

RARE SOUTHWEST AUSTIN OFFICE OPPORTUNITY
2301 S. Capital of Texas Hwy

Building K, Austin, TX 78746



MATHIASPARTNERS.COM

3660 Stoneridge Road,
Building E, Suite 104
Austin, Texas 78746

VILLITA WEST OFFICE CONDO FOR SALE
PREMIER ±6,000 SF TURNKEY FREESTANDING OFFICE

Exclusively Offered By:

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The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. Any and all references to age, square footage, income, expenses, and any other property-specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a tenant. Tenants should conduct their own independent investigation and rely on those results. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, lease or withdrawal without notice.



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Property Overview

Sale Price: Contact Broker

Building Size: 5,968 SF per TCAD

Parking Ratio: 3.8 per 1000 SF (23 front door surface parking with additional open parking)

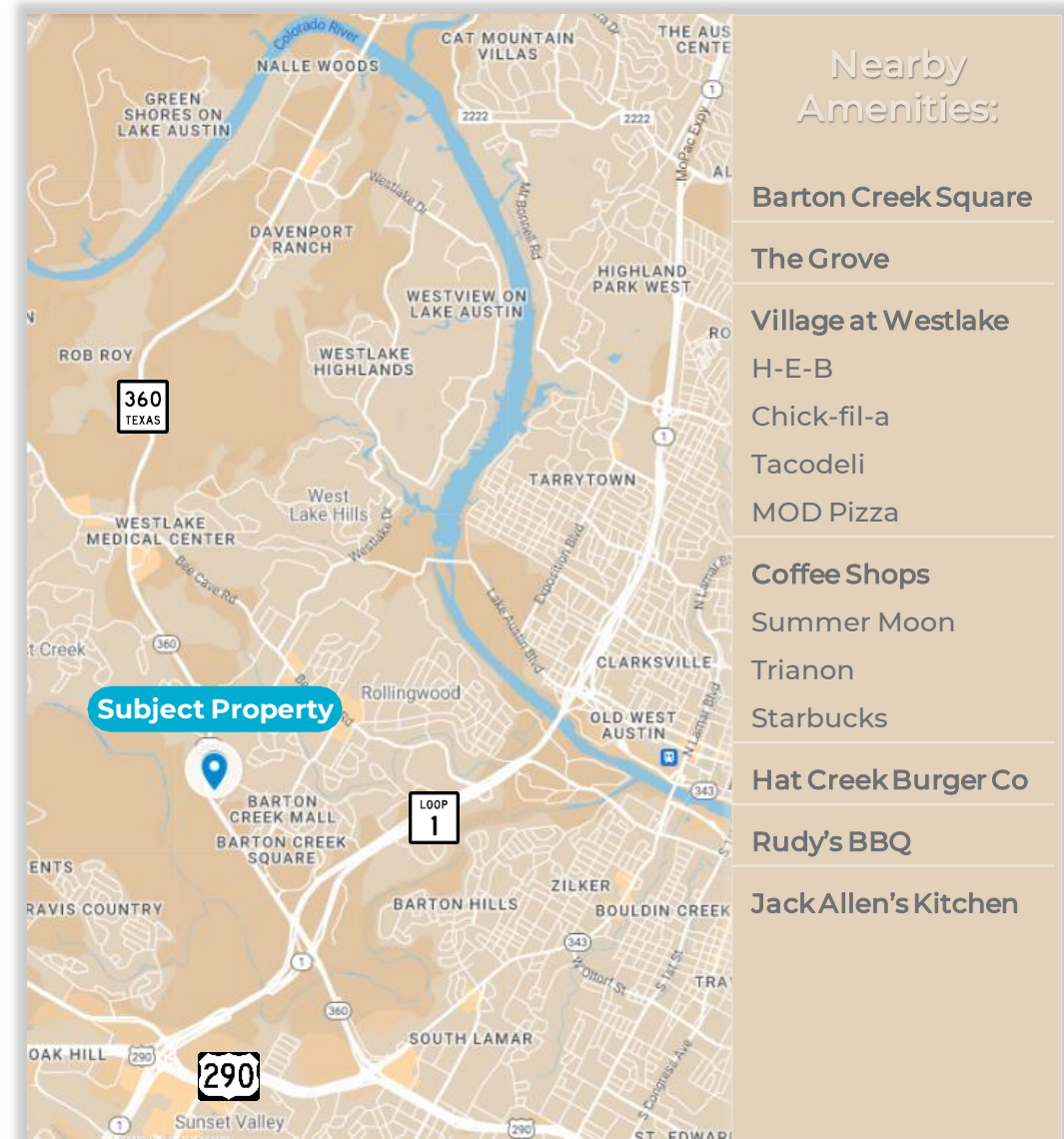
HOA Condo Dues: Includes insurance, water, and exterior maintenance

Prime Location

- Direct access to S. Capital of TX Hwy (Loop 360)
- Quick proximity to restaurants, shopping, and services
- Conveniently located 15 min from Austin CBD and 20 min from Austin Airport

Property Highlights

- Free-standing office opportunity with secure entry through dual private gates
- Fully remodeled in 2022 by renowned Robert Bentley Design
- Two conference rooms, kitchen/breakroom, coffee bar, workroom
- 10 ft ceilings, LED lighting, designer fixtures and appliances. Some furnishings may be purchased separately
- 17 Window offices, 4 internal offices



Nearby Amenities:

Barton Creek Square

The Grove

Village at Westlake

H-E-B

Chick-fil-a

Tacodeli

MOD Pizza

Coffee Shops

Summer Moon

Trionn

Starbucks

Hat Creek Burger Co

Rudy's BBQ

JackAllen's Kitchen



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Existing Floor Plan

All square footages are approximate

Drawings are not to scale, and dimensions are not guaranteed accurate



FLOOR PLAN—BLDG. K

SCALE: NOT TO SCALE

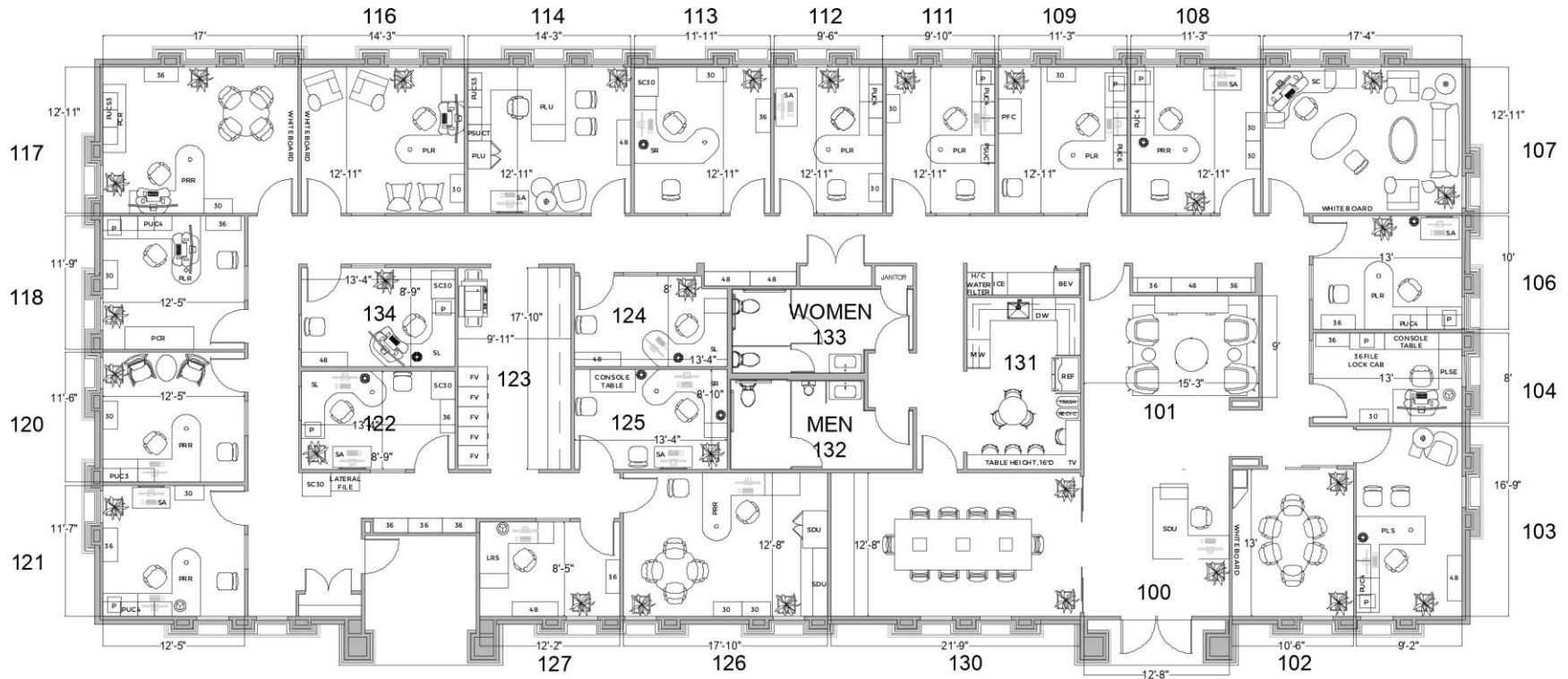
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Existing Floor Plan with Current Layout

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FLOOR PLAN-BLDG. K
SCALE: NOT TO SCALE

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Site Location Map

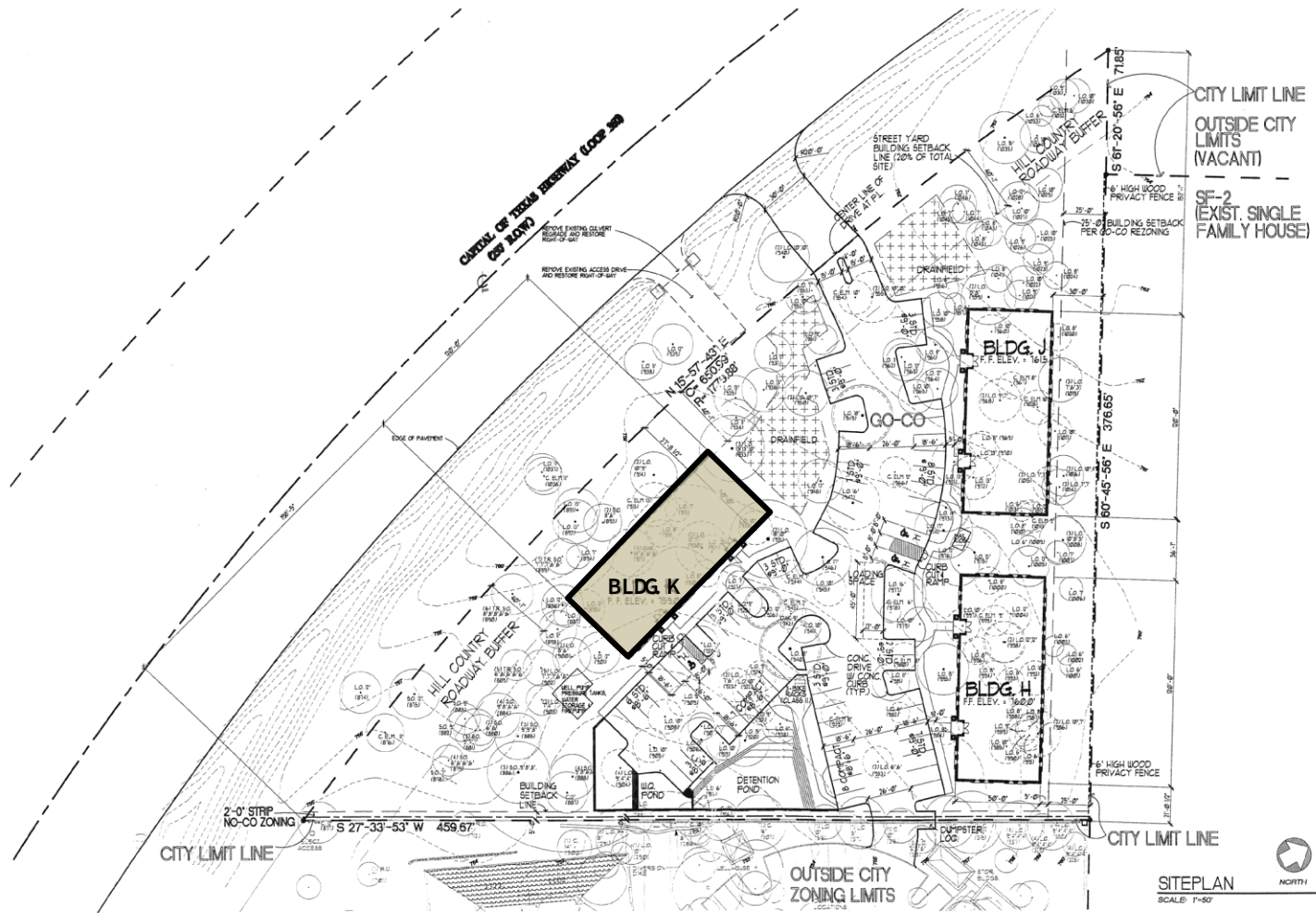




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Site Plan



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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 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.

Mathias Partners	602940	matt@mathiaspartners.com	(512)300-9111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Mathias	265888	matt@mathiaspartners.com	(512)330-9111
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matt Mathias	265888	matt@mathiaspartners.com	(512)300-9111
Sales Agent/Associate's Name	License No.	Email	Phone
_____	Buyer/Tenant/Seller/Landlord Initials	_____	Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Information available at www.trec.texas.gov
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