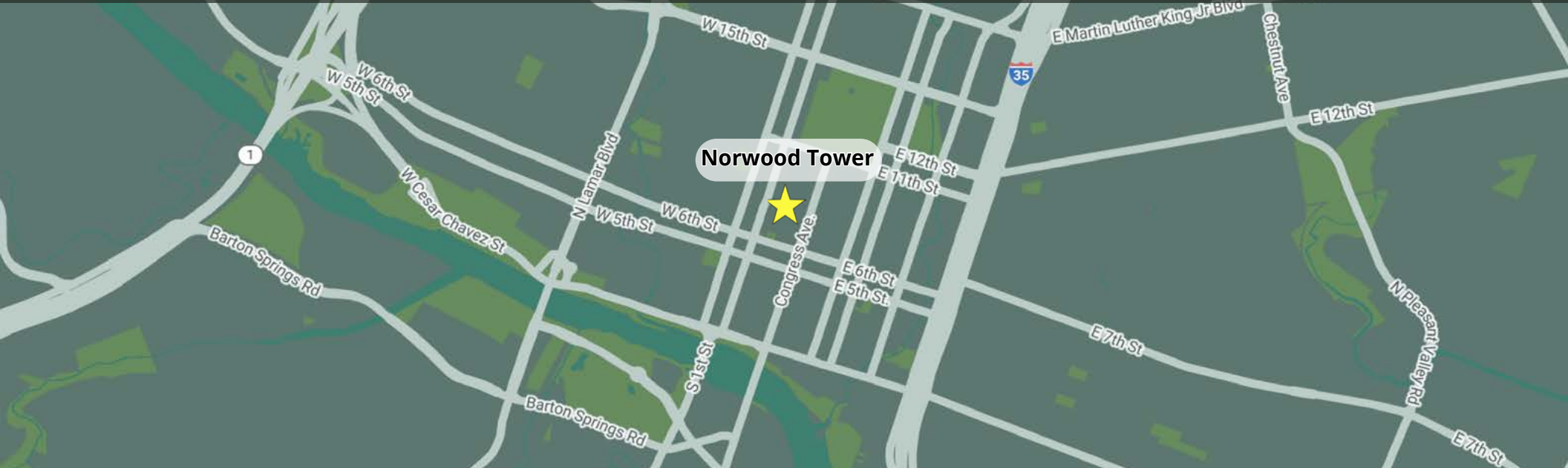


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LOCATION & PARKING



DRIVE DISTANCES

Downtown Station	0.6 miles
Plaza Saltillo Station	1.3 miles
ML King Jr Station	2.9 miles
Austin-Bergstrom International	11.4 miles

Dripping Springs	24 miles
Bastrop	39 miles
San Antonio	86 miles



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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.

2-10-2025



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. **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
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Doug Thomas	515612	doug@liveoak.com	512.472.5000
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Doug Thomas	515612	doug@liveoak.com	512.472.5000
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials _____ Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1