

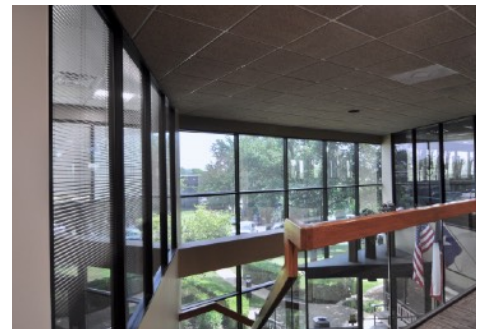
For Lease (Sublease) Office

Westlake Oaks Executive Park
1001 S Capital of TX Hwy, 78746
Suite M200: 3,835 RSF

Skout^x

Donny Shanks, CCIM
Partner
512 595.3588
Donny@SkoutAustin.com

Available
Now



Westlake Oaks offers a convenient and tranquil office setting in West Lake Hills, just west of downtown Austin. Building M is situated just off Capital of Texas Highway and in close proximity to the Village at Westlake shopping center and numerous other neighborhood amenities. It features full height wraparound glass in an efficient two-story building with easy access and abundant parking.

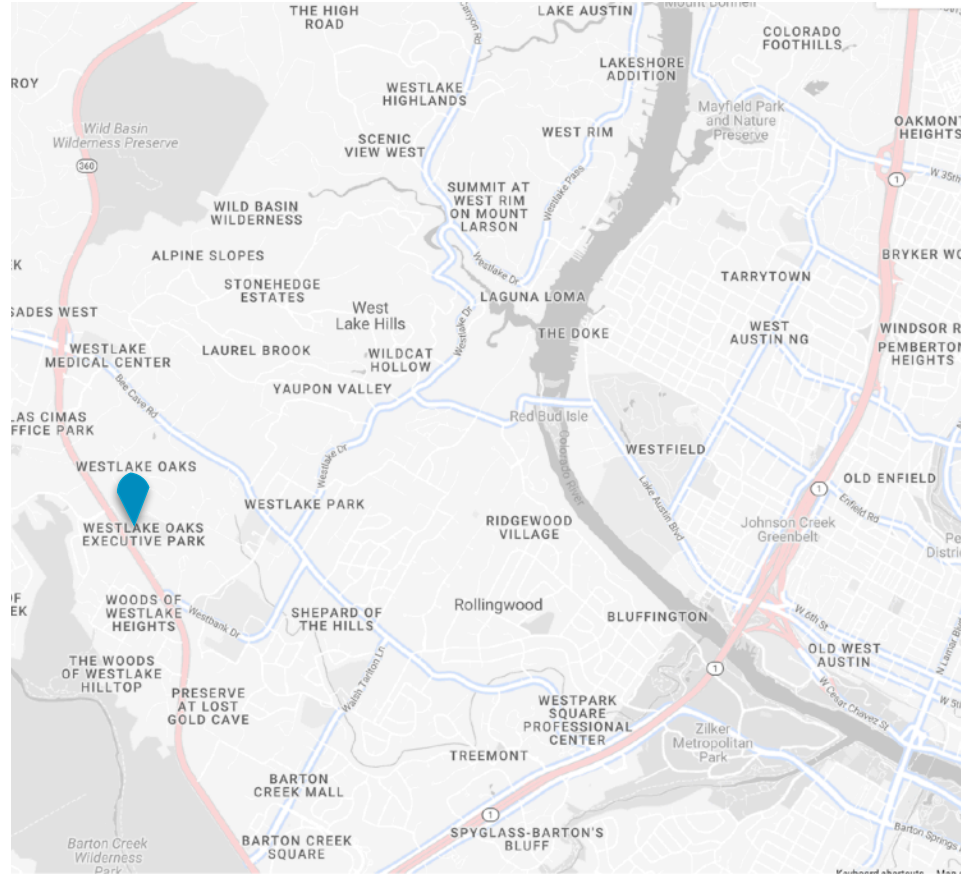
All information contained herein is deemed reliable but not guaranteed.

Westlake Oaks Overview



Westlake Oaks Executive Park

1001 S Capital of Texas Hwy
Austin, TX 78746



Space

Type: Office

Size: 3835 RSF

primary sublease space: 3310 RSF
optional sublease space: 525 RSF

Rate: \$27/SF Gross

Space Delivery Condition: As-Is

Sublease Term: September, 2026

Features

- Flexible sublease size options up to 3,835 SF
- Second Floor w/ Good Natural Light
- Office Park with green space+trees
- Abundant Parking

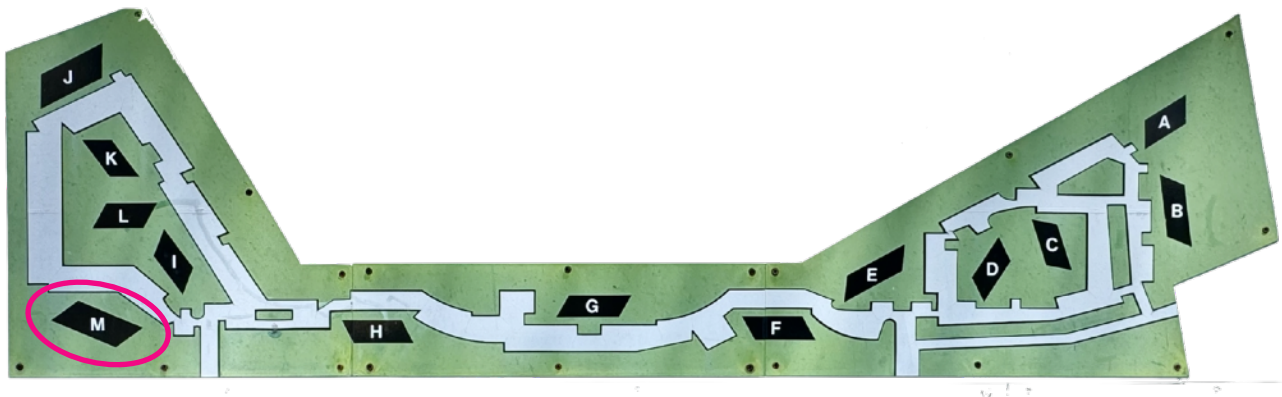
Location

- Dining & Neighborhood Amenities at nearby Village at Westlake Shopping Center
- Traffic Light Intersection off Hwy 360
- ~10 minutes to Downtown

All information contained herein is deemed reliable but not guaranteed.

Donny Shanks | 512 595.3588 | donny@skoutaustin.com

Westlake Oaks Executive Park - Site Map

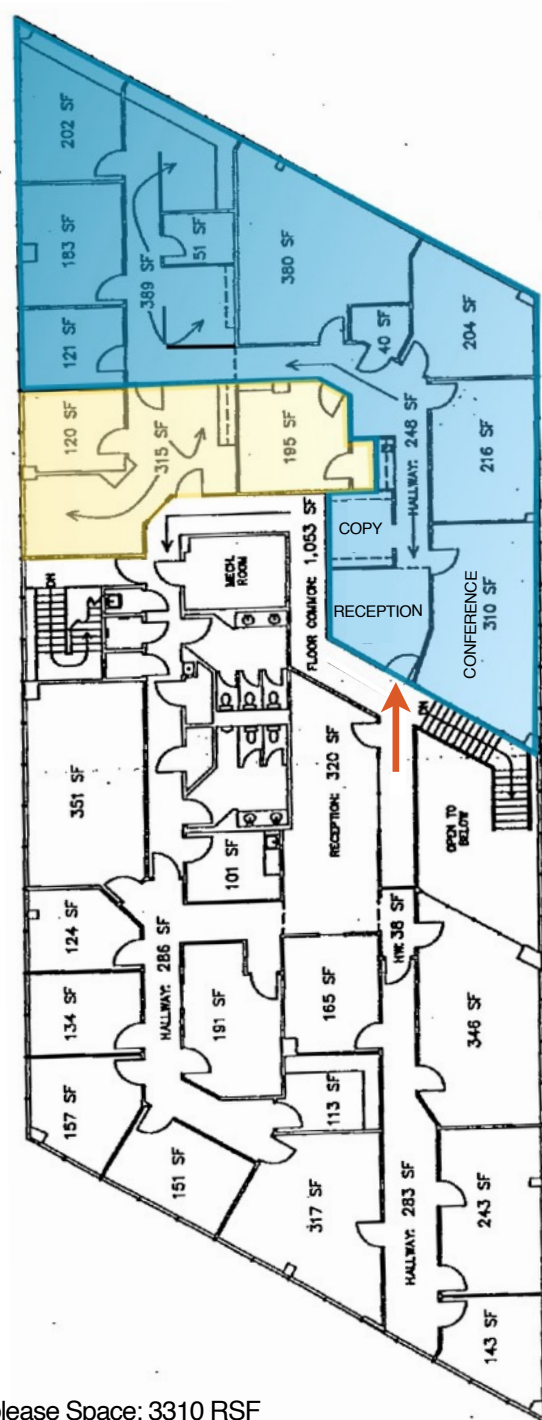


Capital of Texas Hwy

All information contained herein is deemed reliable but not guaranteed. Plans are not drawn to scale. For reference only.

Donny Shanks | 512 595.3588 | donny@skoutaustin.com

Westlake Oaks Floor Plan - Suite M200



- Primary Sublease Space: 3310 RSF
- Optional Sublease Space: 535 RSF

note: individual office dimensions listed are useable square feet

All information contained herein is deemed reliable but not guaranteed. Plans are not drawn to scale. Dimensions for reference only.



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.

Skout Real Estate <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	9004805 <small>License No.</small>	foundit@skoutasutin.com <small>Email</small>	512 595.3588 <small>Phone</small>
Roland Galang <small>Designated Broker of Firm</small>	505715 <small>License No.</small>	roland@skoutasutin.com <small>Email</small>	512 791.1584 <small>Phone</small>
Donny Shanks <small>Sales Agent/Associate's Name</small>	498219 <small>License No.</small>	donny@skoutasutin.com <small>Email</small>	512 653.6797 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0