

# FOR LEASE

# GATEWAY TO FALCONHEAD OFFICES

14425 FALCON HEAD BOULEVARD C-100, AUSTIN, TX 78738



## PROPERTY DESCRIPTION

Elevate your business in Austin's Class A Gateway to Falconhead office space, where luxury meets functionality in a 2,290 sq ft suite designed to inspire. With a private entrance, spacious layout, high ceilings, and abundant natural light, this space creates an airy, productive, and inspiring glass walled workspace. This vibrant and prestigious location presents the perfect blend of work and leisure, making it an ideal setting for a thriving practice you, your employees and clients will take full advantage of.

Located in the heart of Austin's grouping of top tier suburbs, this 2,290sf office suite offers easy access to upscale onsite and nearby amenities your employees and clients will enjoy, including the retail in front along 620, nearby Bee Cave Galleria, multiple private and public golf courses and top shelf eateries. Aside from the high earning area, it's also settled among the best-performing school districts in the Austin area, catering to the sophisticated tastes of your employees and clients alike. Reduce your stress and build your practice where your clients and employees already live, right here at Gateway to Falconhead office condos. Ample parking, easy show, local landlord and property management, Call to tour.

## PROPERTY HIGHLIGHTS

- Private Entrance with Dedicated Secure Access
- Onsite and Nearby Upscale Amenities- High Earner Area.
- 25 mins to Downtown & 35 mins to Austin Airport

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,290 SF
Building Size:	5,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	208	788	2,102
Total Population	513	1,931	5,113
Average HH Income	\$176,986	\$175,299	\$171,266

FOR MORE  
INFORMATION:

**JOHN W. COLLINS IV**  
512.391.0718 x141  
jcollins@stcroixca.com

**SIMON HALL**  
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shall@stcroixca.com

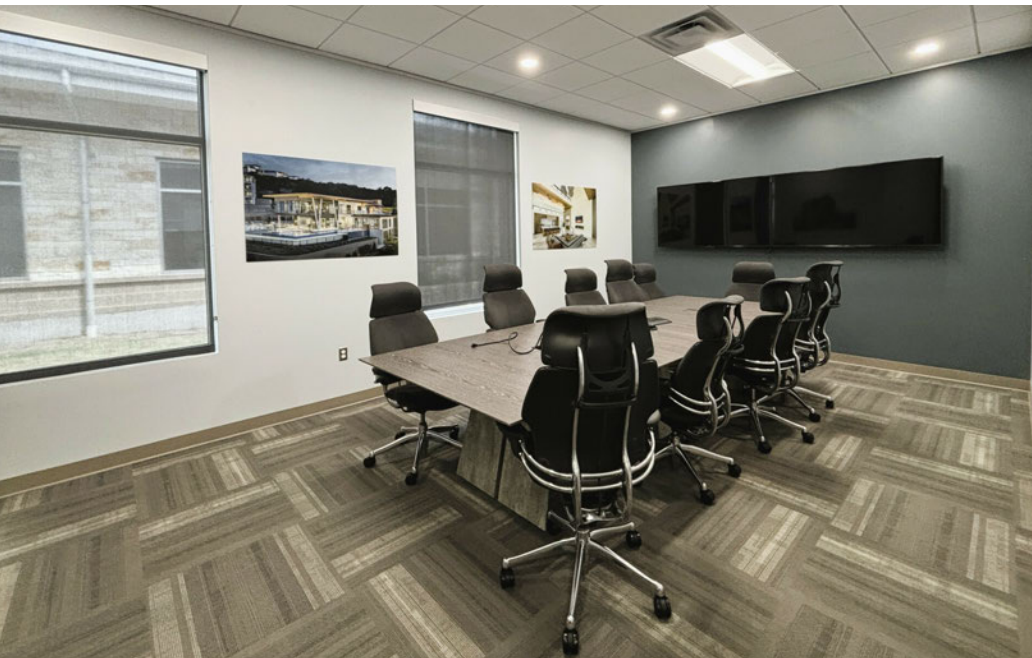
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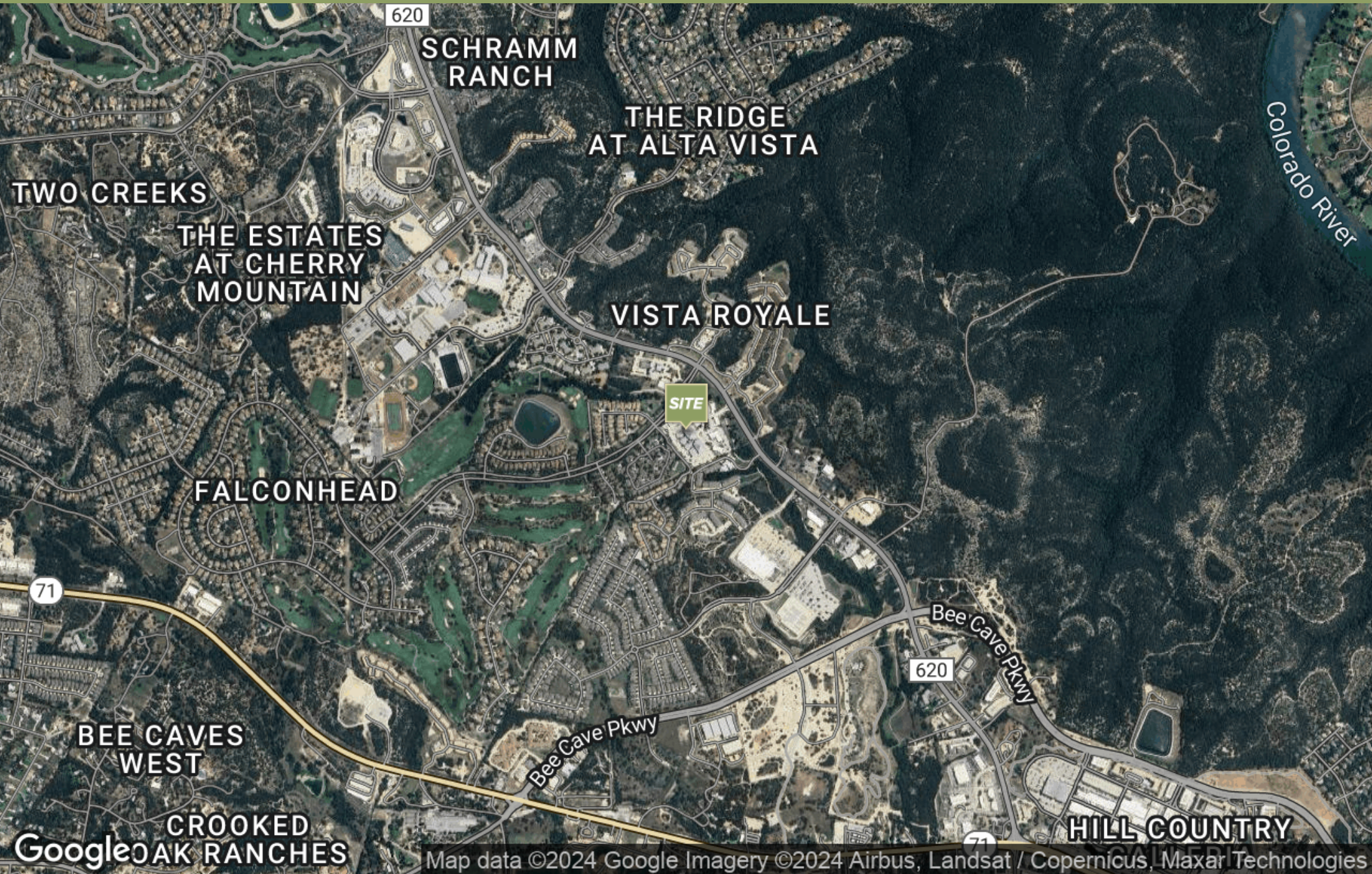
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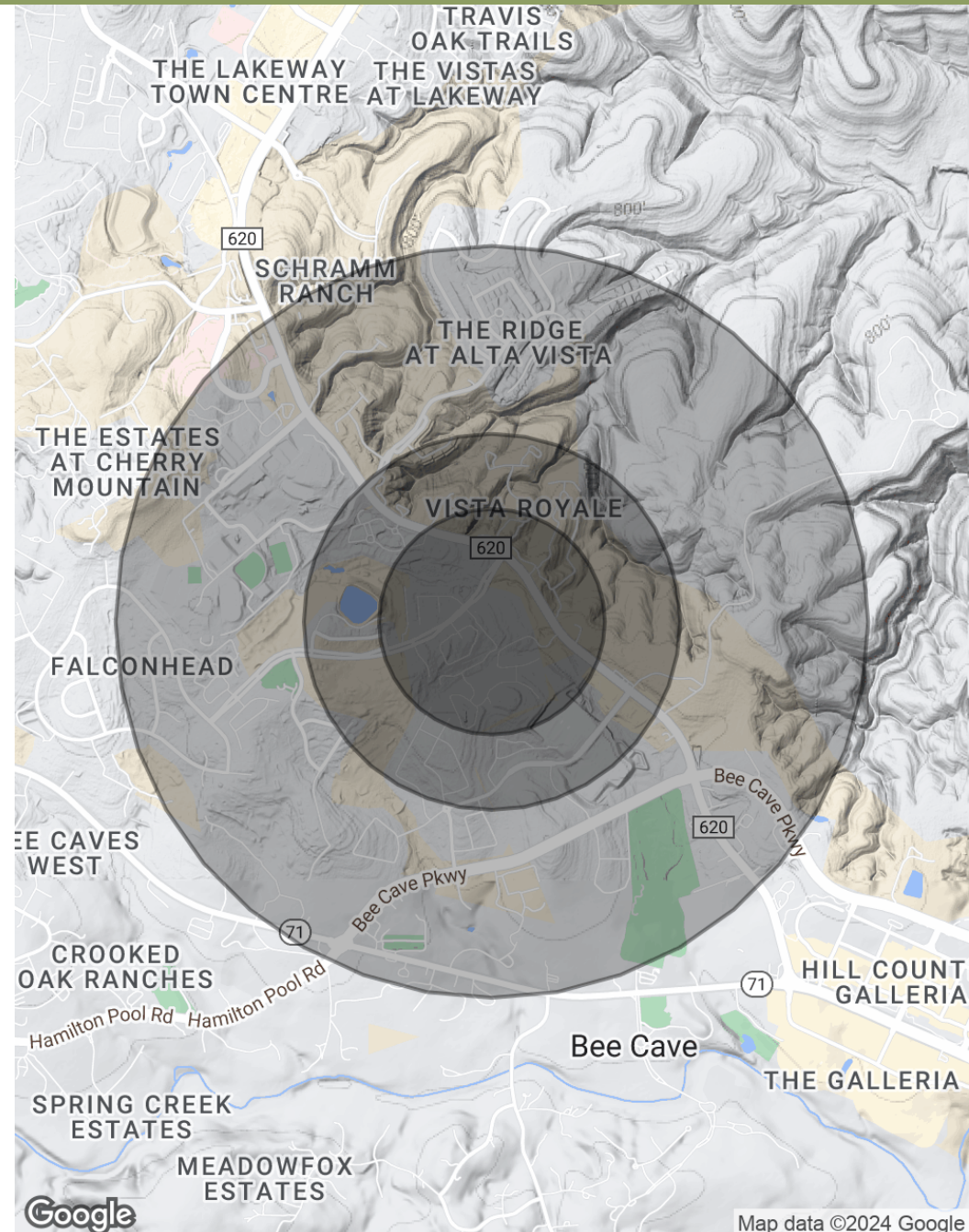
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	513	1,931	5,113
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	208	788	2,102
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$176,986	\$175,299	\$171,266
Average House Value	\$859,043	\$861,337	\$866,389

Demographics data derived from AlphaMap



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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:
  - 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.

<b>St Croix Capital Realty Advisors, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9003163</b> License No.	<b>officeadmin@stcroixca.com</b> Email	<b>(512)391-0718</b> Phone
<b>John W Collins IV</b> Designated Broker of Firm	<b>561707</b> License No.	<b>JCollins@stcroixca.com</b> Email	<b>(512)391-0718</b> Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Simon Hall</b> Sales Agent/Associate's Name	<b>607339</b> License No.	<b>SHall@stcroixca.com</b> Email	<b>(512)391-0718</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

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

IABS 1-0 Date