

WEST SIDE VILLAGE



2ND FLOOR OFFICE FOR LEASE | 1214 W 6TH ST, AUSTIN, TX 78703

ABOUT



West Side Village, located at 1214 W 6th Street in Clarksville, is a 2-story mixed-use building conveniently situated between North Lamar & Mopac along one of the most well-traveled streets from Downtown. Appealing to both traditional & creative office tenants, West Side Village provides a prominent address near the CBD but with the convenience of on-site & free parking, easy access to Downtown & major Austin thoroughfares, on-site loading, extraordinary local ownership, and flexible lease options. This is a tremendous opportunity for companies looking to build their office presence in quality office space in West Central Austin.





NEW AMENITIES

AT WESTSIDE MARKET

MARTHA'S

VADA

Transplants
Floral & Design

Desnudo

ByGeorge

**STOP
&
READ**

LA SANTA
BARBACHA

LA EMBAJADA
• HANDMADE MODERN •

**NOT
H
OF
GOD**



AVAILABLE SUITES

Suite 203 1,032 RSF \$37.00 Full Service

Suite 207 1,097 RSF \$37.00 Full Service

2ND FLOOR OFFICE FOR LEASE // FOR MORE INFORMATION:



SEAN COUEY
SCOUEY@ECRTX.COM
512.505.0027

REBECCA ZIGTERMAN
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FLOOR PLANS



LEVEL 2



CLICK OR SCAN
TO TOUR SUITE 207



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SITE PLAN



LEVEL 2

OFFICE AND EMPLOYEE PARKING



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LOCATION

+ FEATURES

WEST SIDE VILLAGE



- Professional & well-cared for property
- Walking distance to several West 6th restaurants, bars, health & fitness, shopping, Whole Foods, and residential options
- Phenomenal local ownership & management
- Downtown Austin address without being in the CBD
- Convenience: access to main Austin roads, walk, bike, drive, “scoot”
- On-site & free parking
- Variety of efficient office options
- Traditional & creative office
- Short lease terms available

NOTABLE NEARBY AMENITIES

- Clarks
- Swedish Hill
- Lin Asian Bar
- Bar Peached
- Juan More Taco
- El Arroyo
- Mean Eyed Cat
- Better Half Coffee
- Nates Baked Goods
- Whole Foods
- Juiceland
- 24 Diner
- Snap Kitchen
- Pepes Tacos
- Ziki
- Fresas
- Next Level Burger
- La Colombe
- Q1 Austin
- Starbucks
- Garbos Seafood
- Nightcap





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.

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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

FOR MORE INFORMATION:

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

Buyer/Tenant/Seller/Landlord Initials

Date