

FOR LEASE

**6,680 SF of Flex Office/
Warehouse Space**

**602 S Loop 4,
Buda, TX 76810**



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 **ASTERRA™**



Downtown
Buda

Downtown
Austin



Executive Summary

602 S Loop 4 is a newly renovated flex office/warehouse property located just 2 minutes from Buda with a corner location. There is currently 6,680 SF of space available for lease which is demised by 510 SF office and 6,170 SF warehouse.

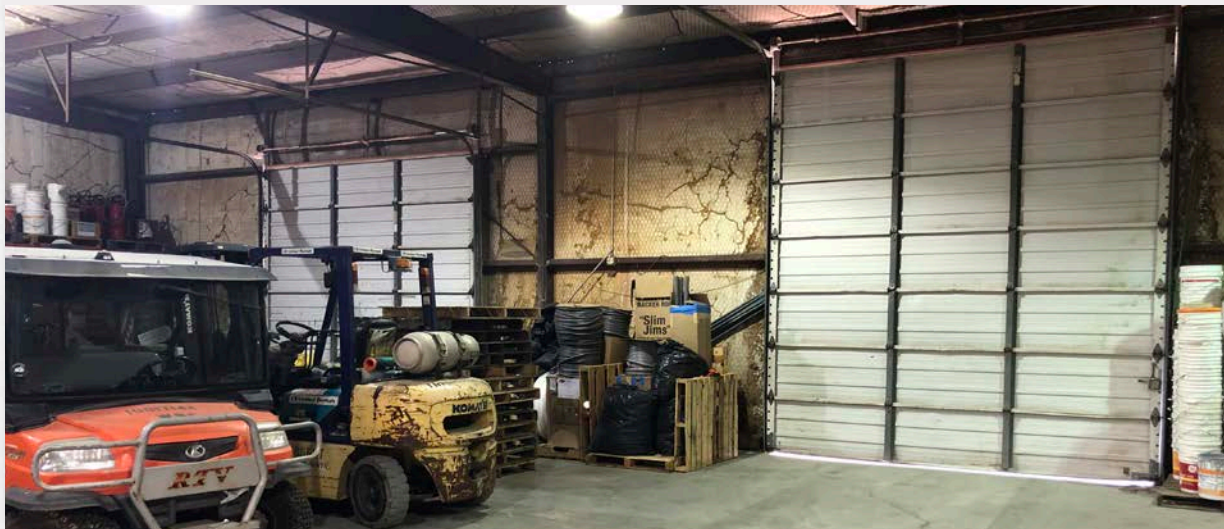
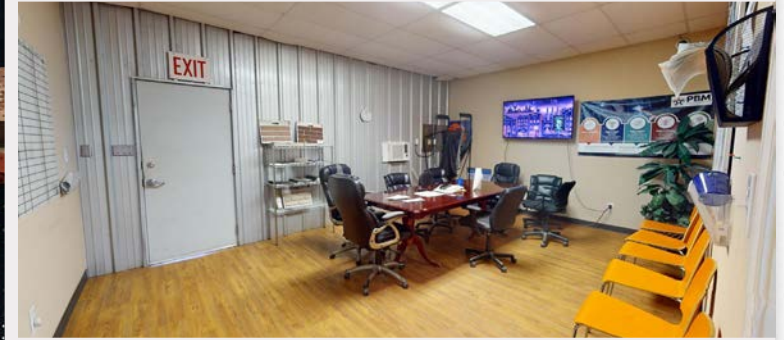
Highlights

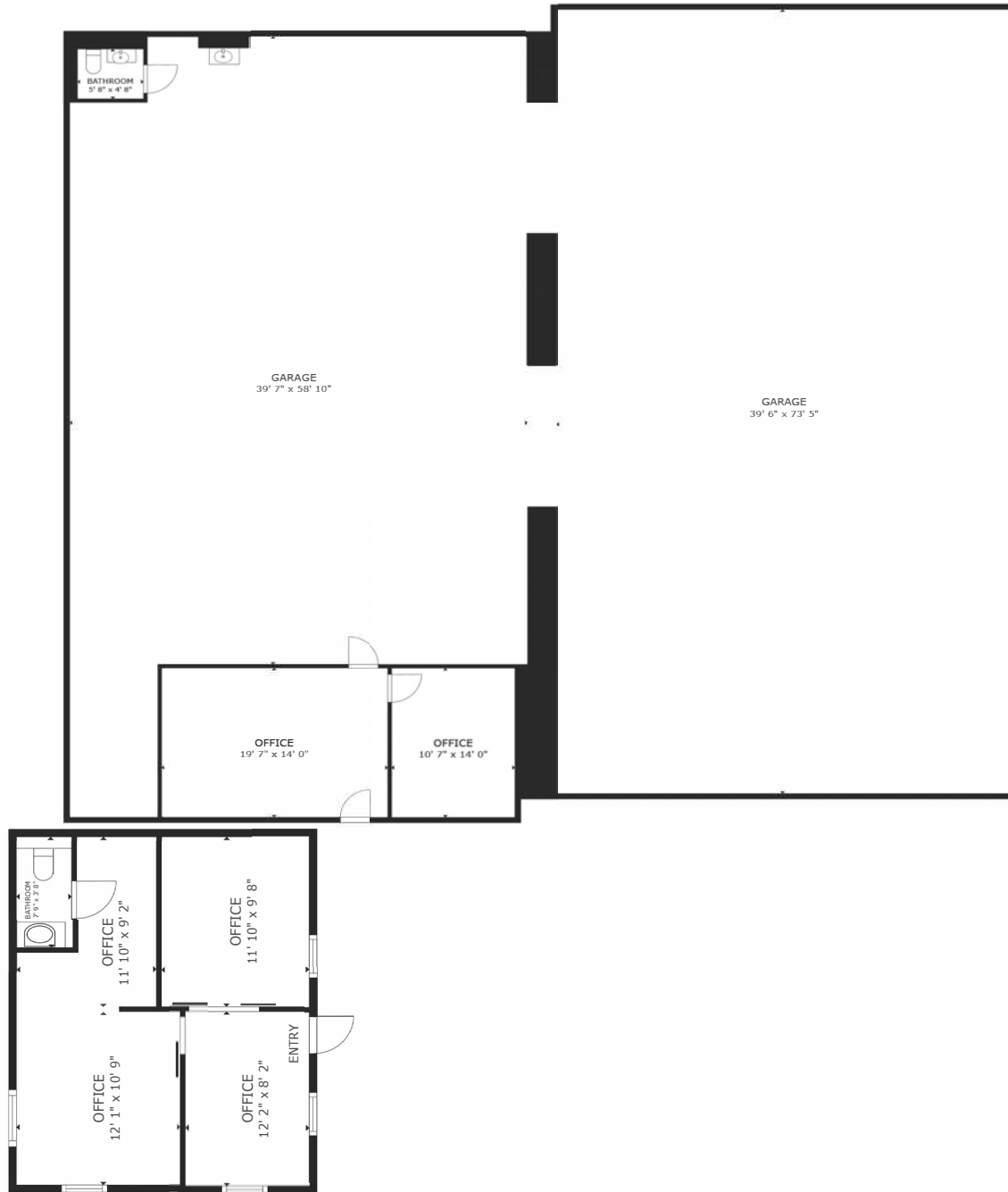
- Walking Distance to City Park
- 510 SF Office
- 6,170 SF Warehouse
- Quick and Easy Access to Nearby Roadways
- Newly Renovated
- Ample Parking

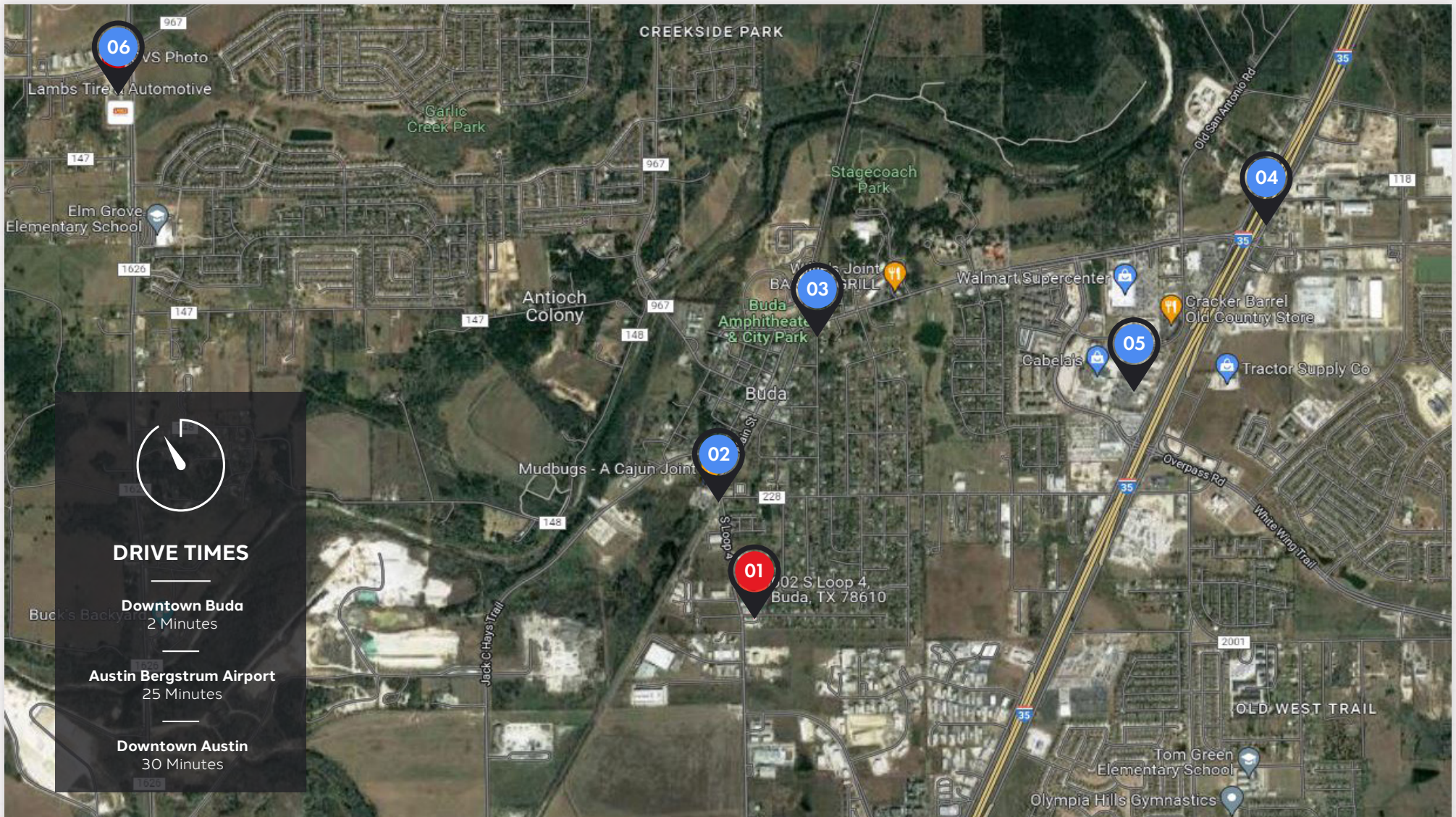
Listing Details

Lease Rate:	Contact for Rate
Estimated Operating Exps:	Contact for Rate
Property Type:	Flex Office/Warehouse
Total Building SF:	6,680SF
Available SF:	6,680 SF
Available:	September 2024
Year Built:	2001
Lease Term:	Negotiable
Neighborhood:	Buda









01

602 S Loop 4

02

Fire Station, Exxon, Esther's TexMex, Mudbugs, Hays Outfitters

03

Summer Moon Coffee, Main St. Pizza, Louie's BBQ, Brooklyn's, Garcia's

04

Walgreens, US Foods, Starbucks, McDonald's, Hotels, Amazon, Fulfilment

05

HEB, Walamrt Supercenter, Chase Bank, Whataburger, Sonic, Cabela's

06

CVS, Starbucks, Subway, Sonic Drivein, Sunoco gas, Buda dog park

AUSTIN'S 2023 RANKINGS

- #1** FASTEST GROWING MAJOR METRO
U.S. CENSUS BUREAU
- #1** BEST PLACE TO START A BUSINESS
CNBC
- #2** BEST METRO FOR STEM PROFESSIONALS
WALLETHUB
- #5** COLLEGE EDUCATED ADULTS
CITYLAB
- #1** PEOPLE WANTING TO RELOCATE
MONEY.CO.UK
- #1** BEST PERFORMING LARGE CITY IN THE US
BUSINESS WIRE
- #2** BEST MARKET FOR REAL ESTATE
WALLETHUB
- #7** MOST FUN CITY IN THE US
WALLETHUB
- #1** BEST JOB MARKET
WALL STREET JOURNAL
- #2** BEST CITY FOR YOUNG PROFESSIONALS
ROCKET HOMES
- #5** MOST RECESSION RESISTANT CITY
SMARTASSET
- #9** BEST EDUCATED MAJOR METRO
WALLETHUB
- #1** BEST STATE CAPITAL TO LIVE IN
WALLETHUB
- #2** BEST CITY FOR JOB OPPORTUNITIES
BUSINESS INSIDER
- #6** SAFEST LARGE CITY IN U.S.
SAFEWISE
- #7** HEALTHIEST CITY IN AMERICA
WALLETHUB

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Market Overview Austin

The Austin-Round Rock, TX MSA is the twenty-seventh largest MSA in the country, with a population of over 2.4 million residents. The MSA is made up primarily of five counties in Central Texas: Bastrop, Caldwell, Hays, Travis, and Williamson. The MSA is anchored by Austin, the Texas state capital and location of the state's flagship university, the University of Texas at Austin (UT).

Economy

The Austin-Round Rock area has been experiencing significant economic growth, driven by a thriving technology sector, a strong job market, and a generally business-friendly environment. The region has become known as "Silicon Hills" due to the presence of numerous tech companies and startups. Major employers include companies like Dell, IBM, Apple, Google, and Facebook. The world-class educational system in the region ensures that employers are able to find a well-trained and highly skilled workforce. In fact, over 90% of the residents in the market are high school graduates or higher, and nearly 60% hold a bachelor's degree or advanced degree.

Real Estate

Austin's real estate market has been robust, with strong demand for both residential and commercial properties. The city has seen population growth, which has contributed to competitive real estate markets. The area has attracted major tech companies and startups, leading to a demand for office spaces. The presence of major technology companies has been a driving force behind the demand for commercial real estate. The growth of e-commerce and the need for distribution centers and warehouse spaces have impacted Austin's industrial real estate market positively. Austin has experienced ongoing development projects, including mixed-use developments that combine residential, commercial, and retail spaces.

Contact



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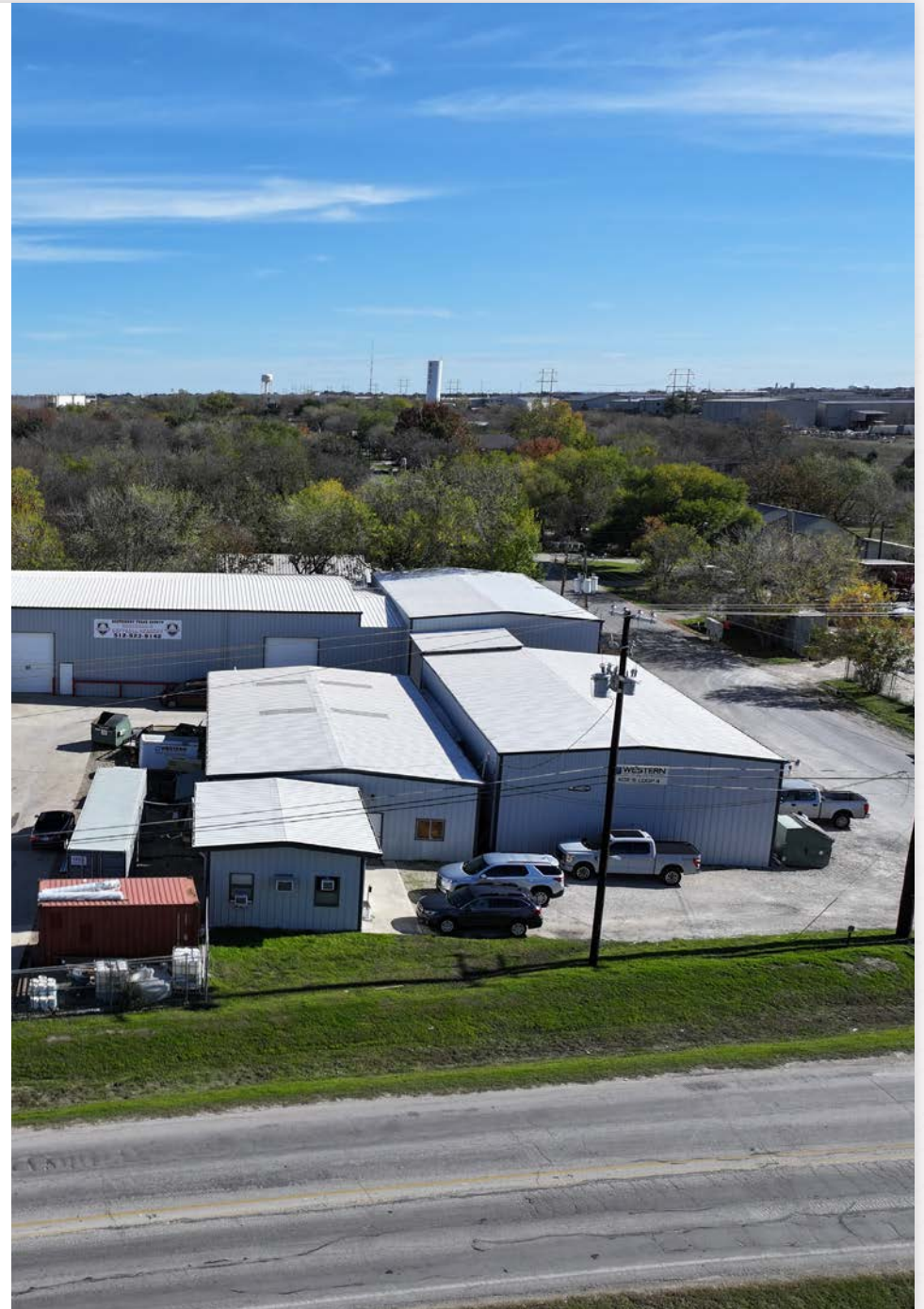


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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner. We are passionate about what we do.



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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' 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
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