

# FOR SALE

5225 N Lamar, Austin, TX 78751



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SOUTHWEST  
STRATEGIES  
GROUP

# 5225 N Lamar, Austin, TX 78751

## PROPERTY DATA

Description/Use: Office

Square footage: 15,656 SF

Price: \$5,600,000

Price per SF: \$358

## AREA HIGHLIGHTS

Rail line is planned to run in front of building with a stop 1/2 block away. Central Market and The Triangle shopping center are 3minutes away. Plenty of restaurant options within walking distance. Easy access to I35 and MoPac via Koenig Ln.

## PROPERTY HIGHLIGHTS

Ready to move in can be an excellent location for a company headquarters or two companies can share each having 7500 SF. Plenty opportunity for signage. Room for excess parking in a secure lot. New rail line will pass in front of the building with a stop 1/2 block away.

JOHN ROSATO

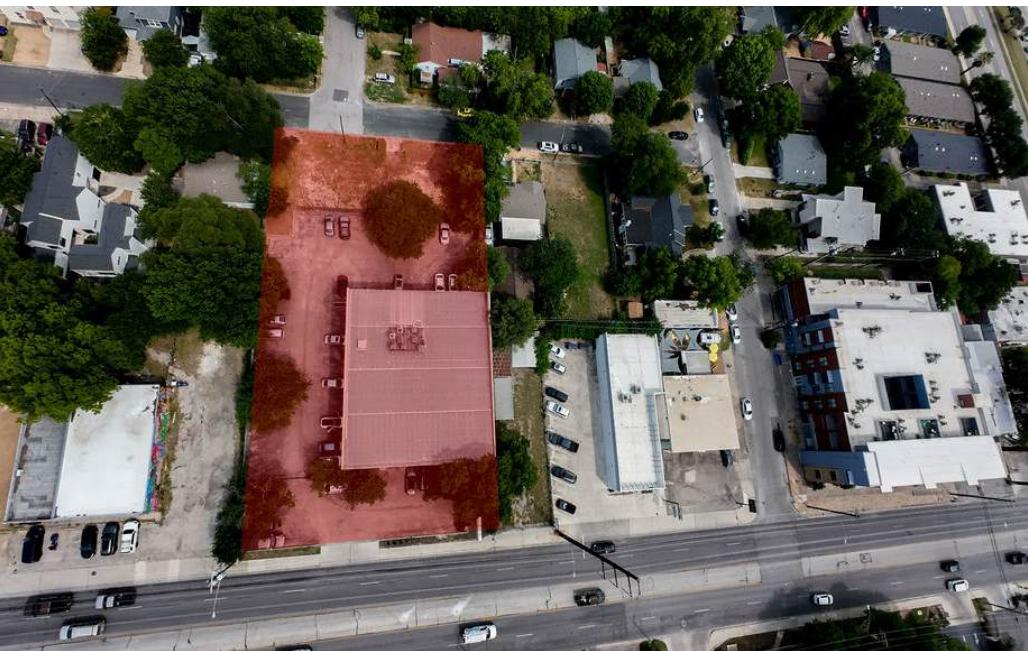
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# AERIALS



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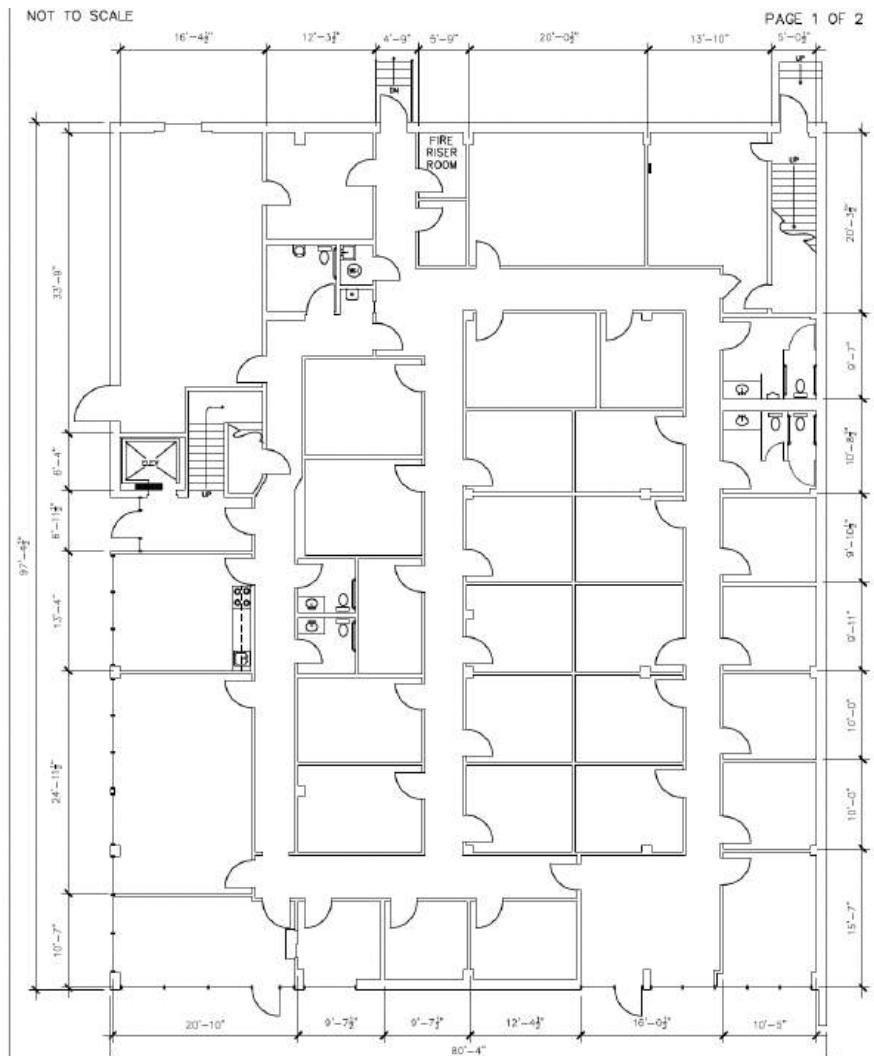
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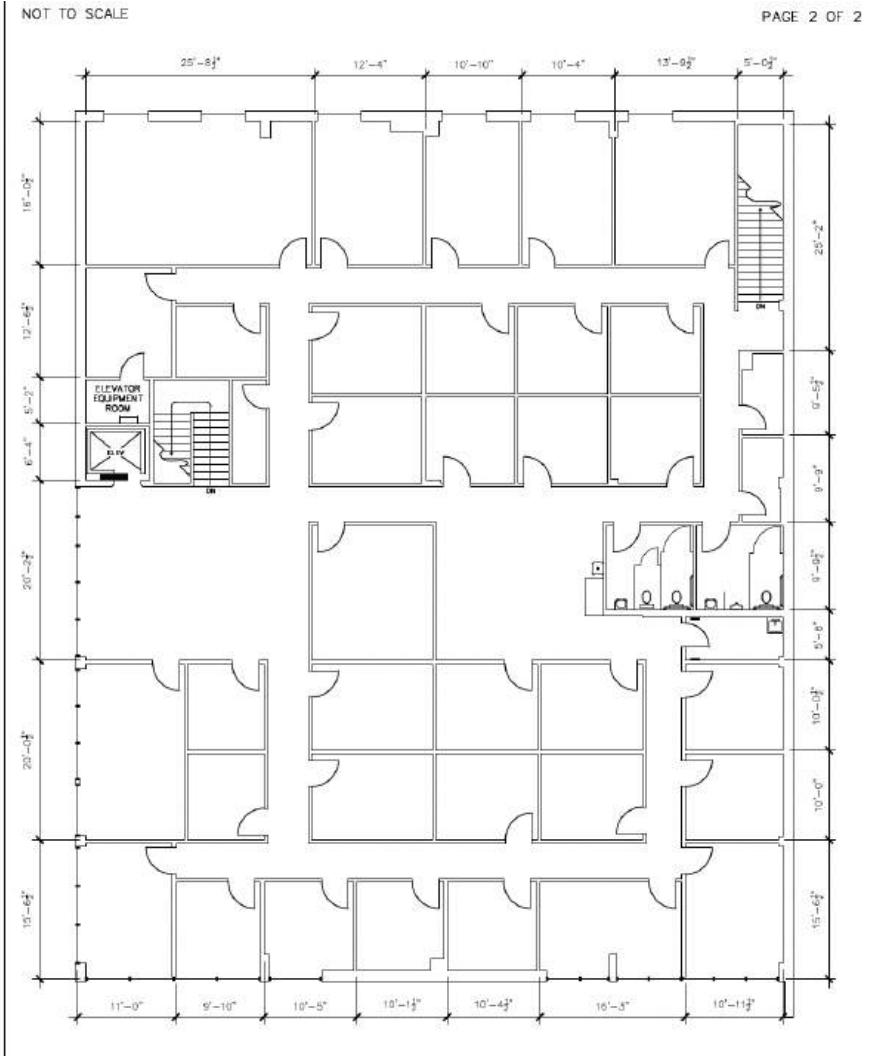
# FLOORPLANS . 1ST + 2ND FLOOR



Drawing for:  
Southwest  
Strategies Group  
222 West Ave. Ste. 200  
Austin, TX 78701

FIRST FLOOR  
5225 N. LAMAR BLVD.  
AUSTIN, TEXAS  
EXTERIOR GROSS AREA: 15,656 S.F.

THE MEASUREMENTS, FLOOR PLANS  
AND CALCULATIONS ARE ACCURATE  
USING BOMA MEASUREMENT  
STANDARDS.  
ANSI/BOMA 2005.3 - 2004  
GROSS 1 - LEASING METHOD  
Project No.: 2545.01  
Date: June 4, 2025



Drawing for:  
Southwest  
Strategies Group  
222 West Ave. Ste. 200  
Austin, TX 78701

SECOND FLOOR  
5225 N. LAMAR BLVD.  
AUSTIN, TEXAS  
EXTERIOR GROSS AREA: 15,656 S.F.

THE MEASUREMENTS, FLOOR PLANS,  
AND CALCULATIONS ARE ACCURATE  
USING BOMA MEASUREMENT  
STANDARDS.  
ANSIBOMA 285.3 - 2004  
GROSS 1 - LEASING METHOD  
Project No.: 2548.01  
Date: June 4, 2025  
BOMA

# JOHN ROSATO

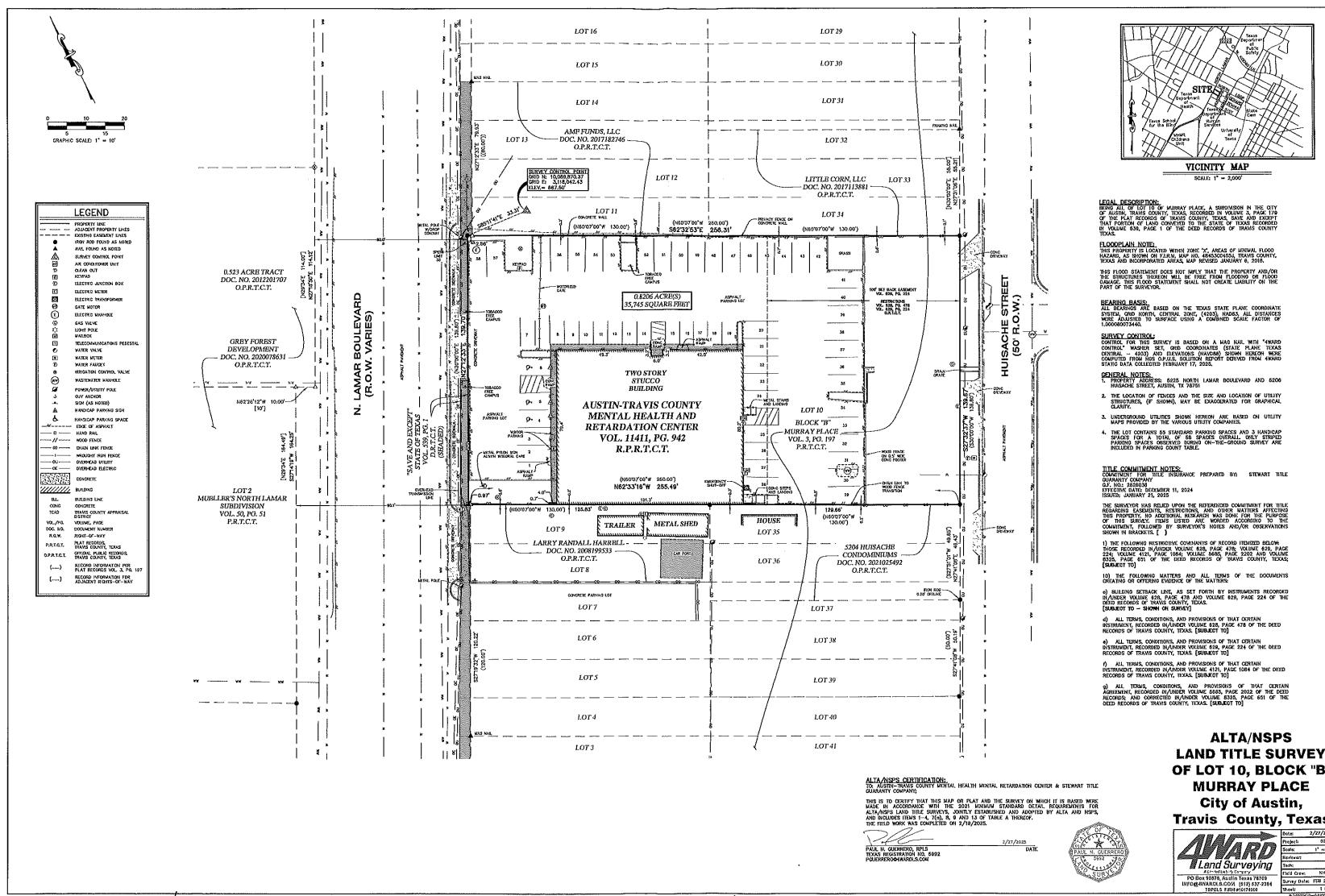
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# SURVEY



15,484 SF

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**ALTA/NSPS  
LAND TITLE SURVEY  
OF LOT 10, BLOCK "B"  
MURRAY PLACE  
City of Austin,  
Travis County, Texas**

Entire	2/27/2022
Projects	0000
Soil	1" = 20'
Relevants	PC
Techs	0

4WARD  
Land Surveying  
Austin, Texas 78705  
(512) 437-2284

LEVELS FROM 01/05/00

Digitized by srujanika@gmail.com

# PHOTOS



JOHN ROSATO

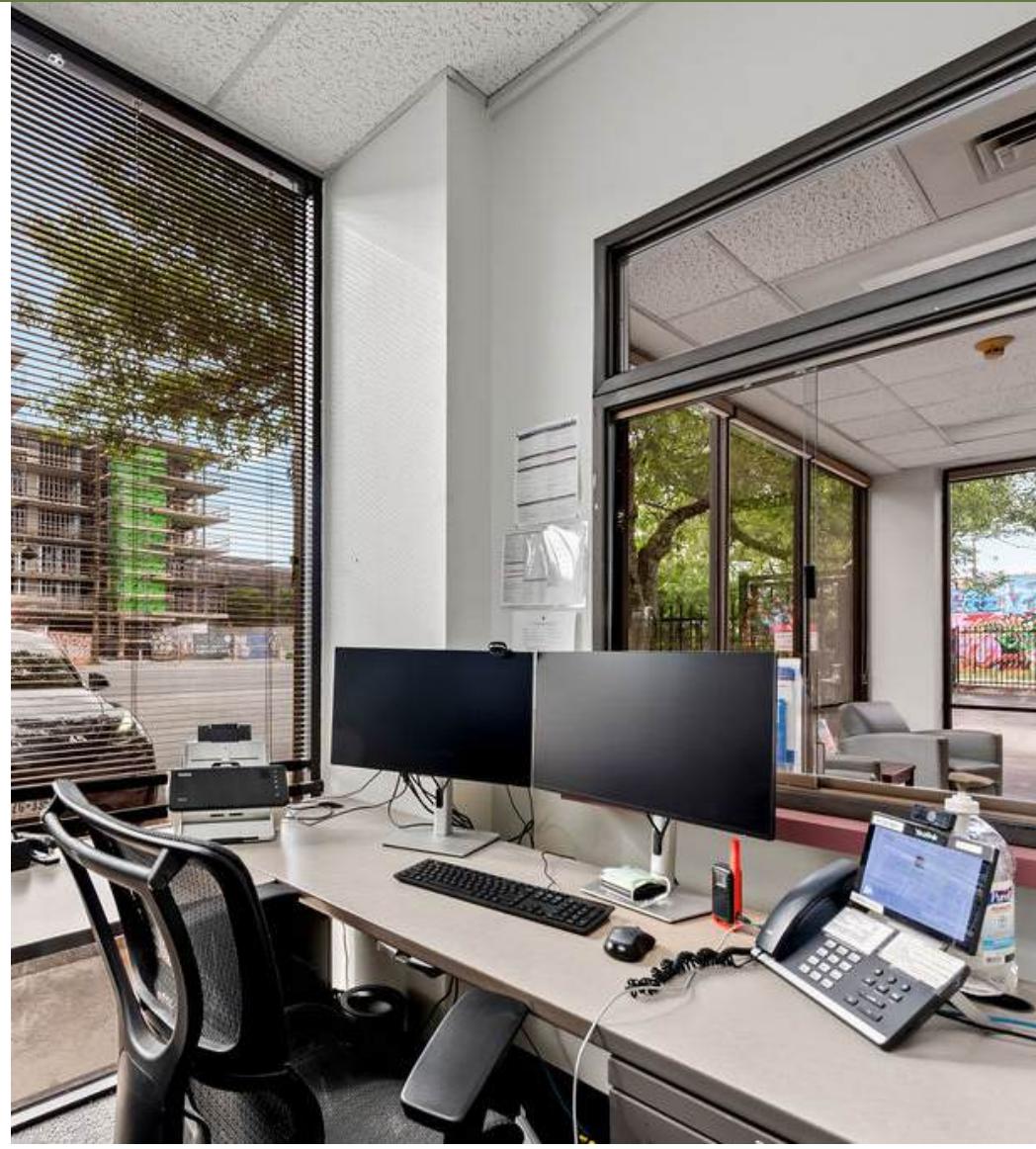
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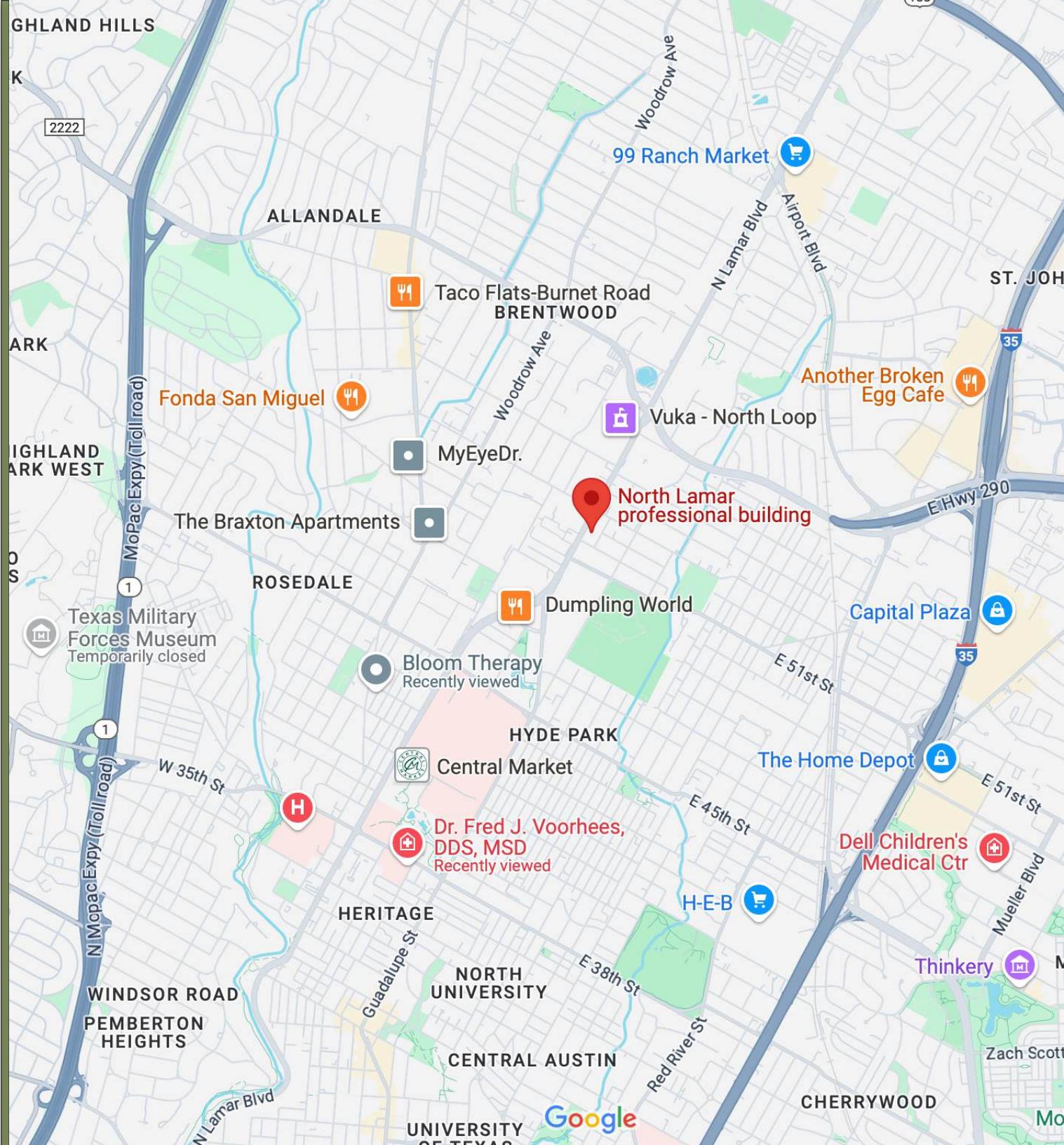
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# INFORMATION ABOUT BROKERAGE SERVICES



JOHN ROSATO

## **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.

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

Southwest Strategies Group	515931	john@swsg.com	512-458-8153/202
Broker Firm Name	License No.	Email	Phone
<b>Danny Roth</b>	<b>219120</b>	<b>danny@swsg.com</b>	<b>512-458-8153/201</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Danny Roth</b>	<b>219120</b>	<b>danny@swsg.com</b>	<b>512-458-8153/201</b>
Licensed Supervisor of Agent/Associate	License No.	Email	Phone
<b>John Rosato</b>	<b>425902</b>	<b>john@swsg.com</b>	<b>512-458-8153/202</b>
Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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