
**CASCADE MOVE-IN-READY
OFFICE/RETAIL CONDO FOR SALE**

2500 LONGVIEW STREET #030, AUSTIN, TX
78705

Jake Malone

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Paul Byars, CCIM

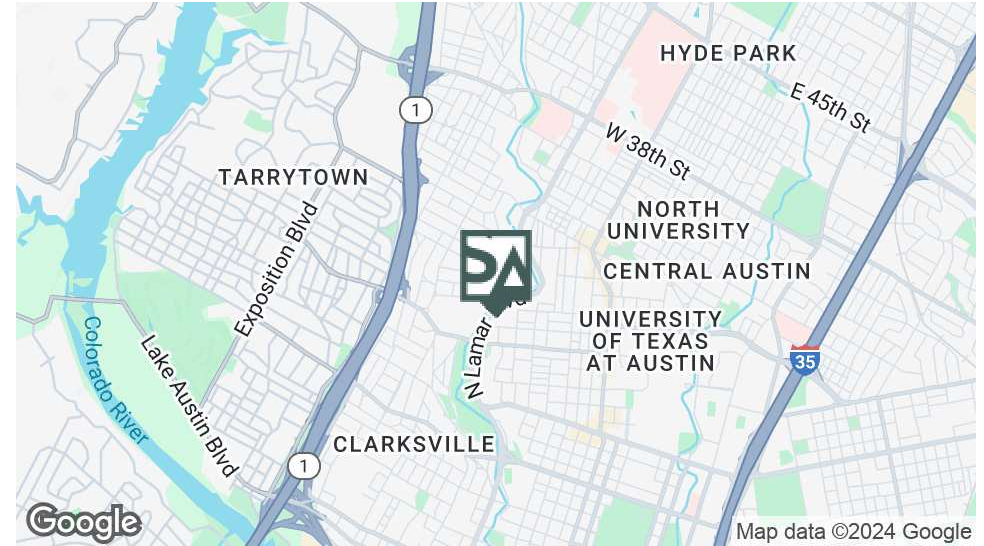
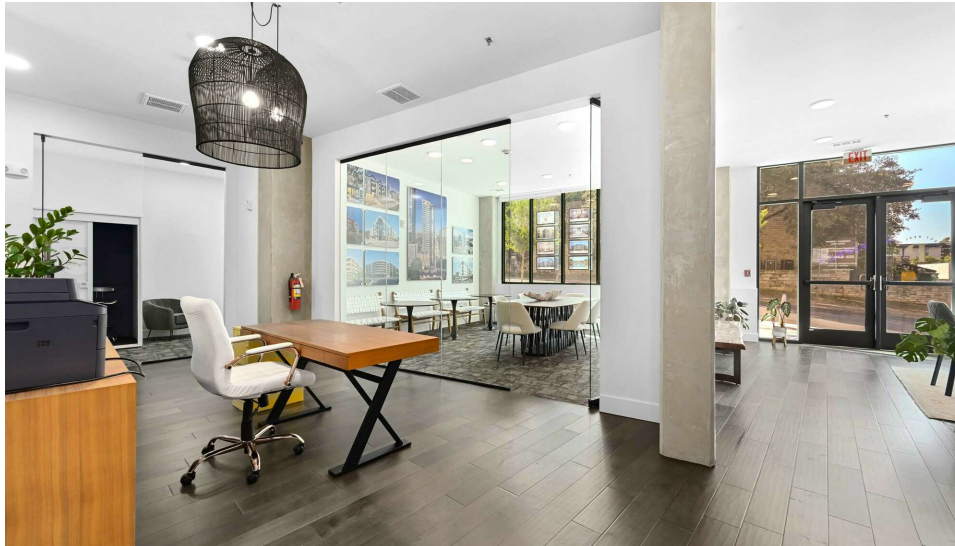
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OFFERING SUMMARY

Sale Price:	\$1,000,000
Building Size:	1,744 SF
Year Built:	2023
Delivery Condition:	Move-in-Ready
Zoning:	GO
HOA fee:	\$0.35/sf/month
Parking:	4 reserved spaces + street parking

PROPERTY OVERVIEW

Sayers Real Estate Advisors, Inc. is pleased to present 2500 Longview St #030, a brand-new move-in-ready office condo for sale at the new Cascade Condominiums in north central Austin. The opportunity includes a 1,744 square foot fully finished office condo with direct-entry, near the intersection of 24th St and N Lamar Blvd. The property offers close proximity to the University of Texas, and is easily accessible from west Austin, downtown, and most parts of town.

The interior offers a beautiful entryway that leads into a reception area with four offices and a conference room, all with plenty of natural light. Additionally, there are two restrooms, and a kitchen, as well as building signage and street parking on the exterior. The property will be sold vacant making it an ideal opportunity for an owner/user looking for professional office in a great location, or an investor looking to buy and lease the unit. The seller will consider a sale with furniture included, as well.

PROPERTY HIGHLIGHTS

- Move-in-ready office condo for sale
- Brand-new build-out with beautiful interior finishes
- Minutes from UT, downtown, and west Austin
- Includes four offices, bullpen, conference room, reception, kitchen, and restrooms

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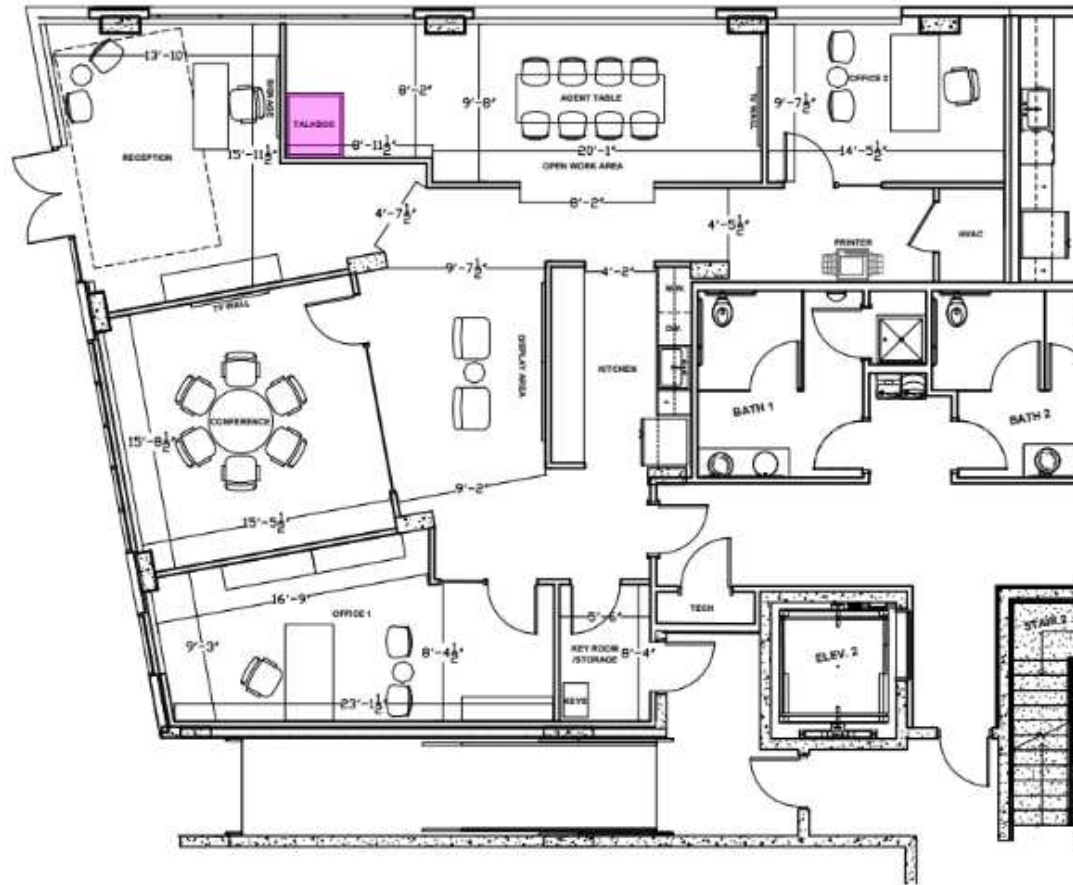
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OFFICE FLOOR PLAN - LAYOUT - #3

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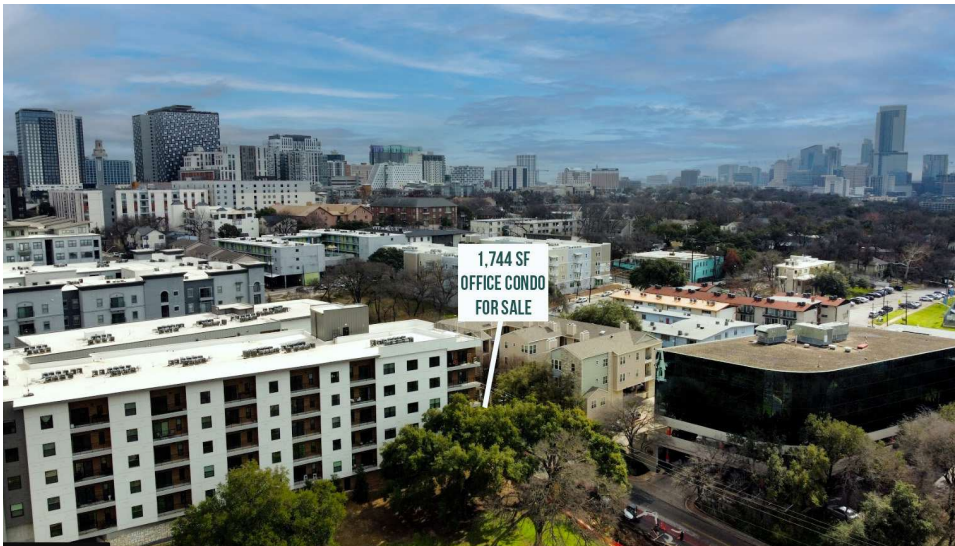
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TYPES OF REAL ESTATE LICENSE HOLDERS:

- **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 undefined 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____