

# 8407 Wall St



LEASE	8407 WALL ST // AUSTIN, TEXAS // 78754	
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# 8407 Wall St

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## AVAILABILITY

Suite 200	15,785 RSF*	
Suite 250	15,921 RSF*	New Spec Suite
Suite 250A	7,471 RSF	30 Day Avail.
Suite 250B	8,450 RSF	30 Day Avail.
Suite 300	15,844 RSF*	
Suite 350	16,459 RSF*	
Suite 400	15,263 RSF*	

\*Divisible to 3,000 RSF

## FULL FLOOR AVAILABILITY

2nd Floor	31,706 RSF*
3rd Floor	32,303 RSF*

\*Contiguous floors up to 64,009 RSF

## FEATURES

- 124,771 SF, 4-story office building
- Unique "W" shaped building affords ample natural light throughout
- Downtown, The Domain, and Hill Country views
- Local, professional, and responsive ownership with a proven track record of providing great value office space
- Ample parking with a ratio of 5 spaces per 1,000 SF leased; potential to deliver up to 7 spaces per 1,000 SF leased
- Quick and easy access to major highways including IH-35, Hwy 183, and Hwy 290

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OUTDOOR COURTYARD



LOBBY LOUNGE



TENANT LOUNGE & CONFERENCE ROOMS

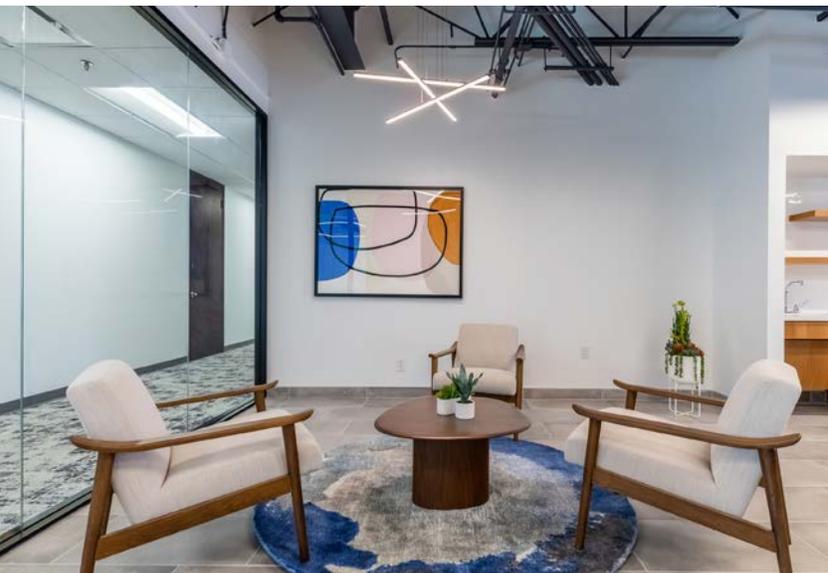


OUTDOOR COURTYARD



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## Recent Updates

- ▶ Building facade update/face lift
- ▶ Front and rear courtyard enhancements
- ▶ Landscaping
- ▶ Full lobby renovation
- ▶ Brand new tenant lounge and cafe
- ▶ Two, reservable common conference rooms
- ▶ Up to half floor spec suites available with contemporary/modern finishes



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# 2

LEVEL  
TWO

## LEVEL TWO

31,706 TOTAL AVAILABLE RSF

CONTIGUOUS WITH LEVEL THREE UP TO 64,009 RSF

*\*DIVISIBLE TO 3,000 RSF*

### *New Spec Suite Delivered*

#### SUITE 250 COUNTS

Reception:	1
Conference Rooms:	1
Break Area:	1
Collaboration Areas:	7
Workstations:	156



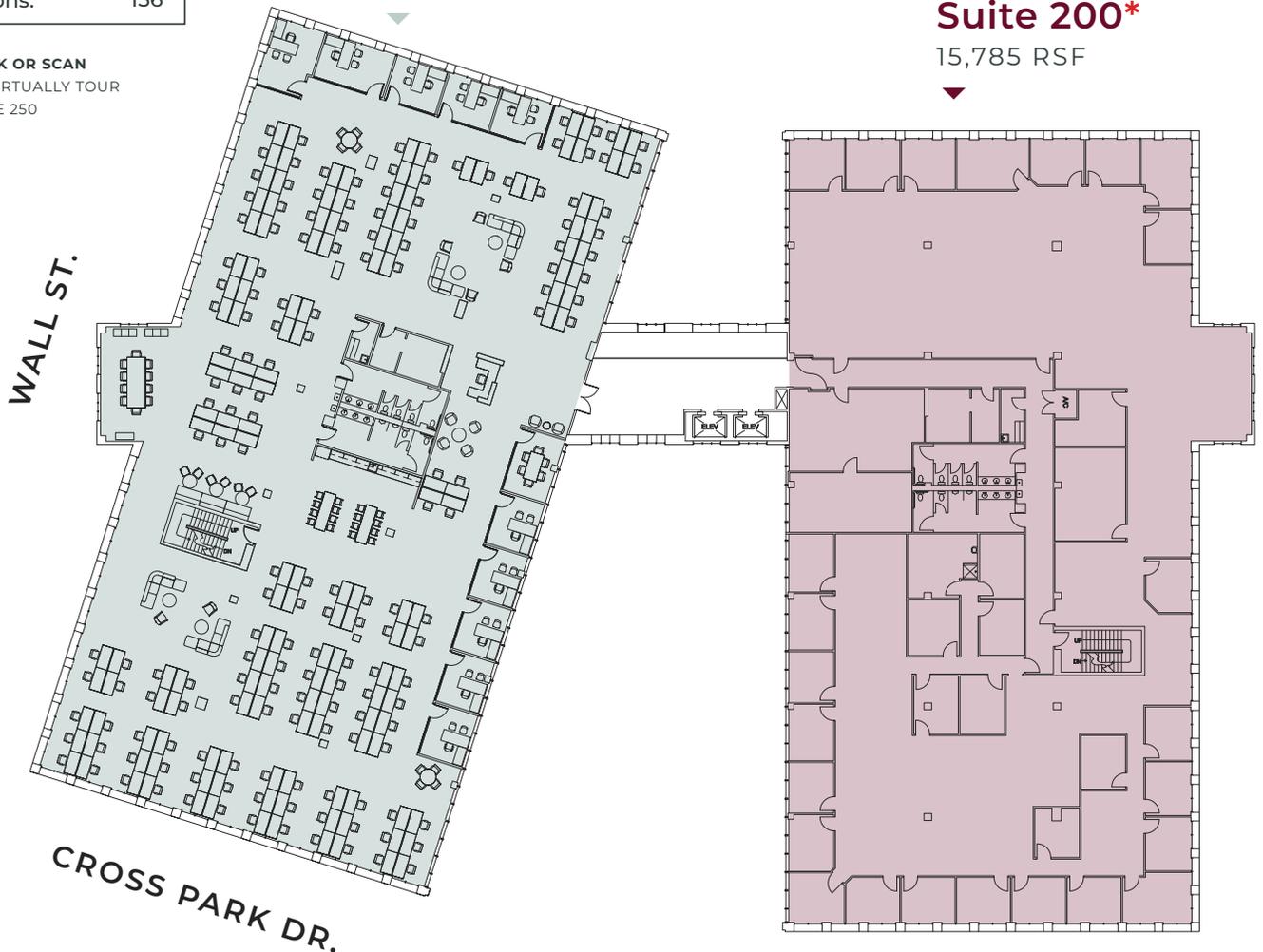
CLICK OR SCAN  
TO VIRTUALLY TOUR  
SUITE 250

#### Suite 250\*

15,921 RSF

#### Suite 200\*

15,785 RSF



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# 2

LEVEL  
TWO

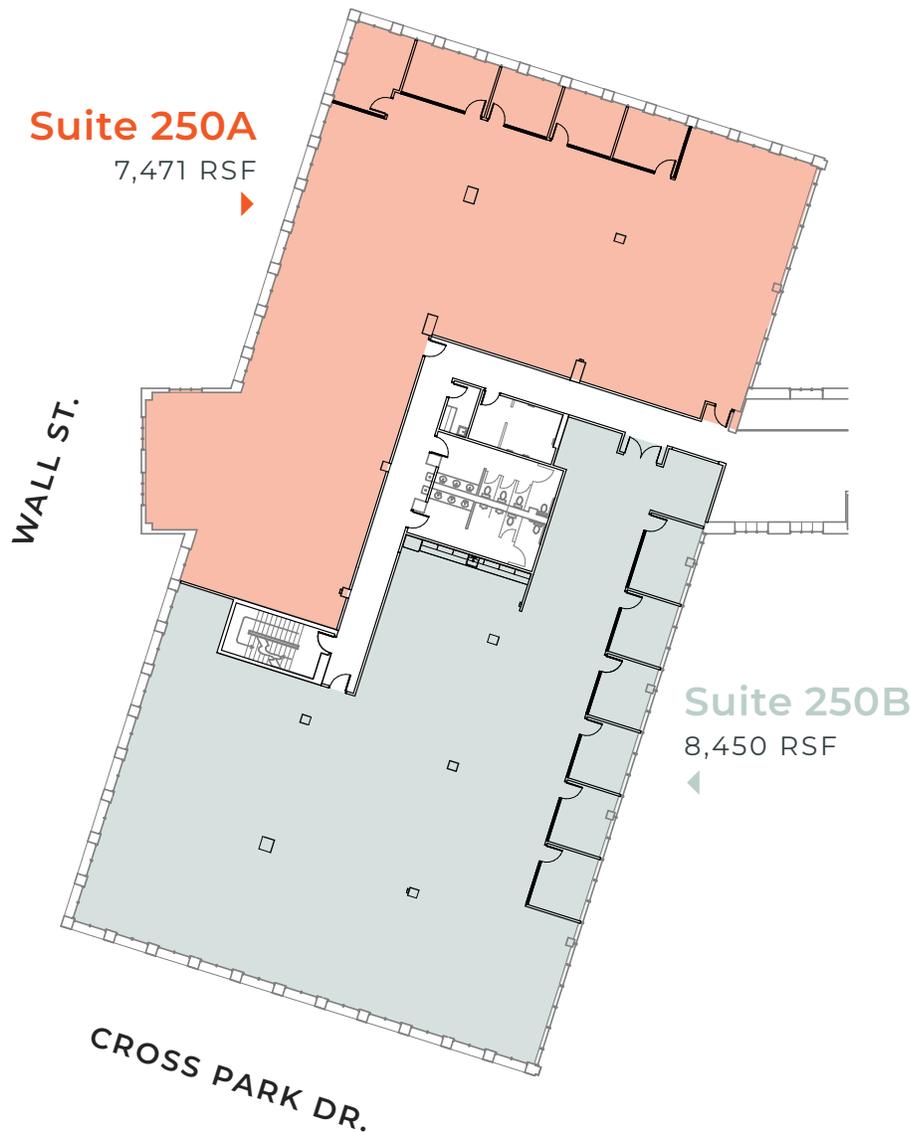
## LEVEL TWO

31,706 TOTAL AVAILABLE RSF

### *Suite 250 Demising Plan Option Available with 30 days notice*



CLICK OR SCAN  
TO VIRTUALLY TOUR  
SUITE 250



**Suite 250A**  
7,471 RSF

**Suite 250B**  
8,450 RSF

WALL ST.

CROSS PARK DR.

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# 3

LEVEL  
THREE

## LEVEL THREE

32,303 TOTAL AVAILABLE RSF

CONTIGUOUS WITH LEVEL TWO UP TO 64,009 RSF

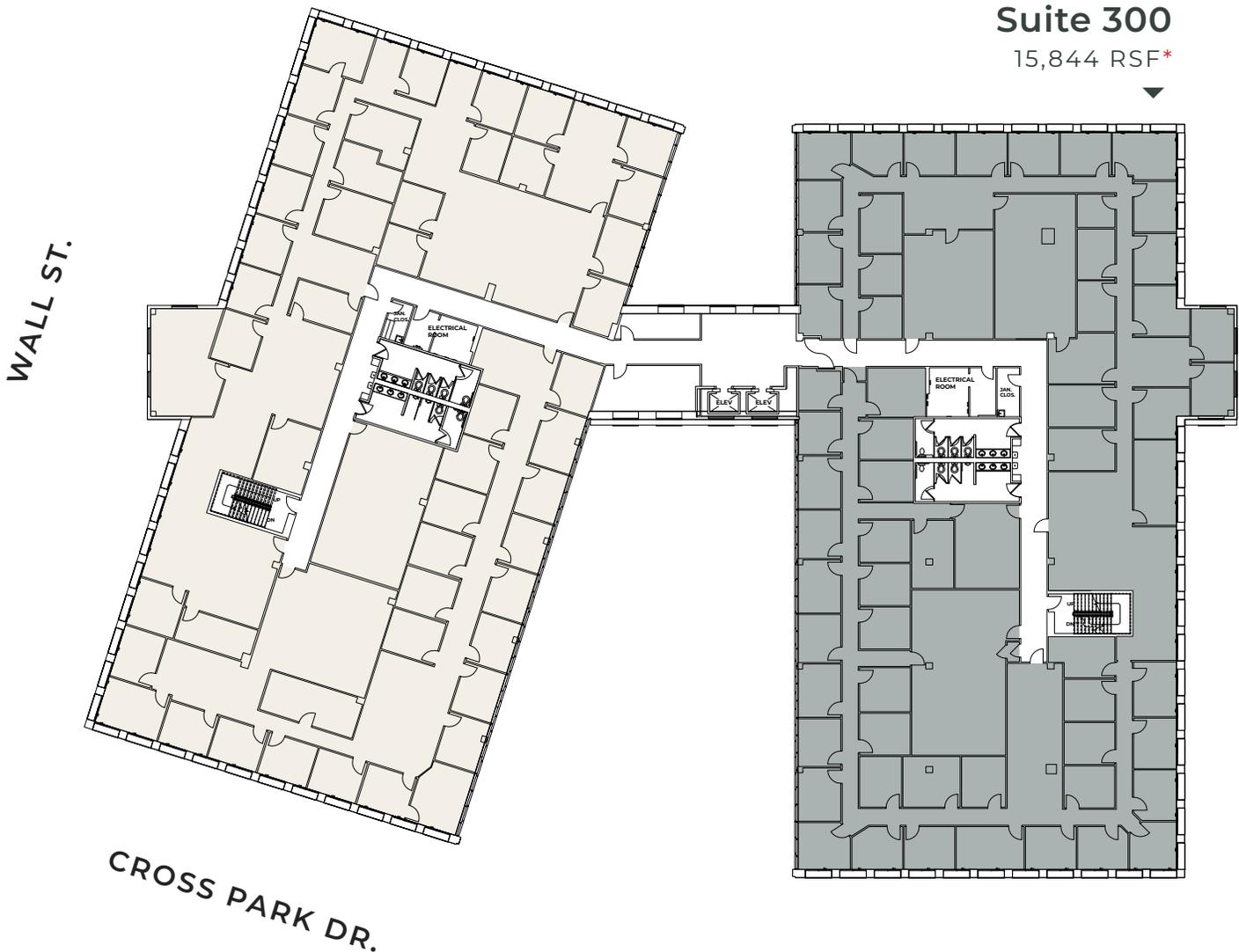
*\*DIVISIBLE TO 3,000 RSF*

### Suite 350

16,459 RSF\*

### Suite 300

15,844 RSF\*



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4 LEVEL FOUR

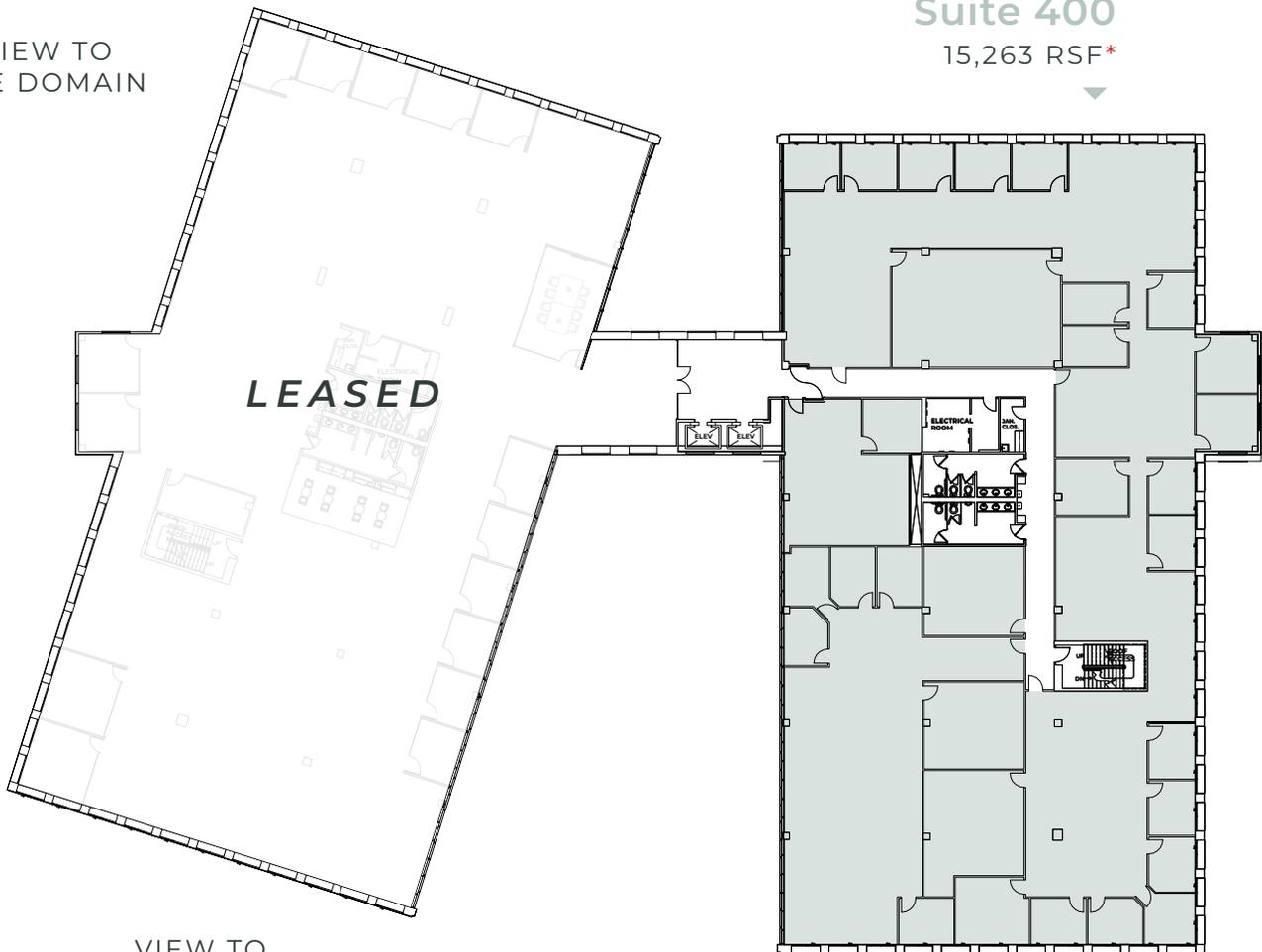
LEVEL FOUR

\*DIVISIBLE TO 3,000 RSF

VIEW TO THE DOMAIN

Suite 400

15,263 RSF\*



VIEW TO DOWNTOWN AUSTIN





## 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.

### 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 interest 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 say 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 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 interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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

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

\_\_\_\_\_  
Date