



SAGE
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Retail Property For Lease

Brazos Lofts

411 Brazos Street, Austin, TX 78701

JIM ROURKE
Principal & Broker
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Property Summary



PROPERTY DESCRIPTION

411 Brazos is a well positioned, ground-floor retail opportunity located in the heart of downtown Austin's CBD, off 5th Street and Brazos Street. The property benefits from immediate access to the courthouse district, 6th Street, and major office and hotel traffic. Co-tenants include established downtown retail, dining, and service users. Commercial lease space available in the heart of downtown Austin, TX. See broker for details.

PROPERTY HIGHLIGHTS

- Ground floor retail available for lease downtown building
- Exposed brick and high ceilings
- Strong pedestrian visibility and consistent daytime foot traffic
- Surrounded by dense mix of office, residential and hospitality
- Historic downtown building with exposed brick and high ceilings
- CBD (Central Business District) zoning allows for a broad range of office and retail uses.

OFFERING SUMMARY

Lease Rate:	\$40 - 45 SF/yr (MG)
Available SF:	1,108 - 2,690 SF
Building Size:	73,990 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 108	\$40.00 SF/yr	1,908 SF
Suite 109	\$40.00 SF/yr	1,108 SF
Suite 110	\$45.00 SF/yr	1,340 SF
Suite 99	\$45.00 SF/yr	2,690 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,748	86,884	159,655
Total Population	20,730	175,030	330,218
Average HH Income	\$194,311	\$143,599	\$138,235

The information contained herein was obtained from sources deemed reliable. SAGE COMMERCIAL, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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Aerial Overview



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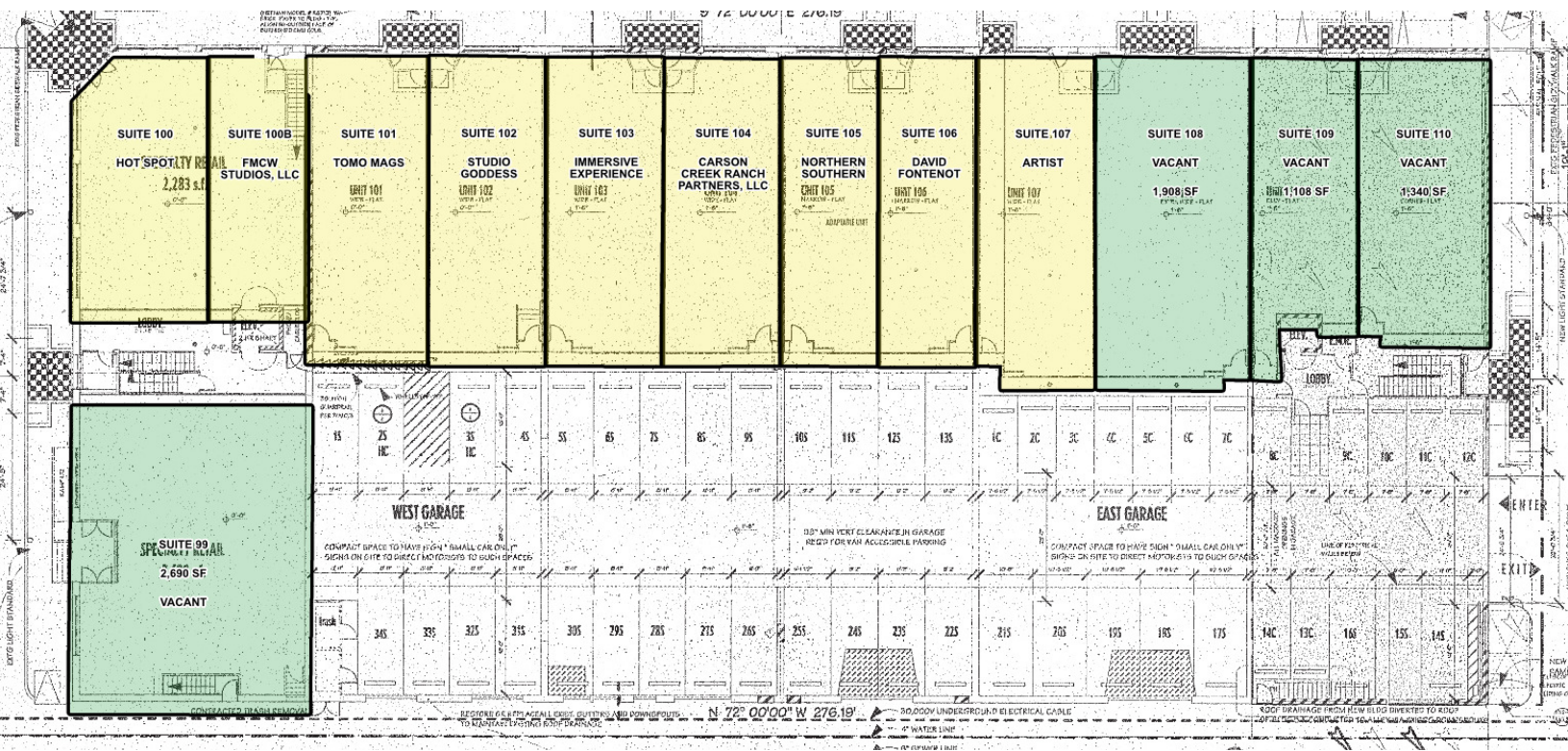
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Site Plan



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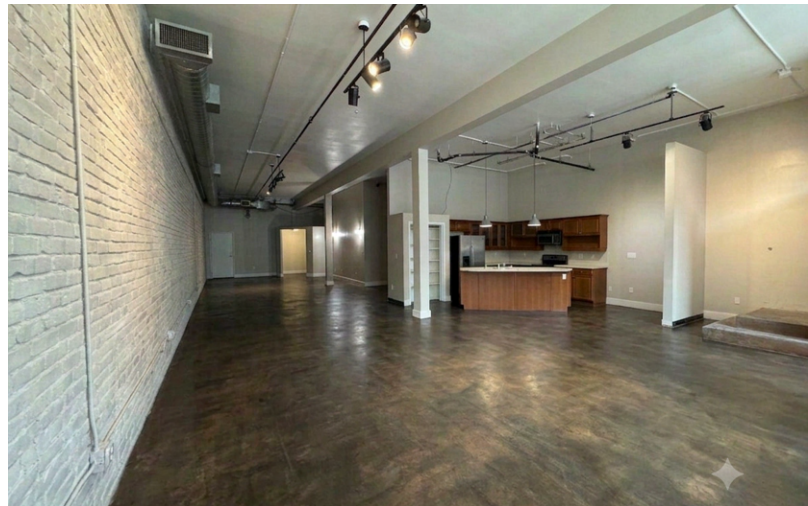
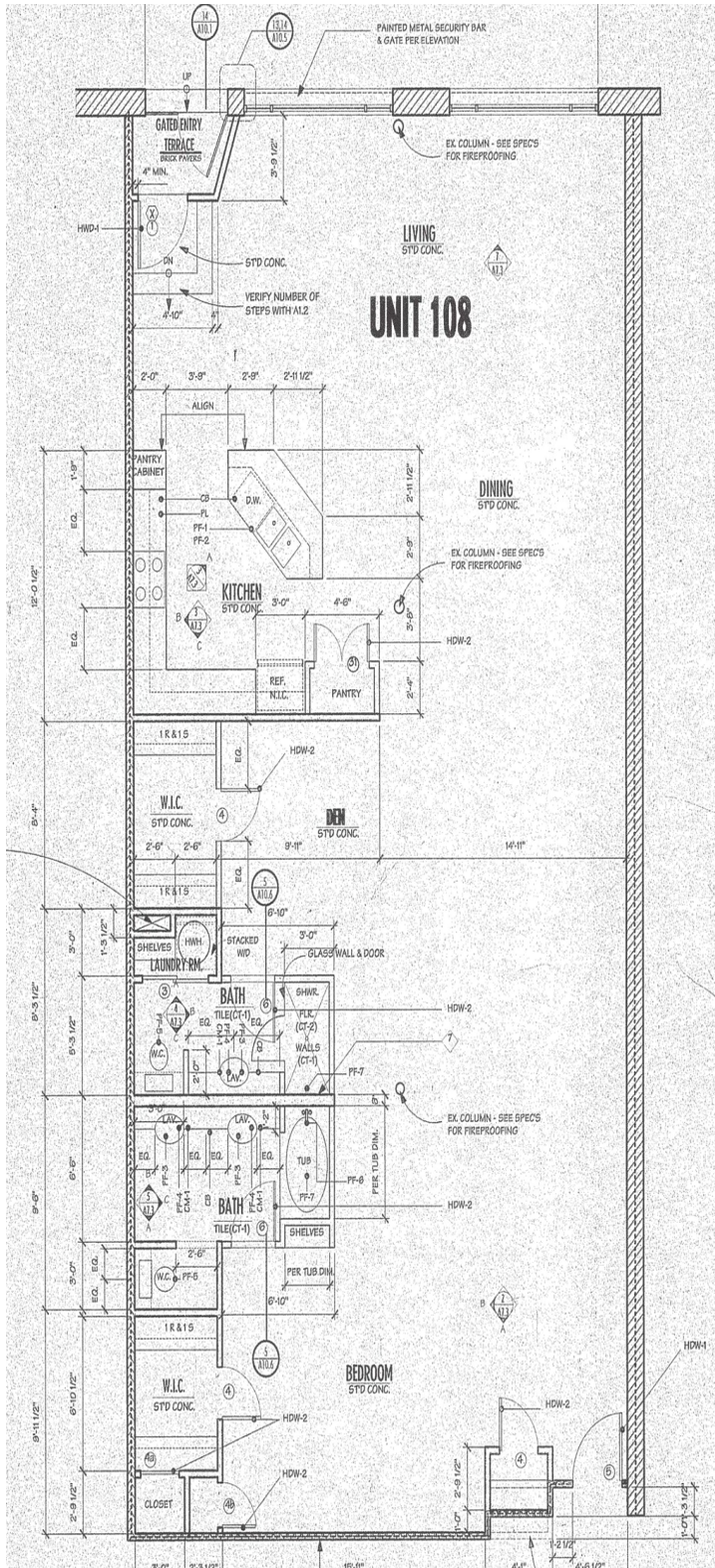
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Suite 108 - Floor Plan



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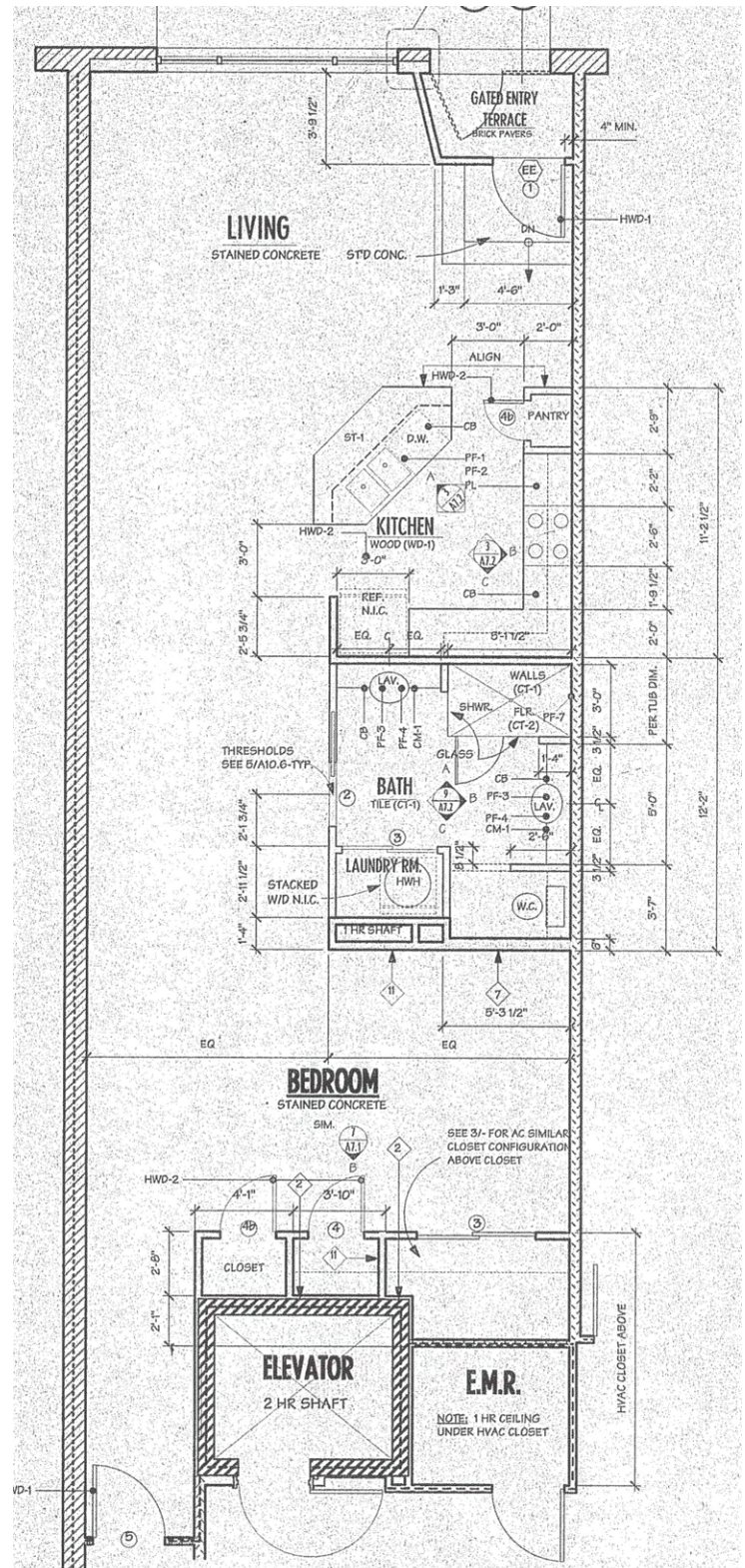
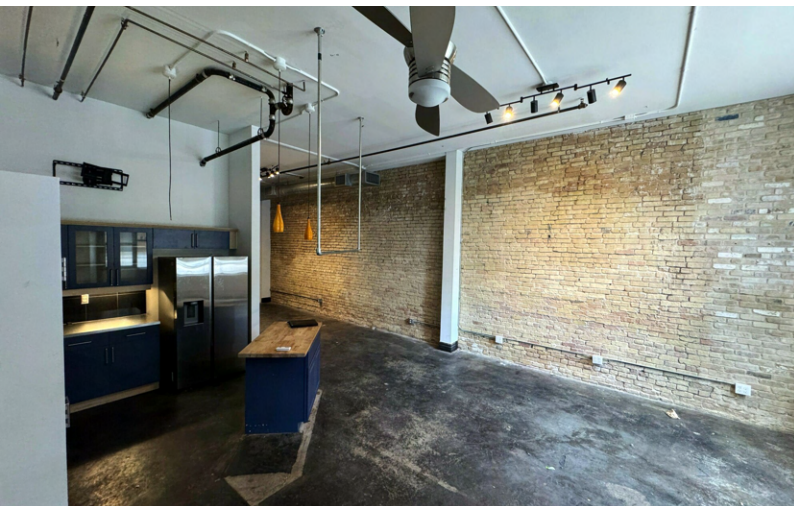
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Suite 109 - Floor Plan

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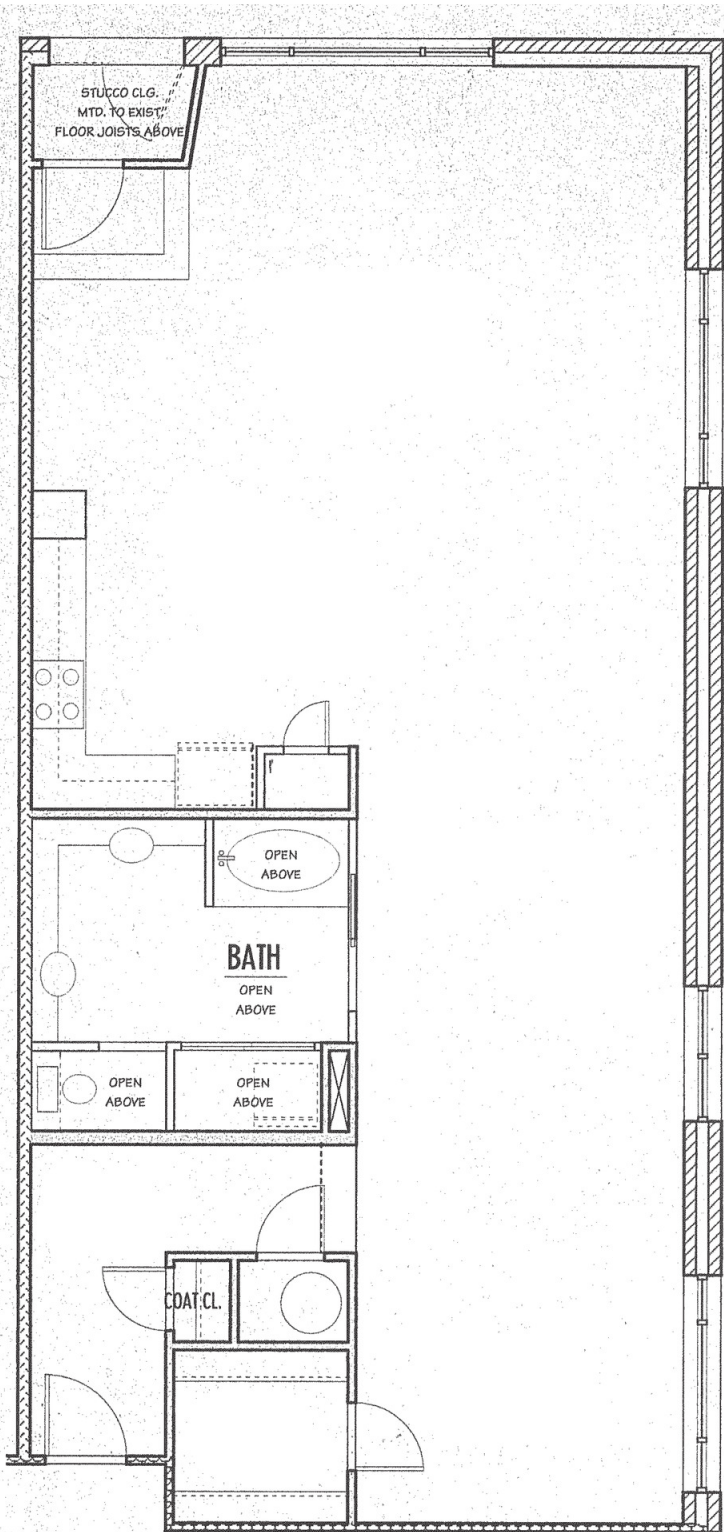
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Suite 110 Floor Plan



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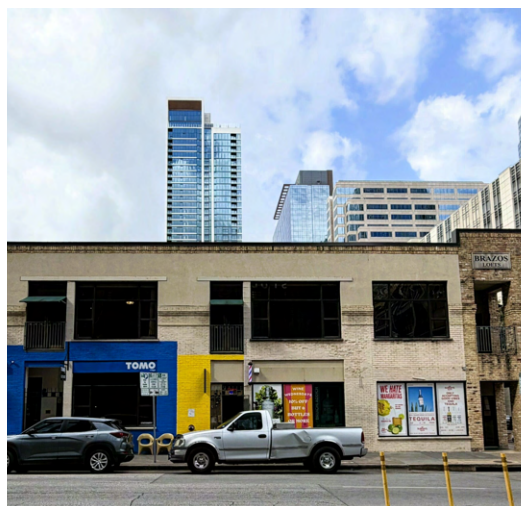
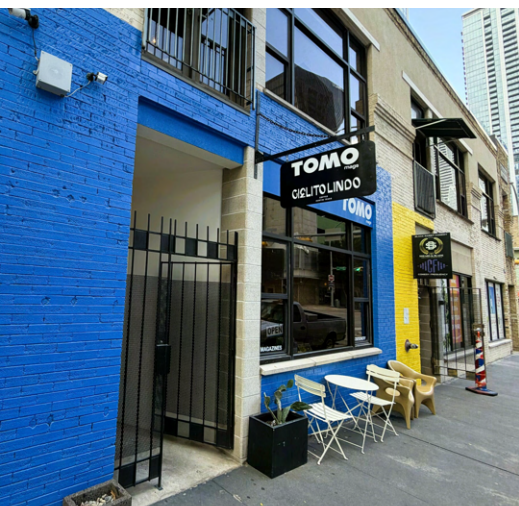
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Additional Photos



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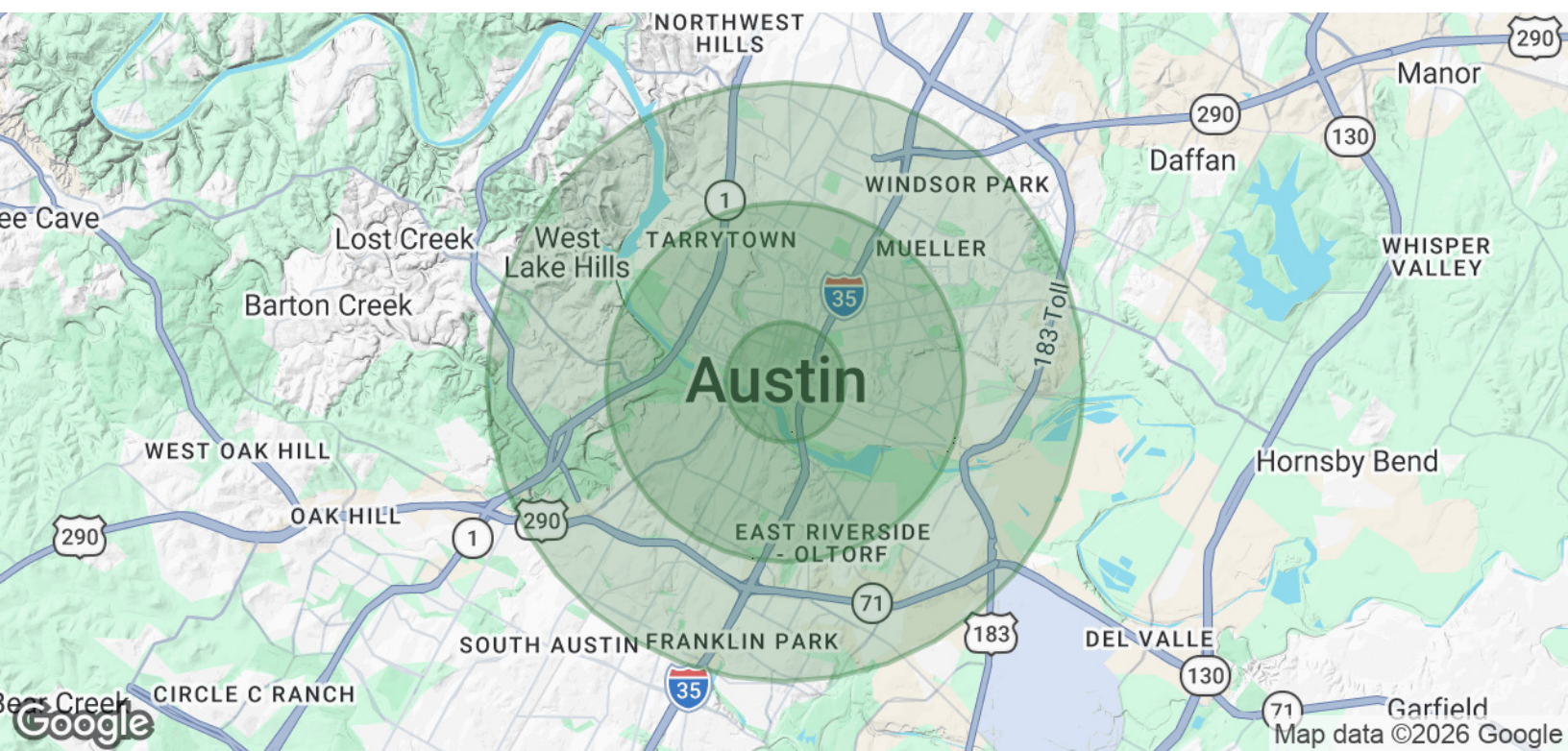
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,730	175,030	330,218
Average Age	39.5	33.0	34.6
Average Age (Male)	42.4	33.9	34.9
Average Age (Female)	37.3	32.5	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,748	86,884	159,655
# of Persons per HH	1.5	2.0	2.1
Average HH Income	\$194,311	\$143,599	\$138,235
Average House Value	\$743,485	\$923,188	\$823,587
RACE	1 MILE	3 MILES	5 MILES
% White	74.6%	66.8%	65.6%
% Black	5.6%	6.7%	6.6%
% Asian	6.4%	7.0%	5.9%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	0.4%	0.5%	0.6%

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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.

11-2-2015



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JAMES ROURKE	559994	jim@sagecommercialtx.com	(512) 921-1234
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