

## **FOR SALE – OFFICE BUILDING | 1823 Fort View Rd, Austin, Texas 78704**

Conveniently located in 78704, this stand-alone office building is easily accessible from Lamar, Ben White & Menchaca. As currently configured, the 8,252 square feet (per TCAD) building features 16 office suites which are leased on a triple net basis. A handful of tenants are on “month-to-month” lease terms, which uniquely positions this property for an owner / occupant to acquire and absorb most of the square footage quickly (longest lease term goes through 5/13/26).

The 0.509-acre site features Limited Office (LO) Zoning per City of Austin’s Zoning Profile GIS. Parking lot features 28 spaces + 1 handicap which equates to approximately 1:300 parking ratio. Solar panels installed on the roof offset electricity demand. Google Fiber provides data service to the building. Most HVAC units have been replaced over the past decade and have serviced the property’s needs adequately. Since 2019, Seller has made various improvements to the property which include exterior & interior painting, bathroom renovations, lighting upgrades, driveway repair, flooring updates (LVT, tile & carpet), awning replacement, new water fountains, and miscellaneous landscaping needs.

2024 Property Taxes – \$50,547

Year Built – 1985 (TCAD)

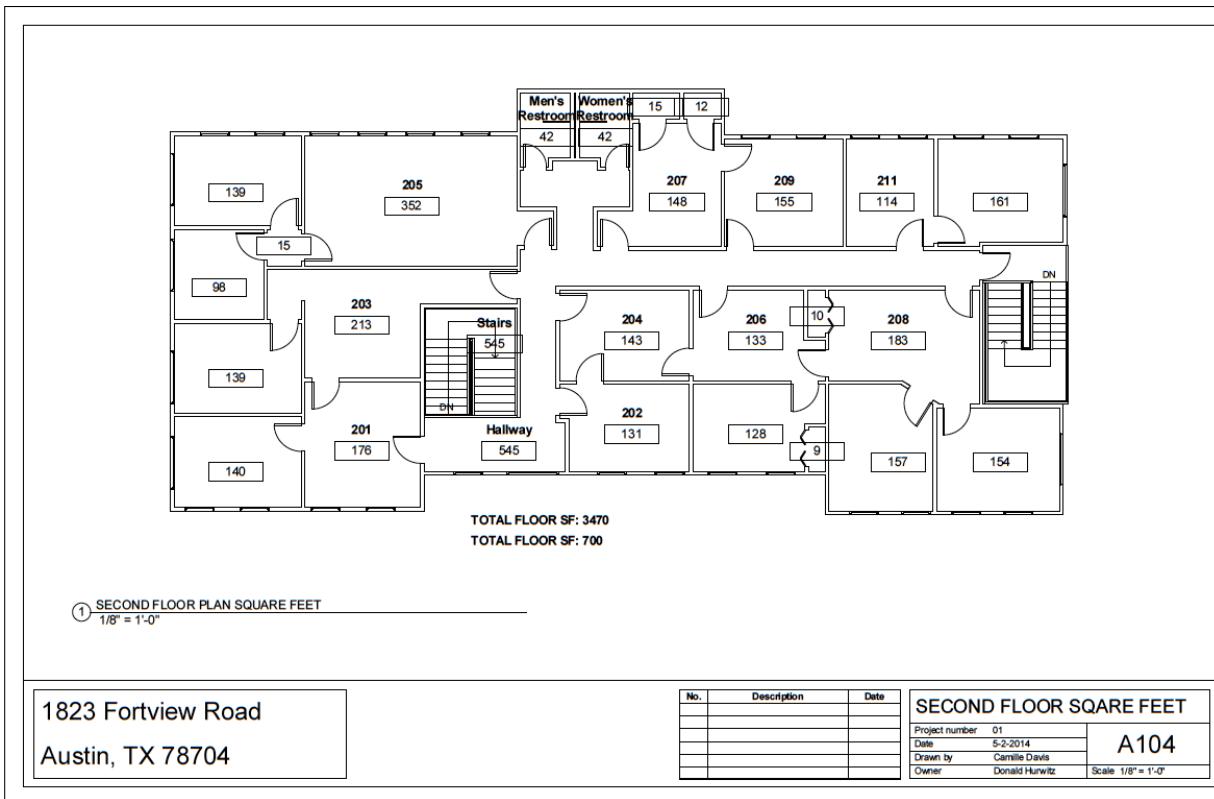
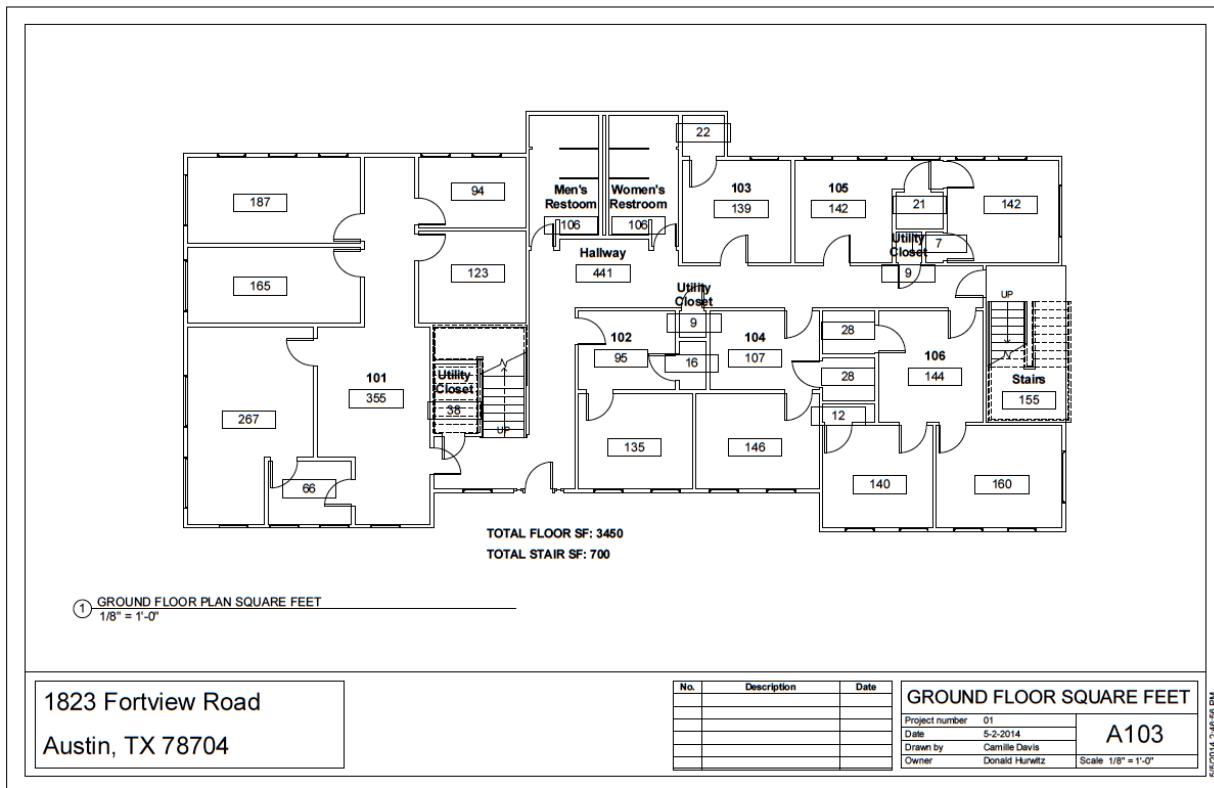
Legal Description: That Certain 0.509 acres, more or less, out of the Isaac Decker League Survey, No. 20, Abstract No. 8, City of Austin, Travis County, Texas

Price: \$2,350,000

Contact – Trevor Dickens | 512-476-0111 X104 | [Trevor@BurlingtonVentures.com](mailto:Trevor@BurlingtonVentures.com)



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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>Burlington Ventures, Inc.</b>	<b>572829</b>	<b>Steve@BurlingtonVentures.com</b>	<b>(512)413-3300</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Steve Beuerlein</b>	<b>407392</b>	<b>Steve@BurlingtonVentures.com</b>	<b>(512)413-3300</b>
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date Test

Trevor Bent Dickens, 801 West 38th St. Austin TX 78705  
Trevor Dickens

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lonewolf.com](http://www.lonewolf.com)

Phone: (512)656-2900

Fax: