

## Bratton Business Park



### OFFERING SUMMARY

Available SF: 21,823 SF

Lease Rate: \$1.20 SF/month (NNN)

Building Size: 133,000 SF

Renovated: 2016

### PROPERTY OVERVIEW

Bratton Business Park was completely remodeled in 2016 and offers 30' clear height space in Austin with both grade level and dock overhead doors.

### LOCATION OVERVIEW

This property provides easy access to IH-35, Highway 45 and Mopac.

### PROPERTY HIGHLIGHTS

- 30' Clear height
- ESFR Sprinkler System
- Dock High and grade-level overhead doors
- Remodeled 2016

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 700	\$1.20 SF/month	21,823 SF

Andrew Creixell, CCIM, SIOR

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## Bratton Business Park



### PROPERTY DESCRIPTION

Welcome to a remarkable warehouse space in North Central Austin, where we're all about combining functionality with a touch of Austin flair!

This warehouse boasts an impressive 30-foot clear height, making it perfect for all your storage and distribution needs. Need office space? We've got you covered with a generous 2,000 square feet of comfortable and modern offices, providing you with a great place to manage your operations and meet with clients.

As for access, we've got you covered with not one, but two dock doors and two convenient grade-level doors. Whether you're receiving shipments or sending out products, your logistics will run like a well-oiled machine.

Located in North Central Austin, you'll be right in the heart of the action, with easy access to all the amenities and services you need. So if you're searching for a warehouse space that combines practicality with a touch of Austin charm, this is it. Contact us today to secure your ideal warehouse space and make your logistics operation smooth.

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Lease Rate:	\$1.20 SF/month (NNN)
Available SF:	21,823 SF
Building Size:	133,000 SF

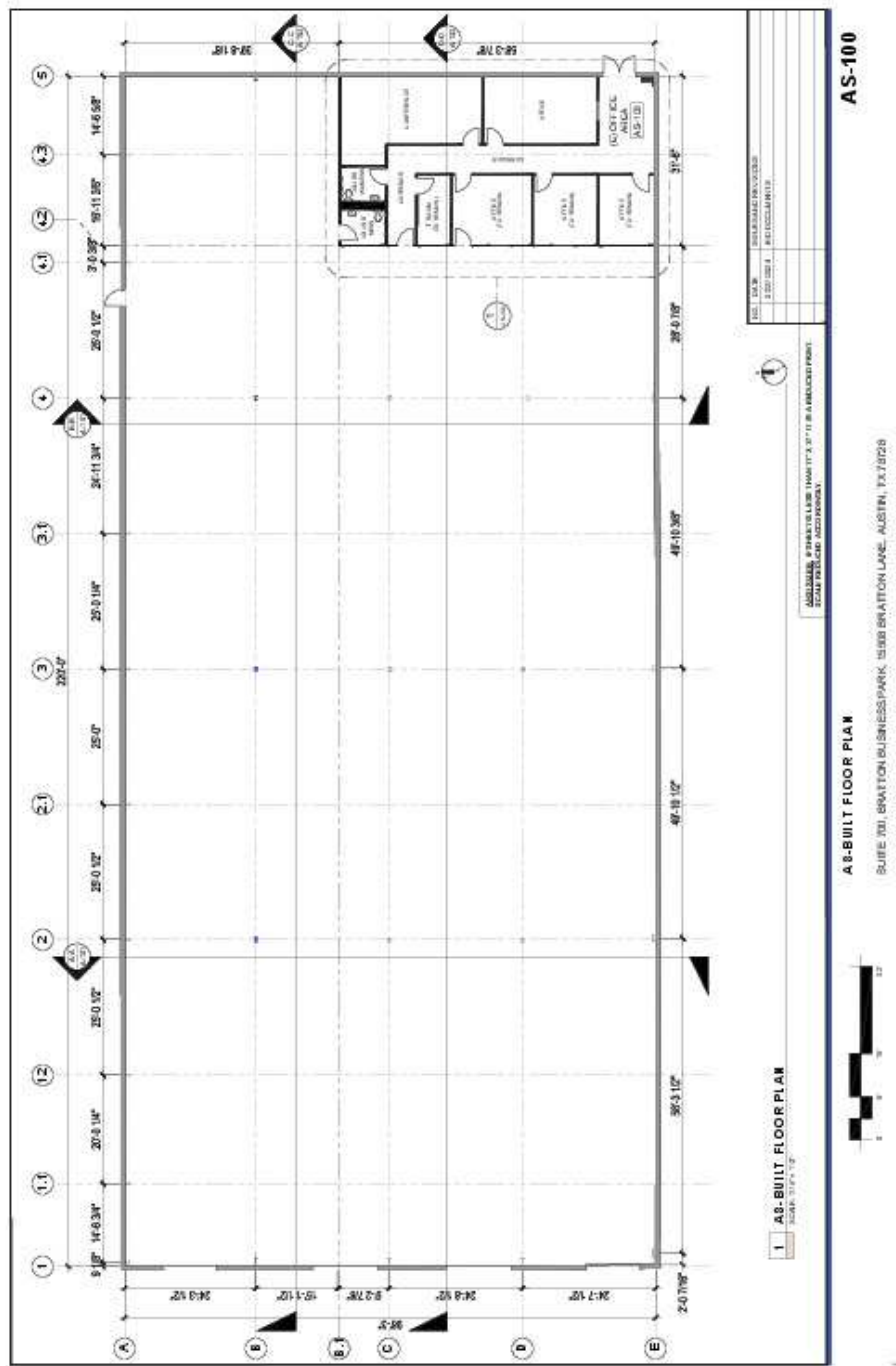
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,420	31,040	84,539
Total Population	10,156	76,423	215,260
Average HH Income	\$68,601	\$66,280	\$71,551

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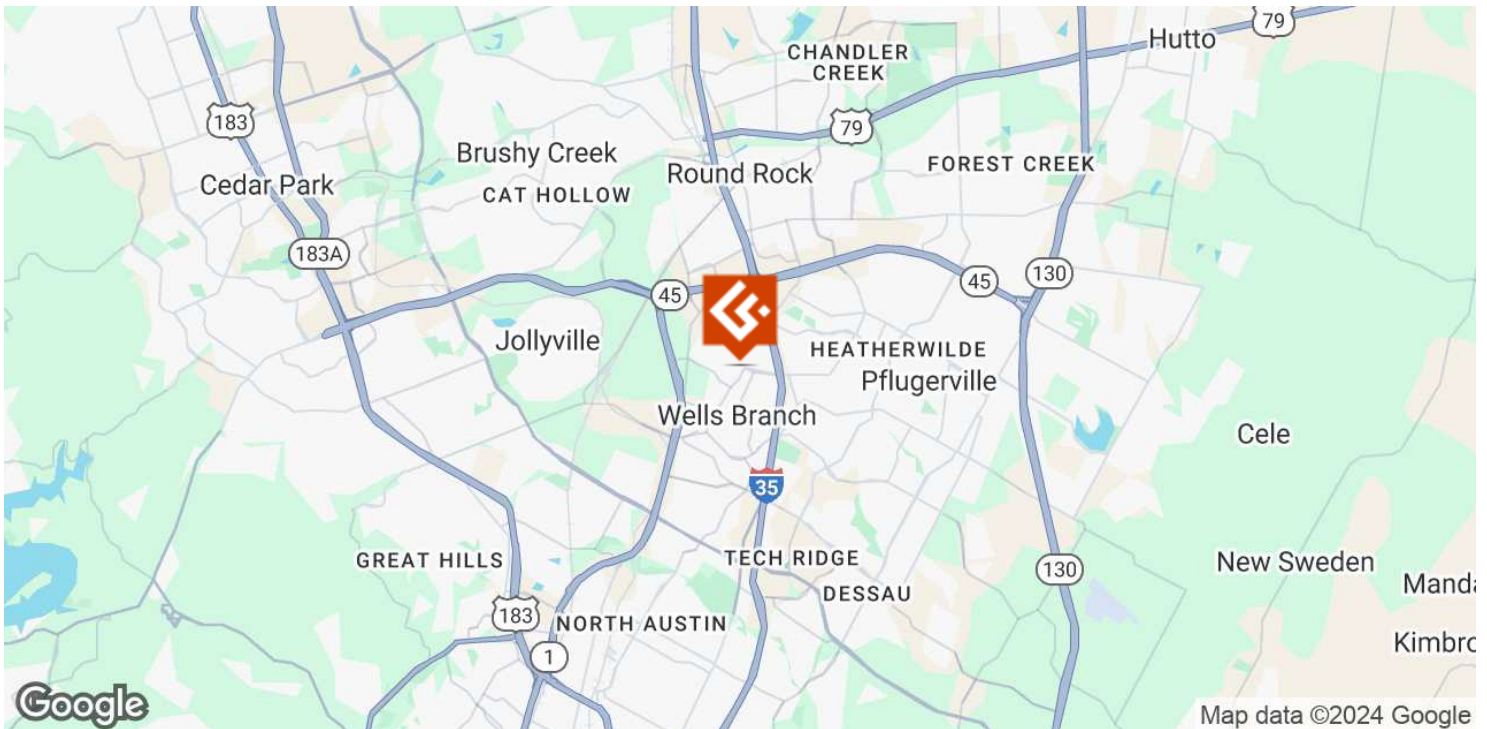


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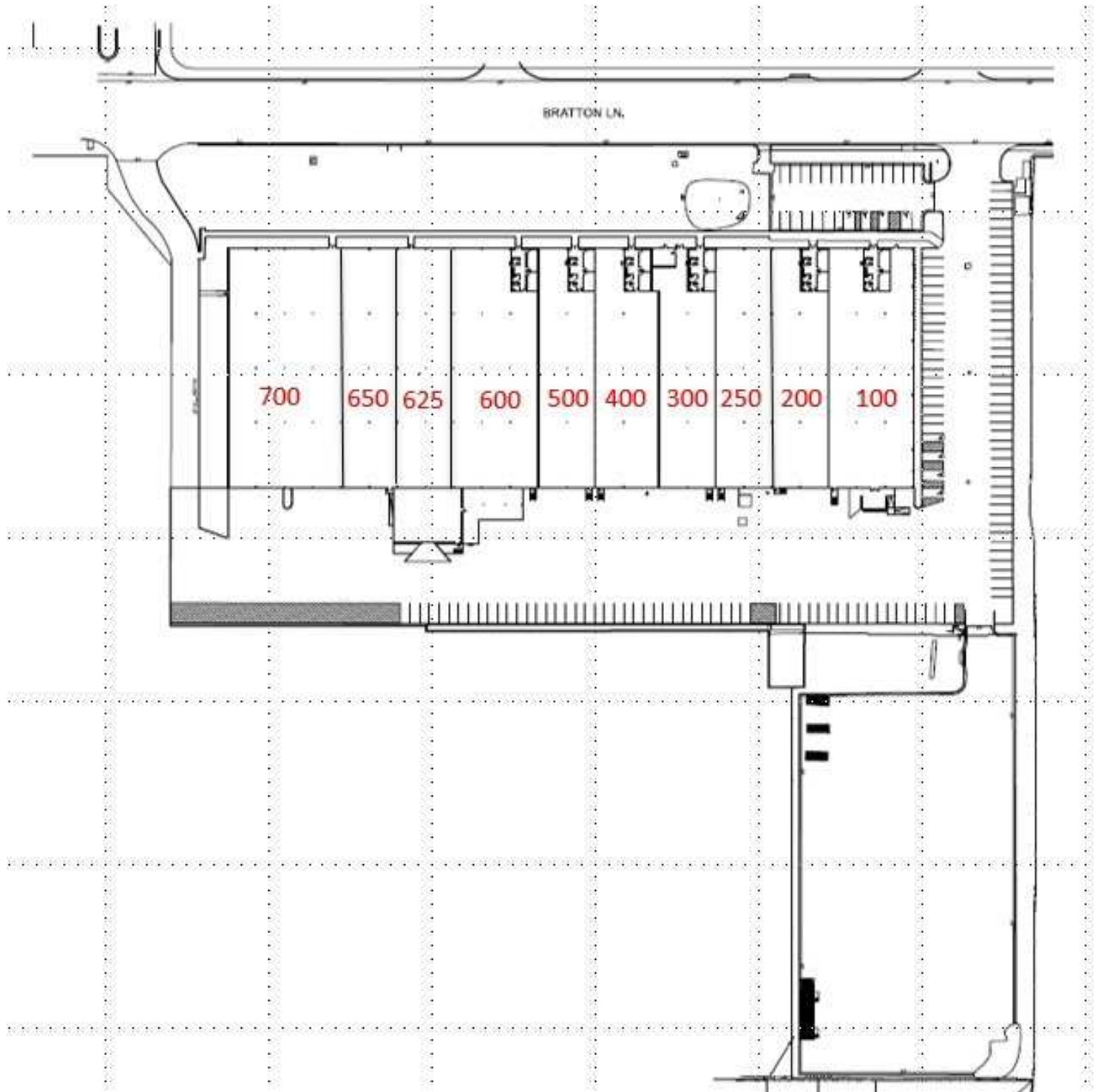


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# Information About Brokerage Services

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' 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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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

TAR-2501

CSA Realty Group, 8305 Shoal Creek Blvd Austin TX 78757  
Andrew Creixell

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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