

For Lease: 8731 Shoal Creek



PRIME OFFICE SUITES | 8731 SHOAL CREEK BLVD





GOLD TIER

EXCLUSIVELY LISTED BY

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Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

 THE ARBORETUM

 PORSCHE
Porsche Austin

 THE DOMAIN™
A SIMON CENTER

 Q2 STADIUM

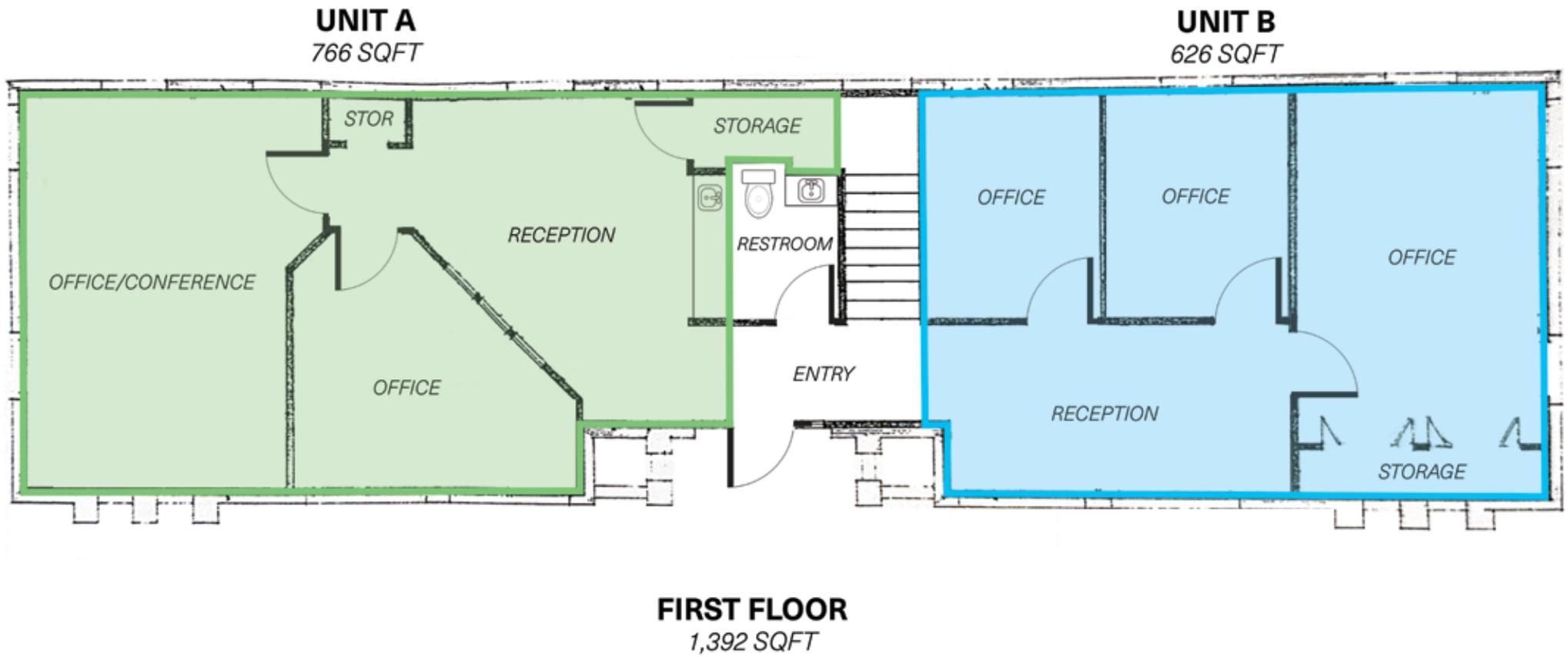
 TEXAS Research

SHOAL CREEK BLVD

SUBJECT SITE



FIRST FLOOR



SECOND FLOOR



SUITE A

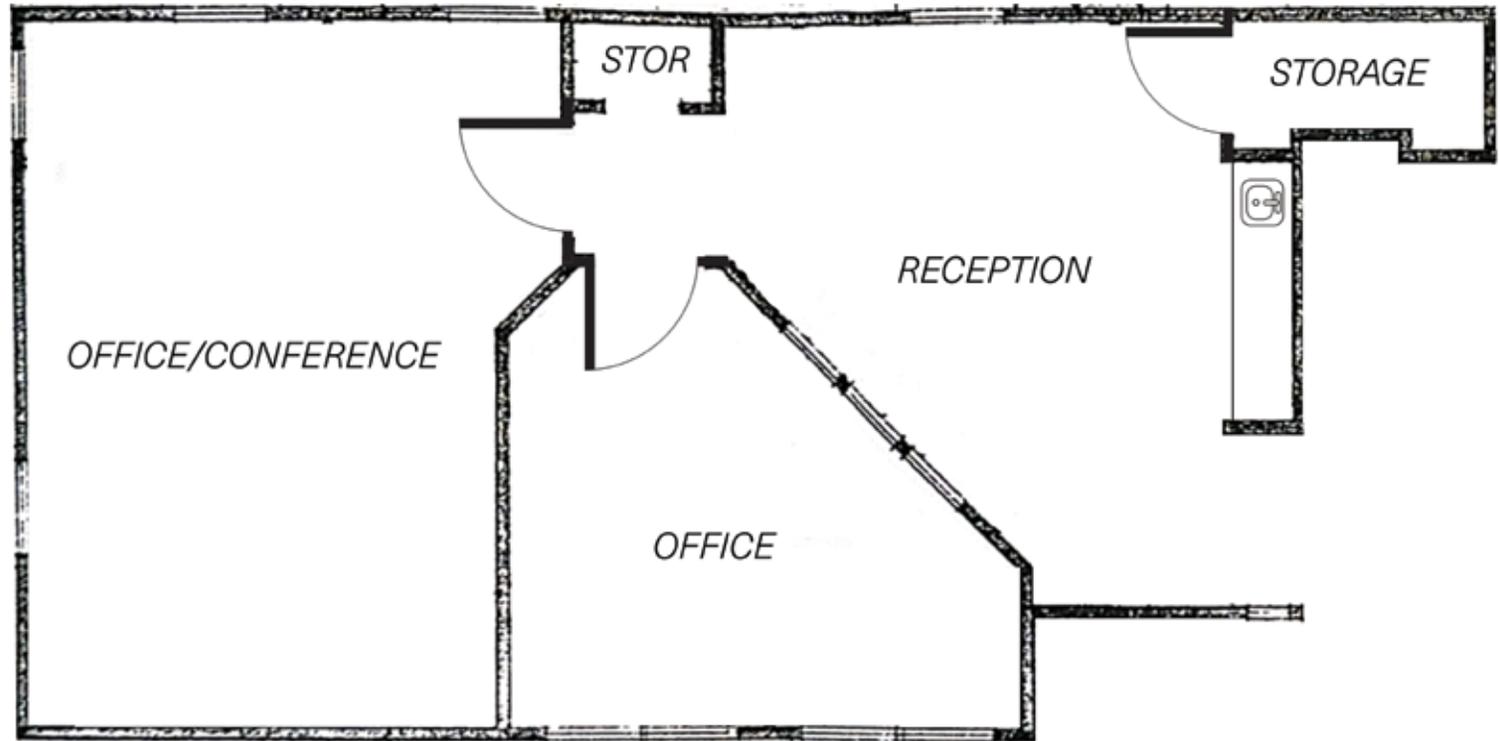
SQFT: 766 SF

PRICING: \$20/SF + \$10/SF NNN

MONTHLY PRICE: \$1,915

REMARKS:

- First floor access
- Two offices
- Sink/kitchenette area
- Ample storage space
- Outdoor access



SUITE B

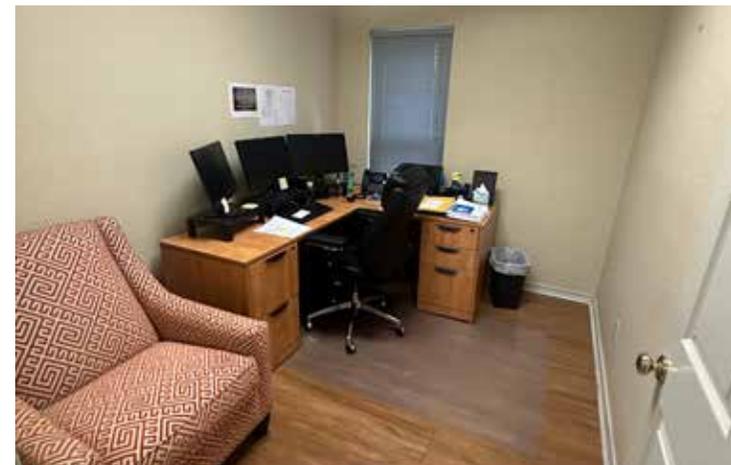
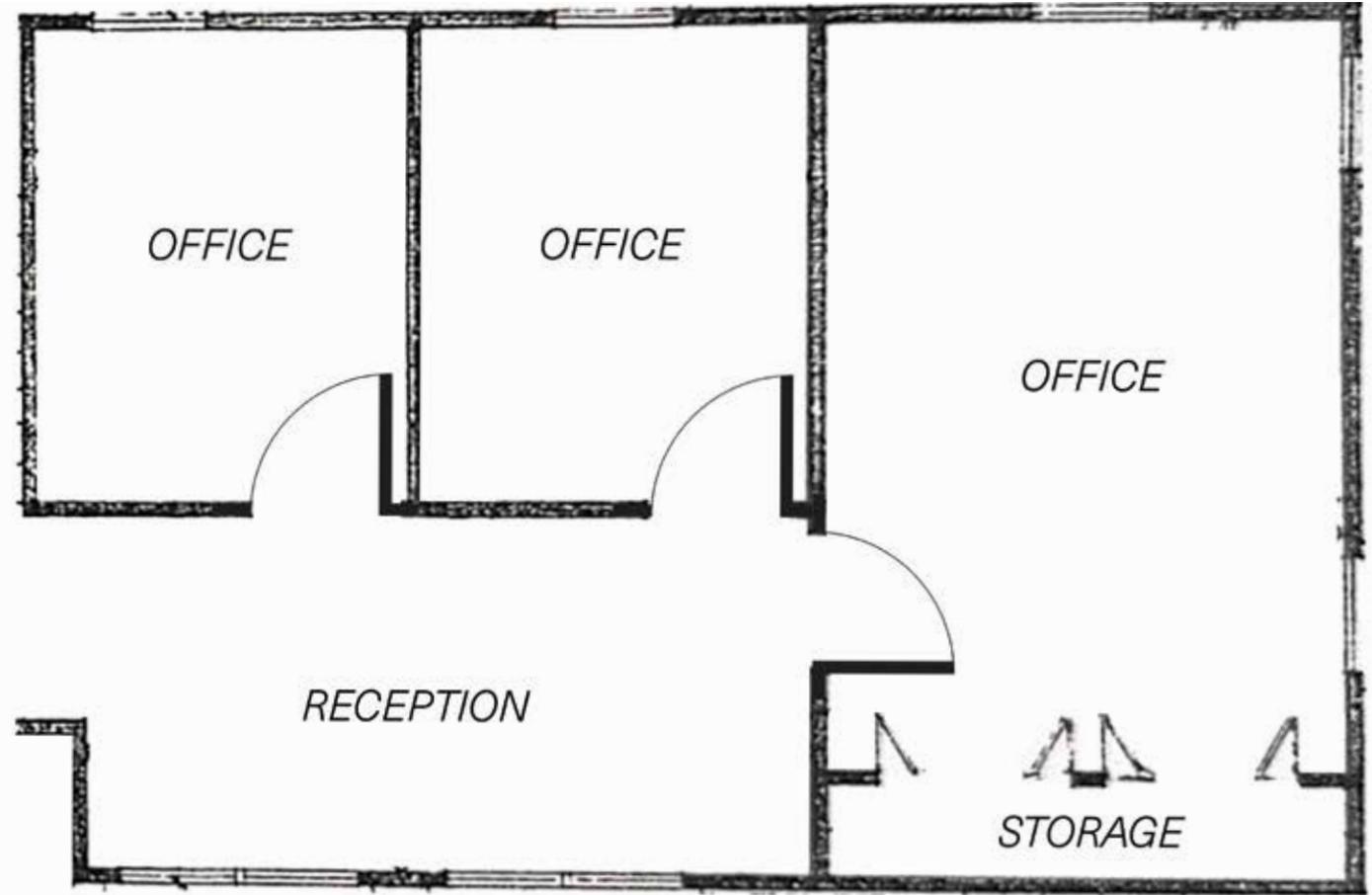
SQFT: 626 SF

PRICING: \$20/SF + \$10/SF NNN

MONTHLY PRICE: \$1,565

REMARKS:

- First floor access
- Three offices
- Ample storage space



SUITE C

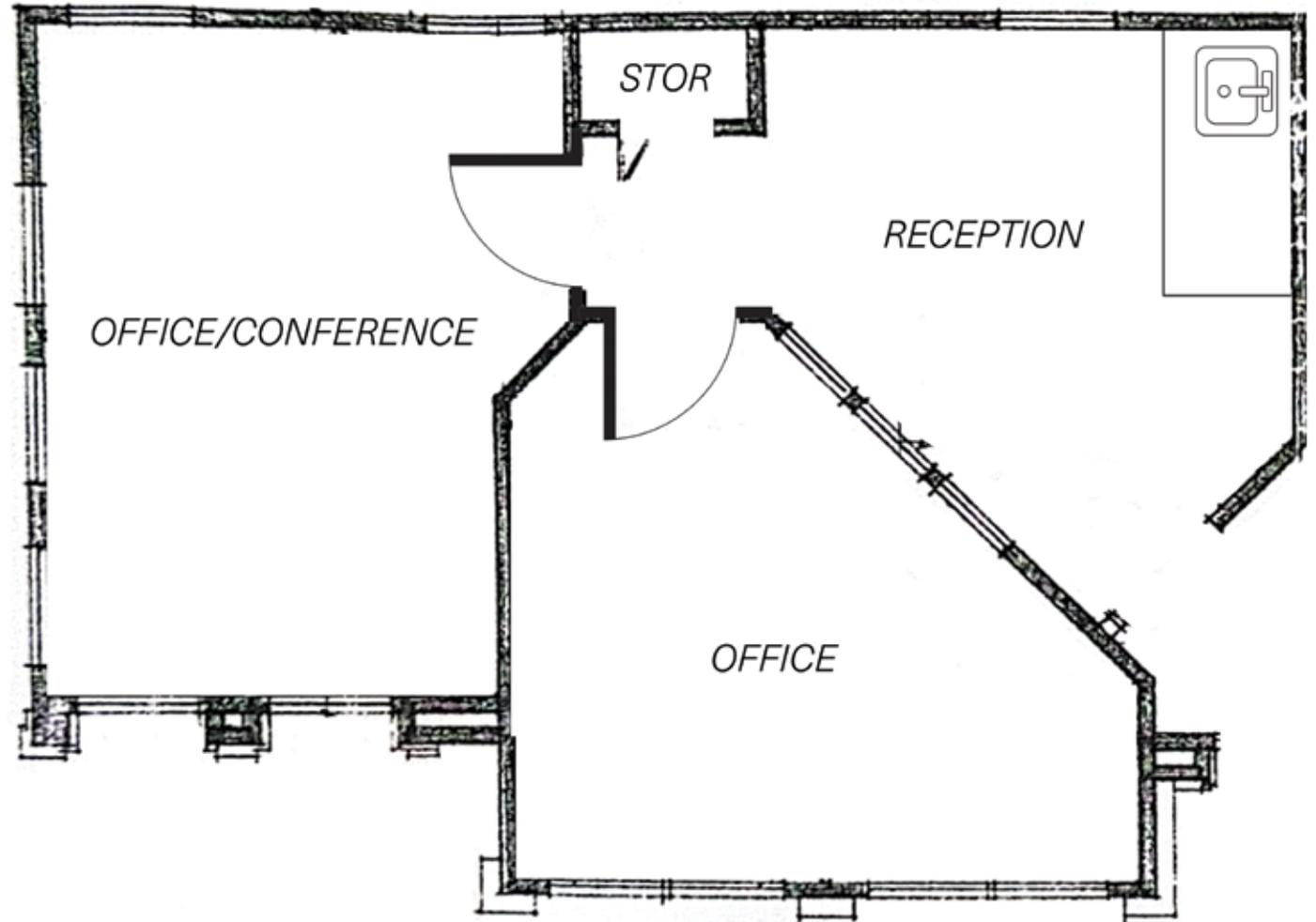
SQFT: 572 SF

PRICING: \$20/SF + \$10/SF NNN

MONTHLY PRICE: \$1,430

REMARKS:

- Second floor
- Two offices
- Reception
- Sink/kitchenette area
- Ample storage space



SUITE D

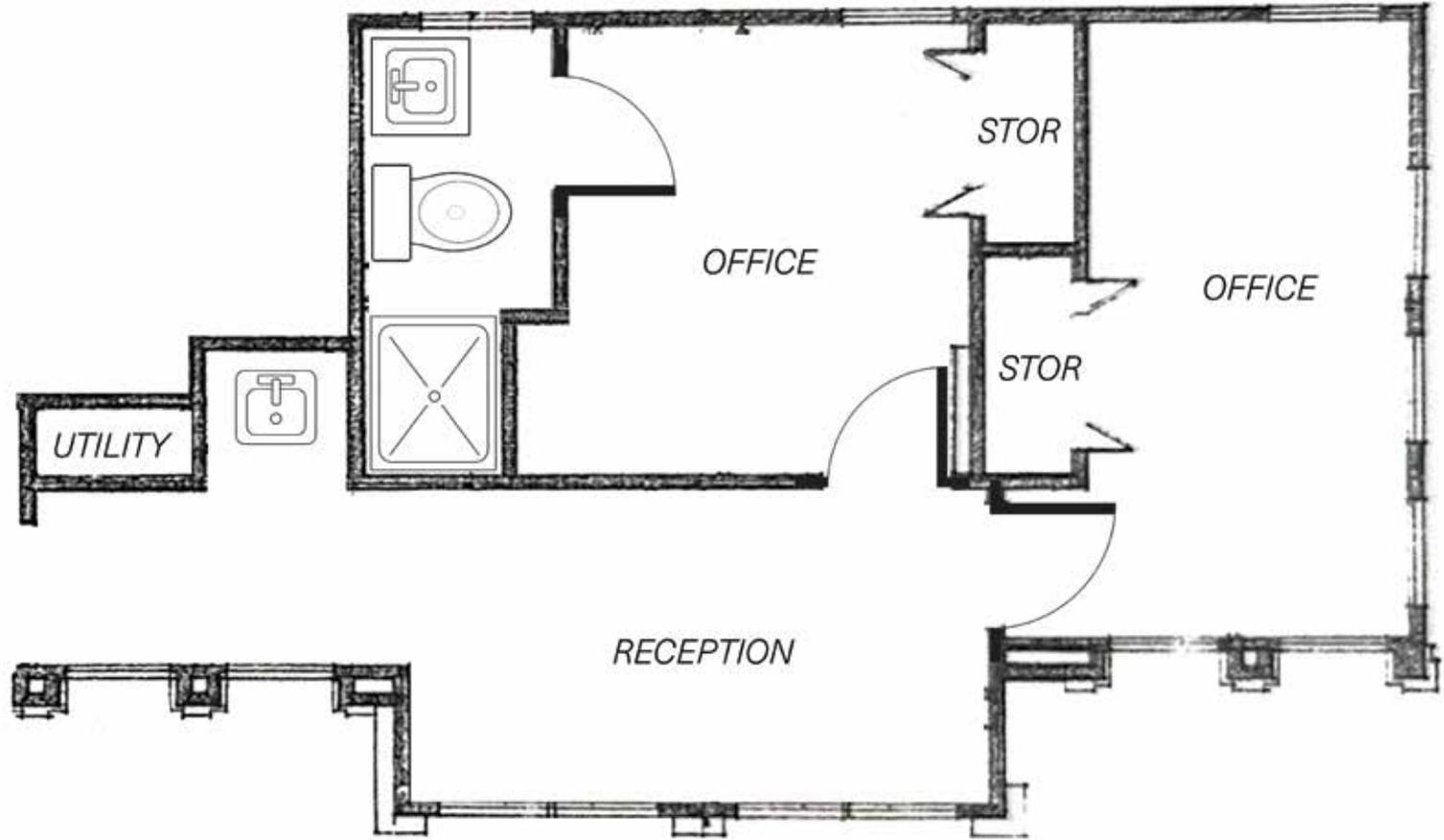
SQFT: 588 SF

PRICING: \$20/SF + \$10/SF NNN

MONTHLY PRICE: \$1,470

REMARKS:

- Second floor
- Two offices
- Reception
- Private Restroom
- Ample storage space



PROPERTY HIGHLIGHTS

ADDRESS: 8731 Shoal Creek Blvd, Austin, Texas

AVAILABLE SPACES:

Entire Building: 2,552 SF

First Floor: 1,392 SF

Second Floor: 1,160 SF

Suite A: 766 SF

Suite B: 626 SF

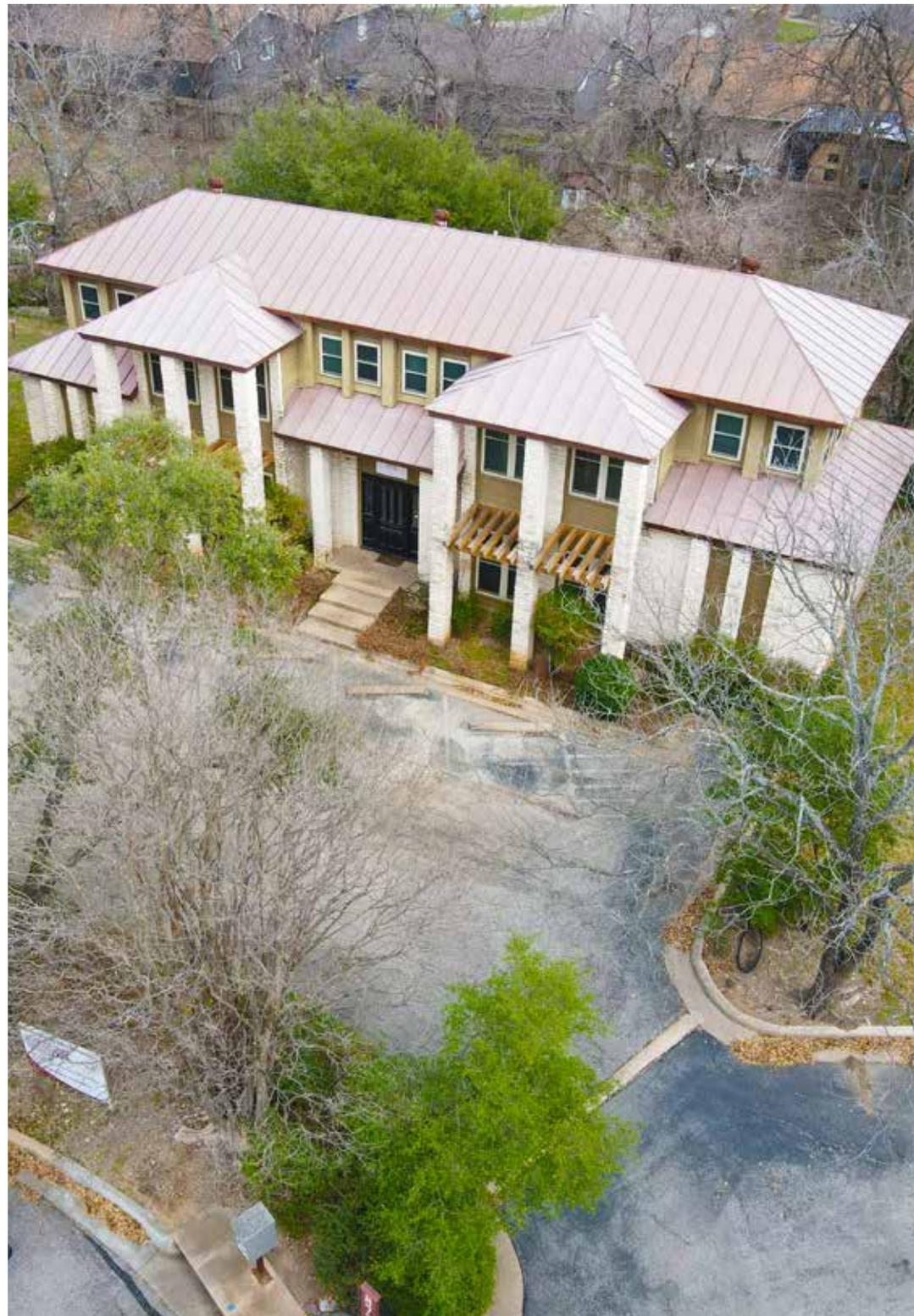
Suite C: 572 SF

Suite D: 588 SF

PRICING: \$20/sf + \$10/sf NNN

REMARKS:

- 5 minutes from The Domain
- Easy access to Mopac & Hwy 183
- Flexible square footage range





SUBJECT SITE

SHOAL CREEK BLVD



THE DOMAIN
A SIMON CENTER

IBM

charles
SCHWAB



TOPGOLF

H-E-B

COSTCO
WHOLESALE



sam's club

THE
ARBORETUM



PORSCHE

WHOLE
FOODS
MARKET

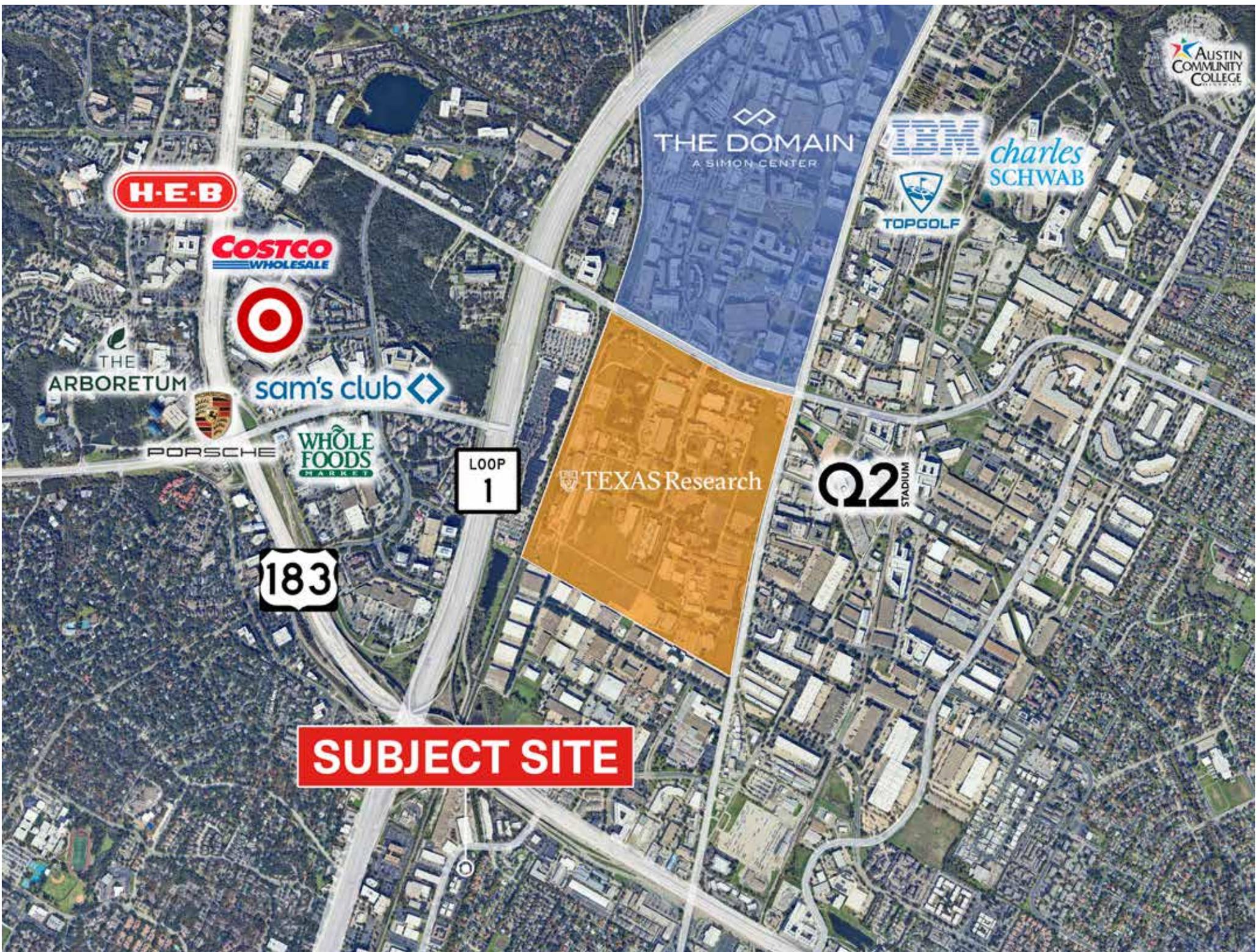
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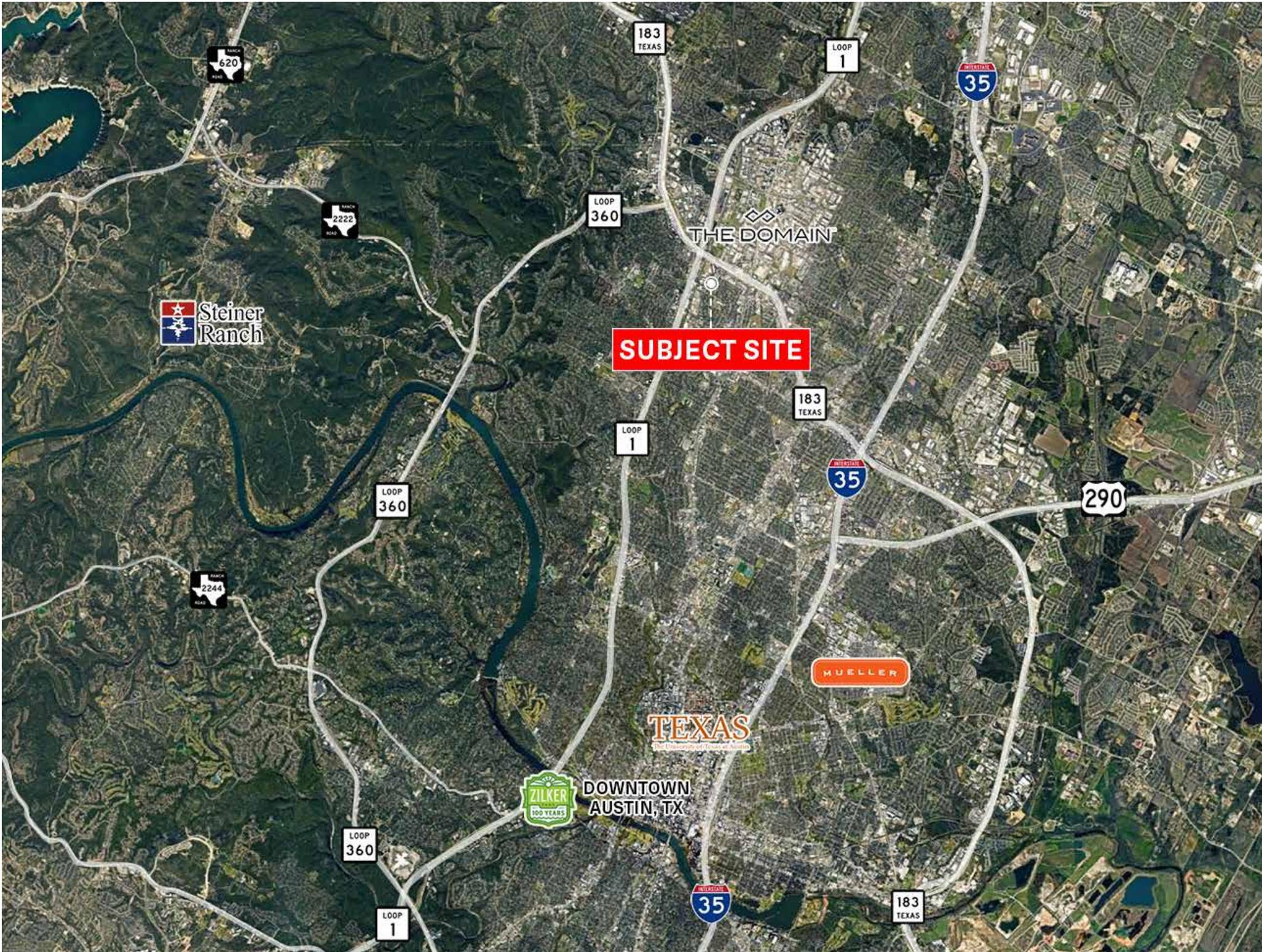
TEXAS Research

Q2
STADIUM

183

SUBJECT SITE





SUBJECT SITE

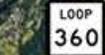
Steiner Ranch

THE DOMAIN

MUeller

TEXAS
The University of Texas at Austin

DOWNTOWN AUSTIN, TX





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 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.

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|--|-------------|---------------------|----------------|
| Gold Tier Real Estate, LLC | 9009518 | colin@goldtier.net | (512) 674-5727 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Colin Tierney | 703959 | colin@goldtier.net | (512) 674-5727 |
| Designated Broker of Firm | License No. | Email | Phone |
| Colin Tierney | 703959 | colin@goldtier.net | (512) 674-5727 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Taylor Golden | 725215 | taylor@goldtier.net | (512) 626-4424 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date