

**FOR LEASE**

**1,790 SF of Office Space**

**8500 Shoal Creek  
Blvd, Austin,  
TX 78757**



SCAN OR CLICK HERE  
FOR VIRTUAL TOUR

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# Executive Summary

This 1,790 SF office space is located in building 4 at 8500 Shoal Creek Blvd, Austin. Suite 103 is available and is located on the ground floor right in front of the main entrance to the building.

## Highlights

- Suite 103 = 1,790 SF
- Easy Access to major Roadways
- Ample Parking
- Private Offices
- Open Office Space

\*the poles in the open room picture are not structural and can be removed

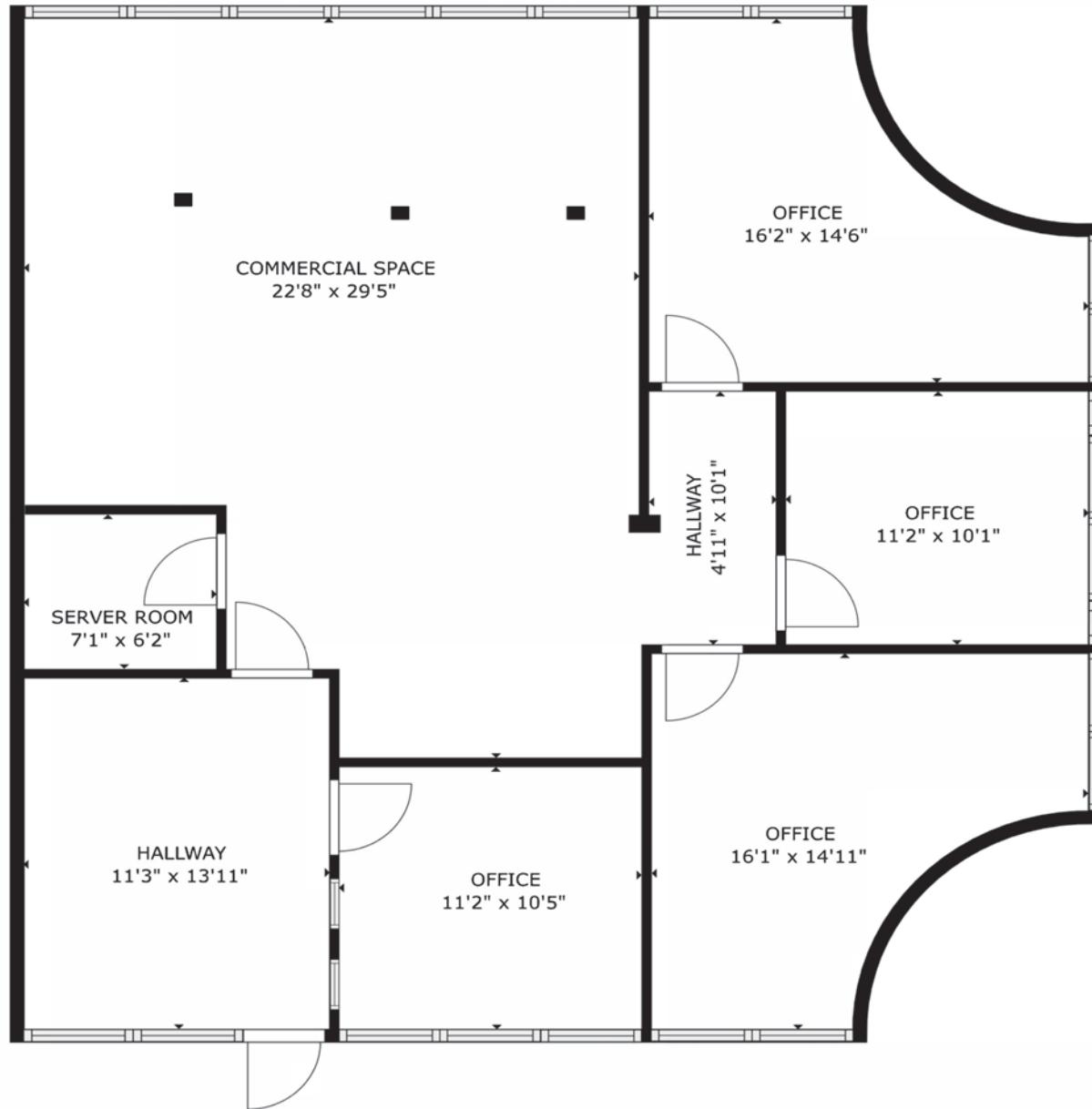
# Listing Details

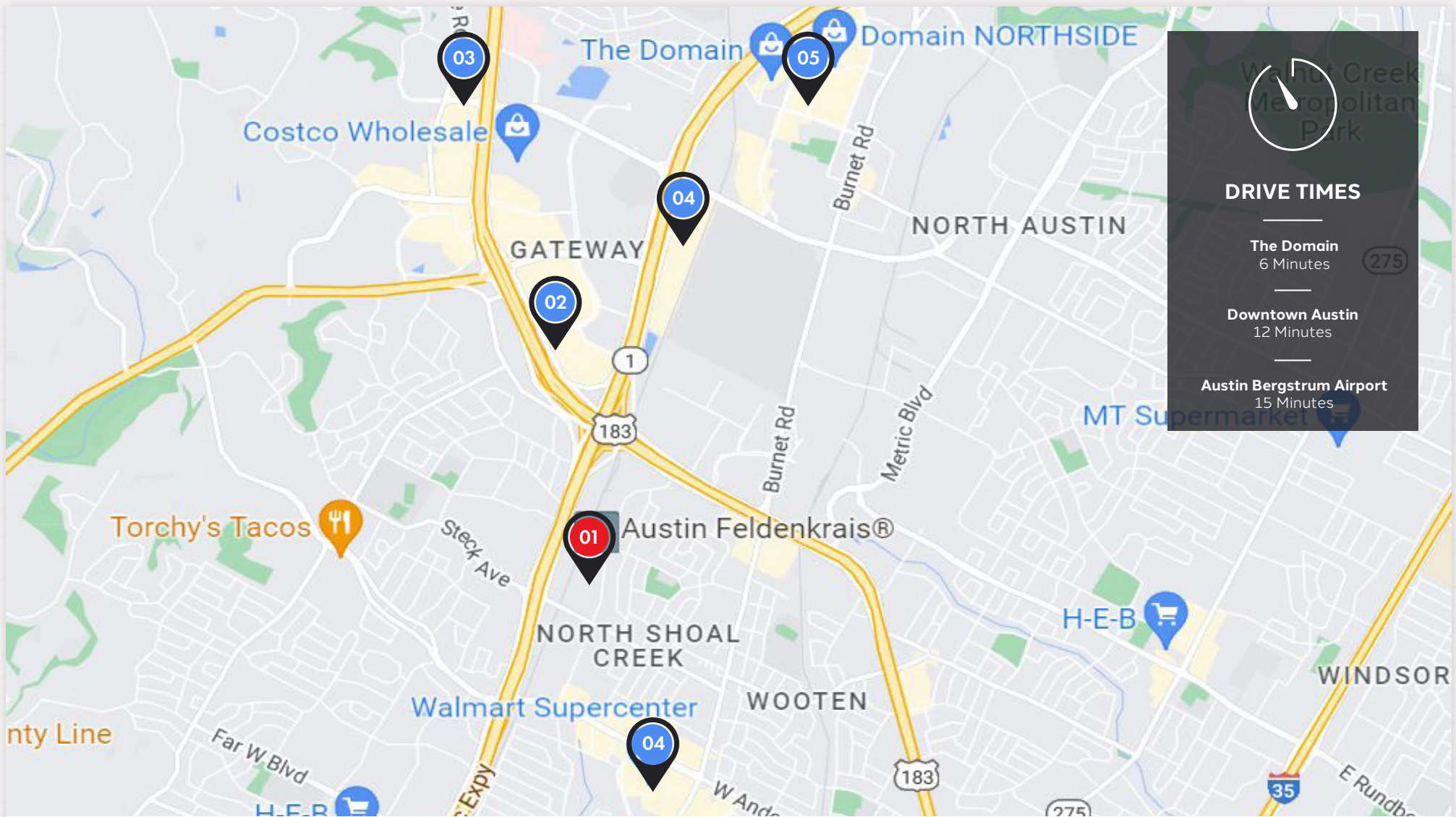
Lease Rate:	\$18/SF NNN
Estimated Operating Exps:	\$9/SF
Property Type:	Office
Total Building SF:	47,335 SF
Available SF:	1,790 SF
Available:	5/1/24
Zoning:	LI, Travis
Parking:	4.66/1,000 SF
Year Built:	1971/2007
Lease Term:	Negotiable
Neighborhood:	North Shoal Creek



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**DRIVE TIMES**

The Domain  
6 Minutes

Downtown Austin  
12 Minutes

Austin Bergstrum Airport  
15 Minutes

**01**

8500 Shoal Creek Blvd, Austin, TX 78757

**02**

HEB, Target, Costco Wholesale, Trader Joe's, T.J. Maxx, Randalls

**03**

Whole Foods Market, Sam's Club, Best Buy, Arboretum Crossing

**04**

Home Depot, Marshalls, Chipotle, Southside BBQ, Firestone Auto Care

**05**

The Domain Shopping Mall, Q2 Stadium

**06**

Lowe's, Walmart Supercenter, CVS, Office Depot, Starbucks

# 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.

# 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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# Contact



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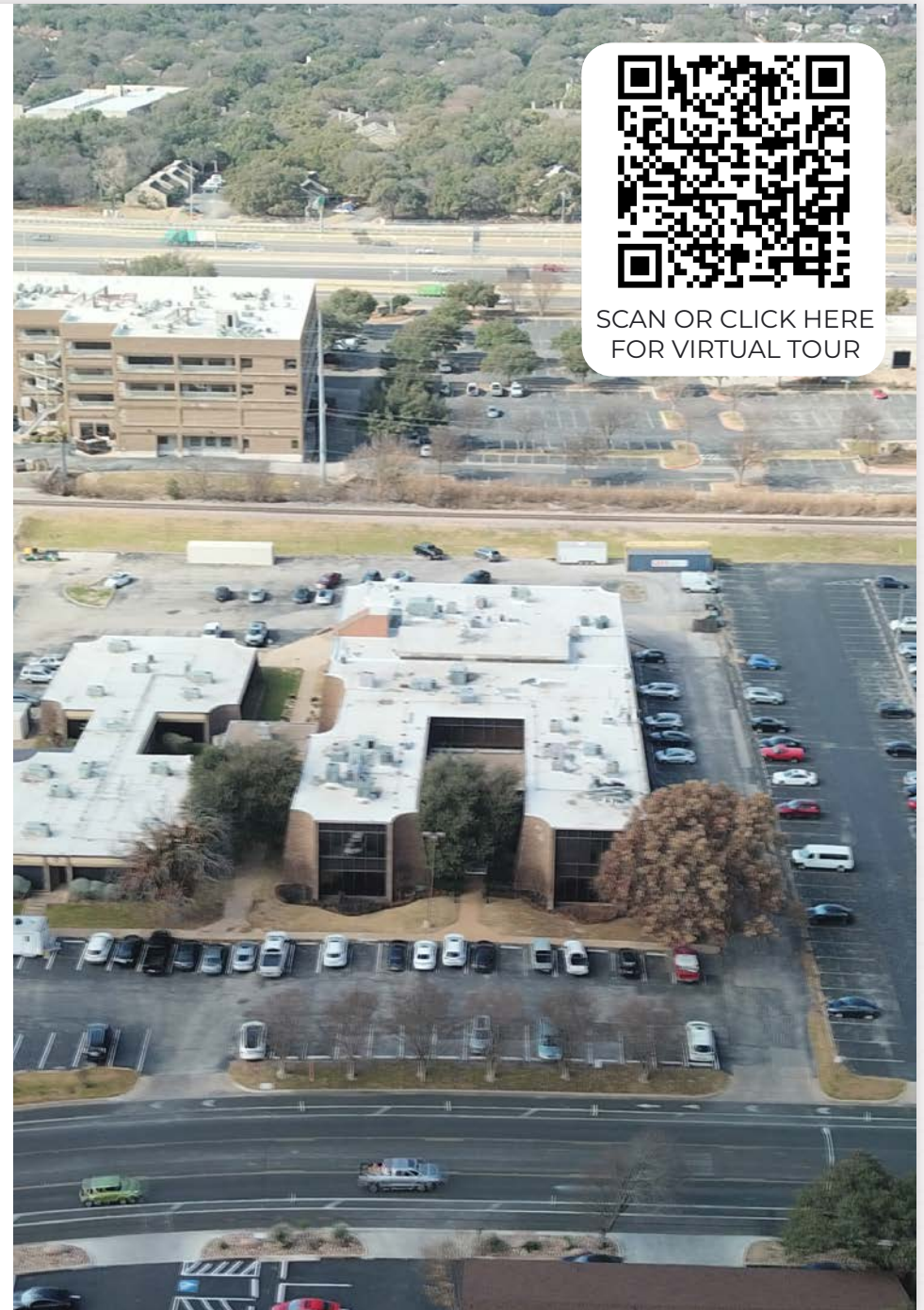


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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, 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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