

FOR LEASE | Center Lake Business Park



14101 US 290 W Austin, TX 78737



512-422-8928
Irulian Dabbs Burger
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Center Lake Business Park



Office and Flex Suites

LOCATION OVERVIEW

Southwest Austin towards Dripping Springs, on the East-bound side of Highway 290 West. 12 minutes to the Y at Oakhill and conveniently situated between Belterra and Dripping Springs.

PROPERTY DESCRIPTION

10 acres of verdant landscape with ample parking and large Live Oaks, this park is an escape in the middle of bustling new growth along 290.

20 buildings with a combination of multi-tenant office space, flex warehousing, and free-standing office options have a space for every kind of business.

All offices are upgraded with new flooring, LED lights, modern colour schemes, and are professionally maintained by Sandalwood Property Management.

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Availabilities

Bldg 600	Partial office building; 4 offices with shared access to common area	1,250 SF
Bldg 1100	Free-standing office building available to single or multi-tenants	500 - 7,125 SF
Suite 1400A	2nd floor office, open space, private offices; 1 conference room	2,447 SF
Suite 1900B	Law offices with 6+ private offices, break area, 2 bathrooms, 2 exits	2,300 SF
Suite 500A	Professional offices, 1 conference room, reception, break room	1,560 SF
Suite 2000C	Flex offices and 100% HVAC warehouse	2,500 SF
Suite 2A	Flex offices and 100% HVAC warehouse	2,500 SF



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Building 2 - Suite A



2500 SF

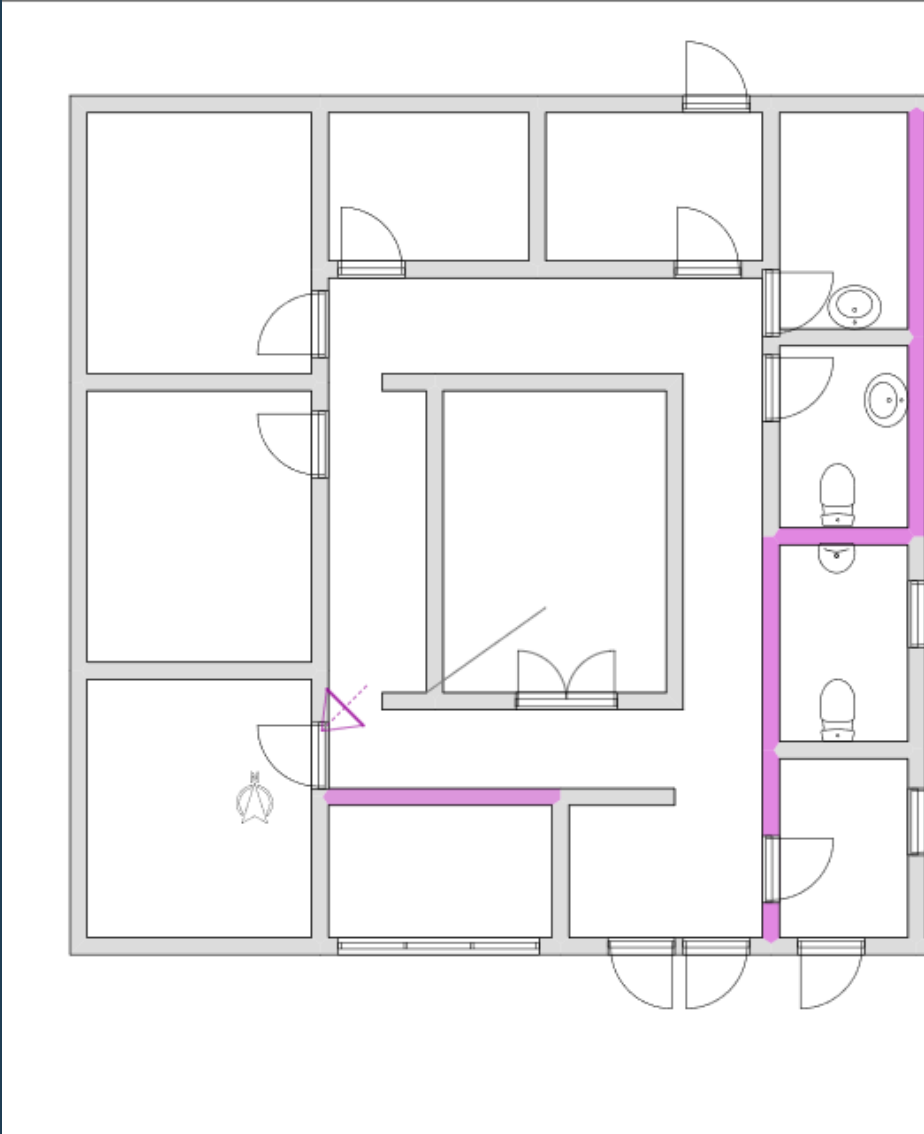
- Newly remodeled in 2021 with quiet-rock sound proofing in walls.
- Conference room
- 100% HVAC warehouse
- 5 private offices
- Reception
- Faces Hwy 290 W
- 12' overhead door

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Building 500 - Suite A



1560 SF

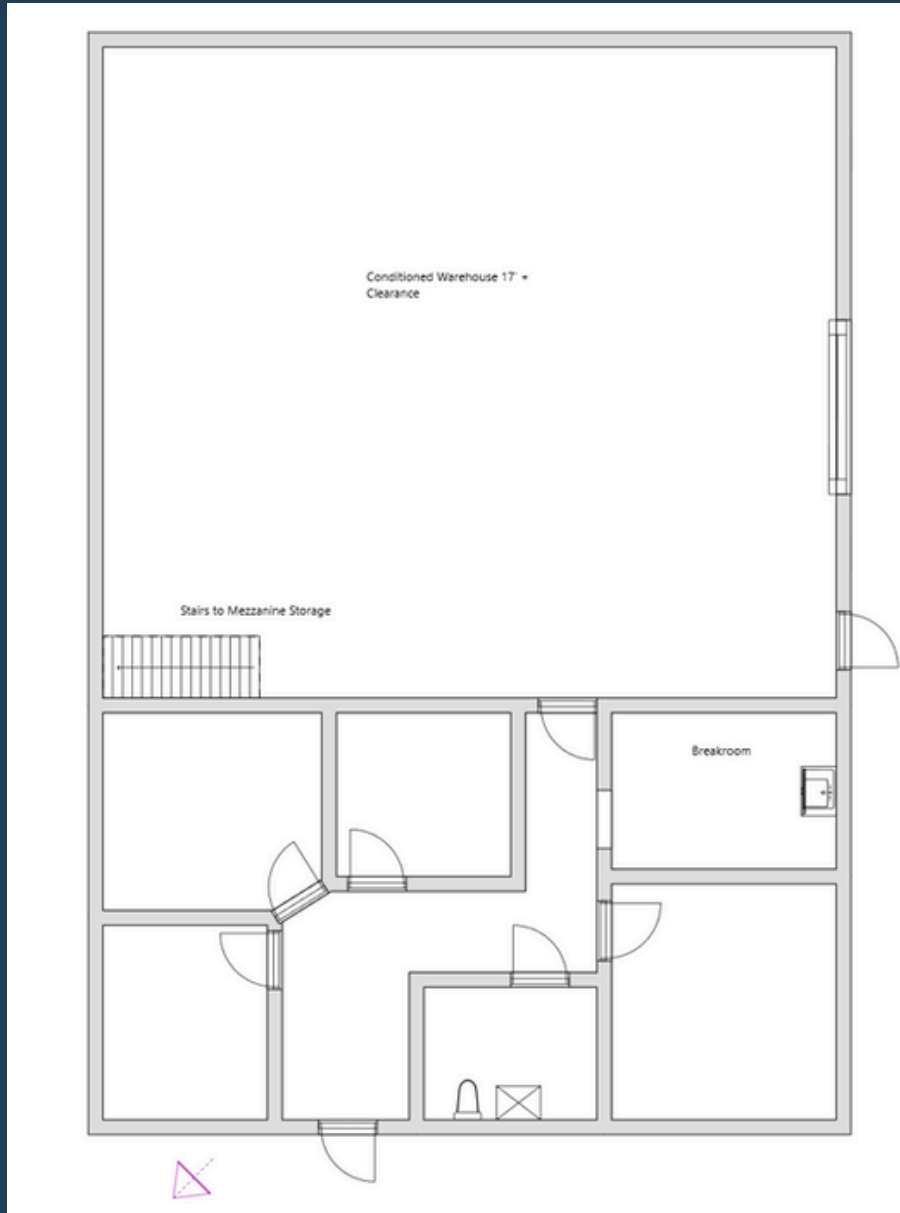
- Professional office buildout, title/law
- Conference room
- 4 Private offices
- Break room
- Reception
- 10' ceilings
- Private entrance
- Available now

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Building 2000 - Suite C



2500 SF - Flex

- 100% HVAC warehouse space
- Lofted storage over offices
- Private offices
- Break room
- Bathroom
- 14' overhead door
- Ample parking spaces in front of building
- Available November 1

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Building 1100 - Executive Suites



Full Service Suites

- Individual offices or private suites with multiples
- 2 break rooms
- 4 bathrooms
- High speed wi-fi included
- Digital guest concierge check-in
- Fully remodeled space
- Full building available*

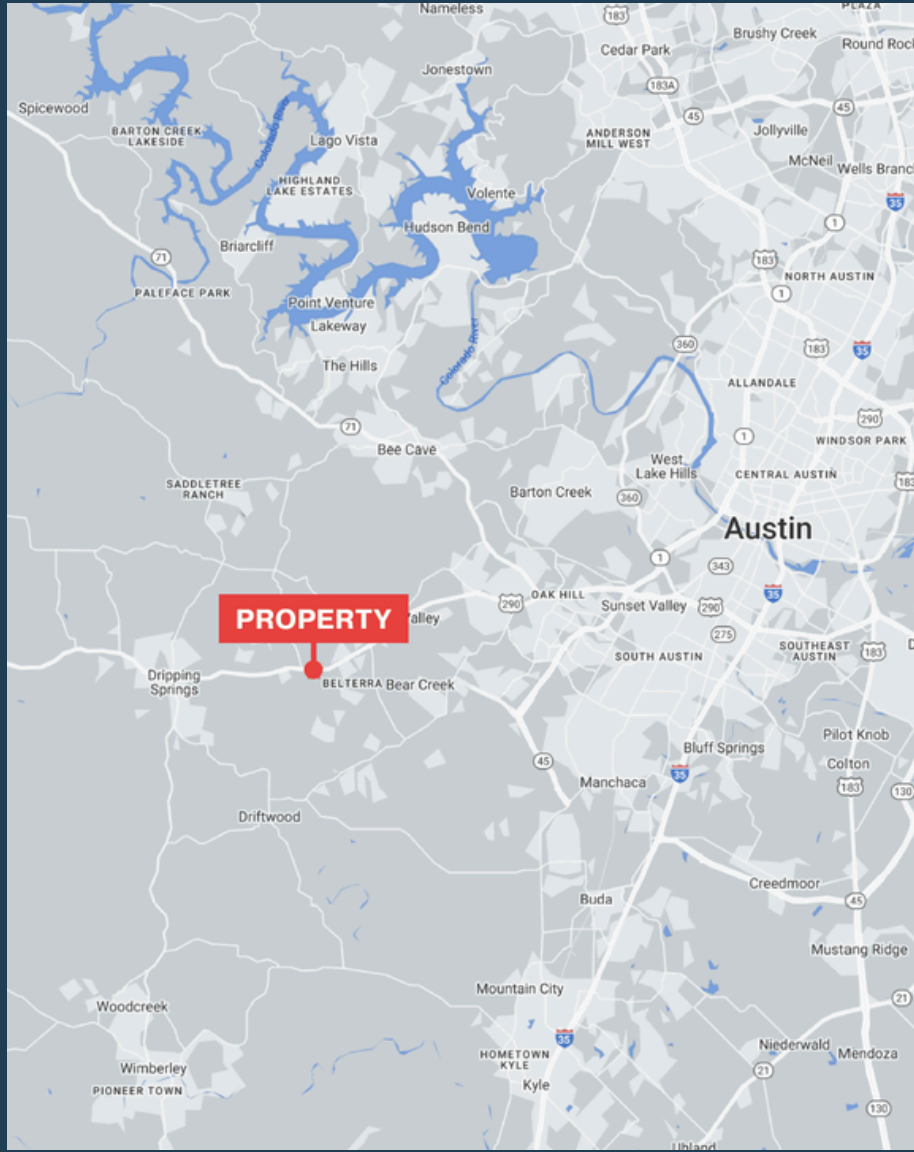
See separate brochure for more details

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Drive Times and Points of Business



<i>POPULATION</i>	1 MILE	3 MILES	5 MILES
2023 Population	2,149	20,137	31,259
2028 Population Projection	2,434	22,925	35,360
<i>HOUSEHOLDS</i>	1 MILE	3 MILES	5 MILES
2023 Households	769	7,155	11,368
Annual Growth 2023-2028	2.8%	2.9%	2.7%
<i>HOUSEHOLD INCOME</i>	1 MILE	3 MILES	5 MILES
Avg Household Income	\$157,250	\$162,146	\$165,909
<i>DAYTIME EMPLOYMENT</i>	1 MILE	3 MILES	5 MILES
Employees	1,267	3,775	7,800
Businesses	180	639	1,210

Source: Costar

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

TX Sales LLC	9014095	irulian@breakawaycre.com	512-422-8928
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Irulian Dabbs Burger	686473	irulian@breakawaycre.com	512-422-8928
Designated Broker of Firm	License No.	Email	Phone
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

LEASING QUESTIONS AND TENANT INQUIRIES:

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