

8213 Shoal Creek

569 SF - 3,063 SF AVAILABLE

8213-A SHOAL CREEK BLVD | AUSTIN, TX | 78757
NORTH CENTRAL SUBMARKET



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ABOUT 8213 SHOAL CREEK

8213 Shoal Creek is 12,500 SF Office building located at the northeast corner of Steck Ave. and Shoal Creek Blvd. in North Central Austin. The building fronts Steck Avenue and is served by a signalized intersection. The property offers ample surface parking and close proximity to retail/restaurants with easy access to Loop 1 and Hwy 183.

PROPERTY FEATURES

- Multi-tenant office
- Covered parking
- Easy access to Mopac (Loop 1) and Hwy 183



Ben Williamson
256.996.5729
ben@liveoak.com

Clark Grigsby
203.705.9174
clark@liveoak.com

Doug Thomas
512.695.3985
doug@liveoak.com

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FIRST FLOOR

SUITE 104



Square Feet	1,098 RSF
Availability	Immediately



SUITE 105

Square Feet	569 RSF
Availability	Immediately



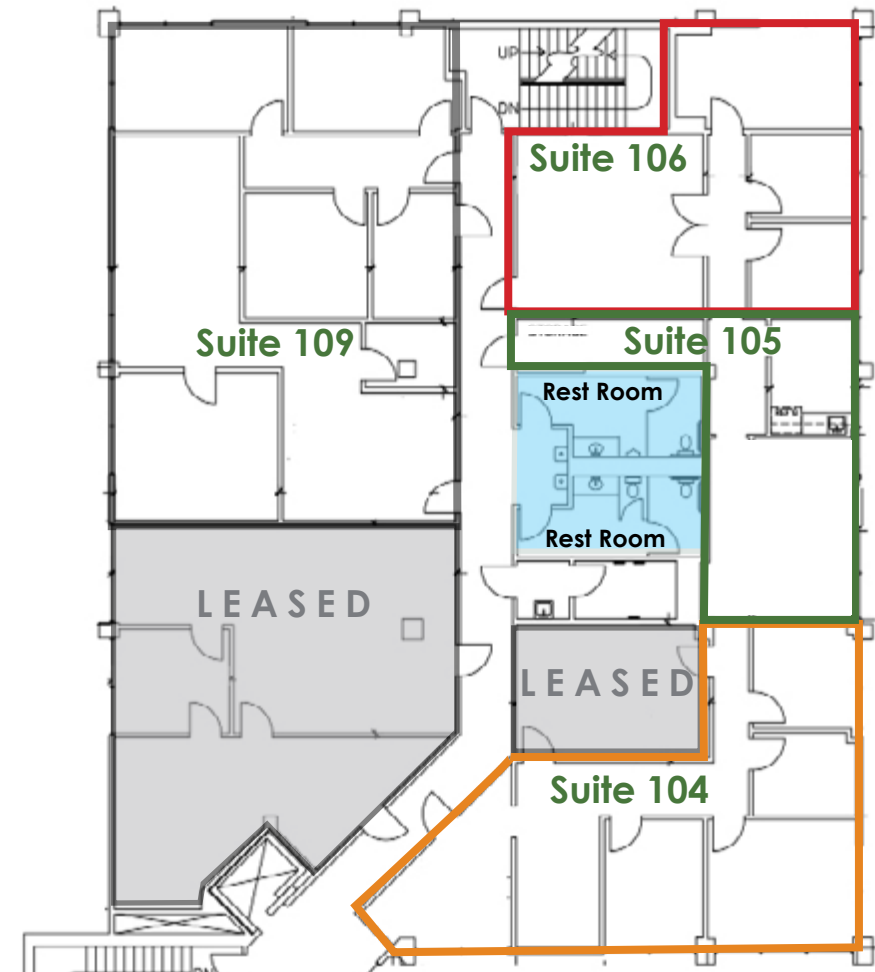
SUITE 106

Square Feet	901 RSF
Availability	7/1/2025

SUITE 109

Square Feet	1,665 RSF
Availability	Immediately

MAXIMUM CONTIGUOUS - 2,568 SF



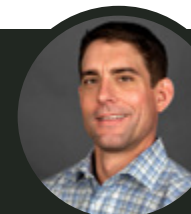
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SECOND FLOOR

SUITE 202

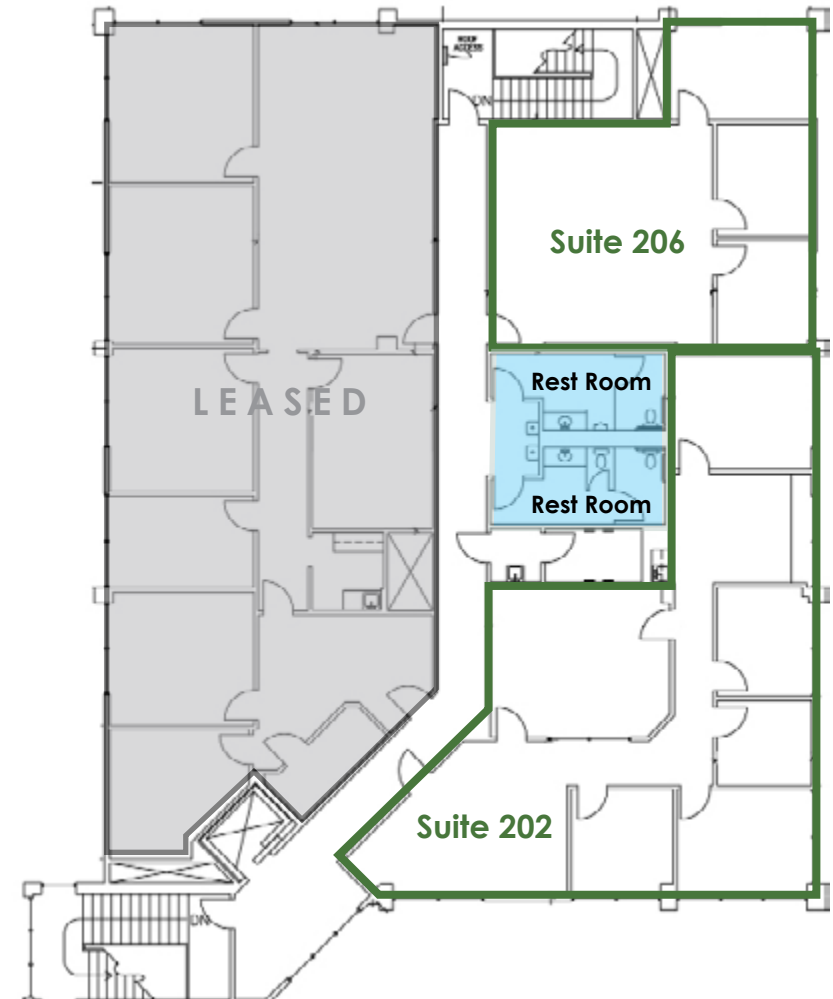
Square Feet	1,931 RSF
Availability	Immediately



SUITE 206

Square Feet	1,132 RSF
Availability	Immediately

MAXIMUM CONTIGUOUS: 3,063 SF



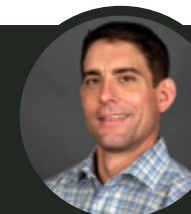
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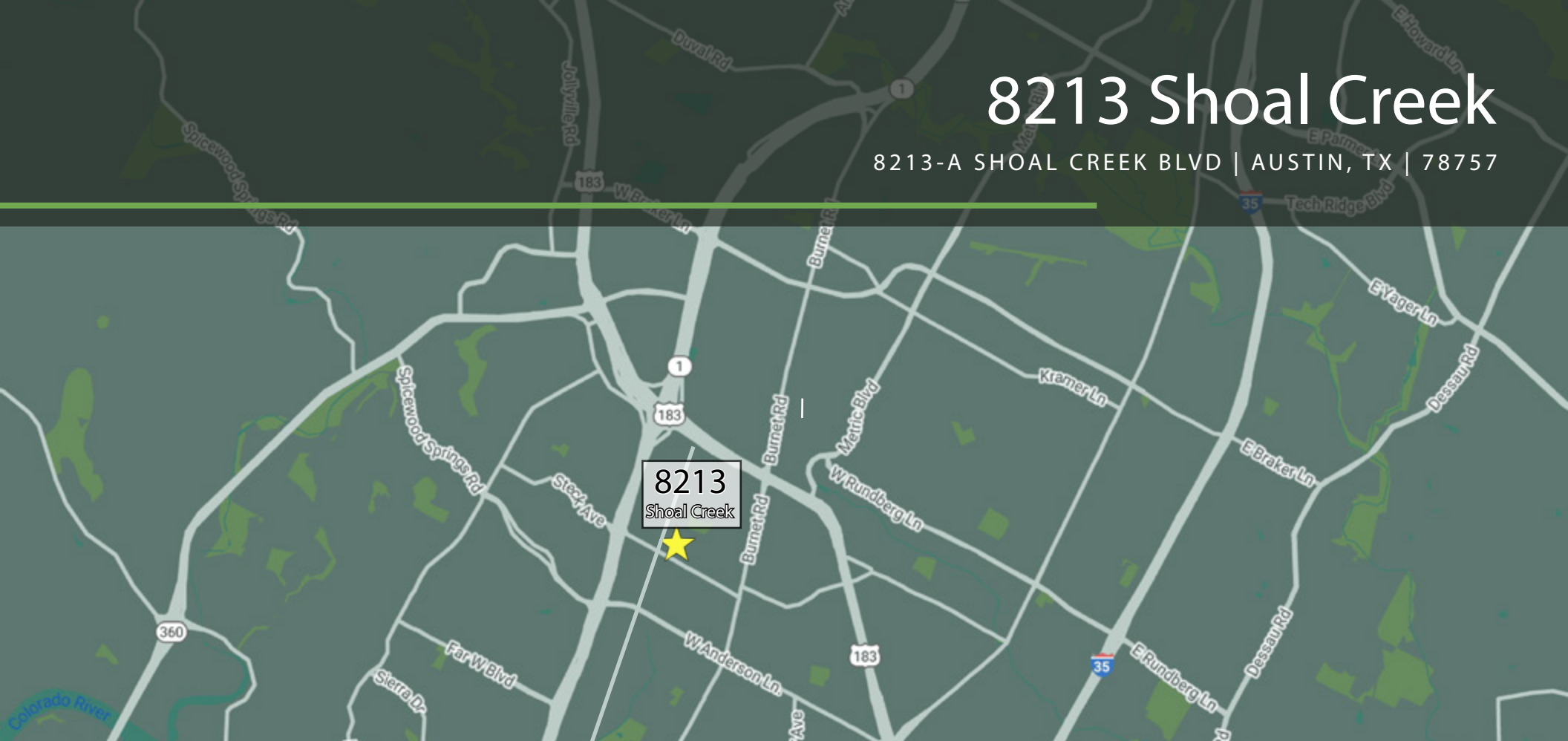
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DRIVE DISTANCES

The Domain	5 miles
Downtown Austin	8 miles
Round Rock	16 miles
Austin-Bergstrom International Airport	16 miles

Dripping Springs	28 miles
Bastrop	36 miles
San Antonio	106 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.

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.

Live Oak - Gottesman, LLC

590102

doug@liveoak.com

512.472.5000

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Doug Thomas

515612

doug@liveoak.com

512.472.5000

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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