

# 2,218 SF Office Suite

2951 RR 620 S, Austin, TX 78738

**FOR LEASE**

**6 MONTHS FREE BASE RENT  
ON 5+ YEAR LEASES**



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# Executive Summary

2951 Rand Road 620 S (*a.k.a. Discovery Point*) are two office/retail buildings located off S Ranch Road 620, North of Bee Cave Rd and Hwy 71 and South of Lakeway Blvd. The building overlooks the hills down to the Colorado River, and includes adequate parking for the tenants and visitors. The building has two floors with covered parking located under the first.

The building includes large windows for natural lighting, an elevator, community restrooms for tenants' use, and a set of stairs inside and outside of the building. There is currently one suite available - Suite 208 is a 2,218 suite with 8 office spaces and a break room.

The property provides easy access to nearby roadways such as RR 620, Bee Cave Pkwy, Hwy 71, and Lakeway Blvd. The building is surrounded by many amenities within walking distance such as The Grove, Lola Savannah Coffee, Baylor Scott and White, Lake Travis High School, and Double Dave's.

## Highlights

- Ideally Located
- Adequate Parking
- Fantastic View of Surrounding Land
- Great Amenities Within Walking Distance

# Listing Details

Lease Rate: \$17/SF

NNN: \$12/SF

Property Type: Office

Total SF: 22,730 SF

Land Area: 6.17 AC

Available Suite: 208

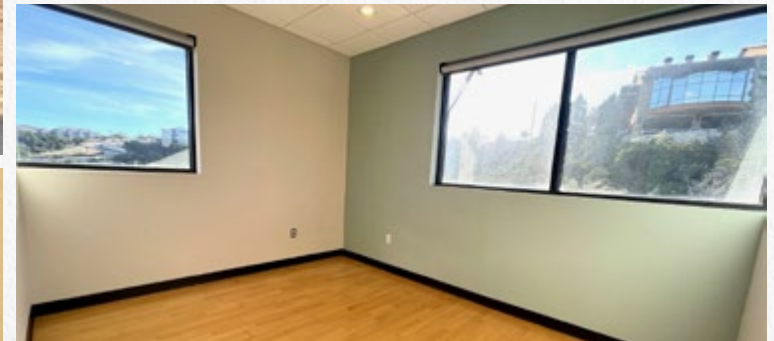
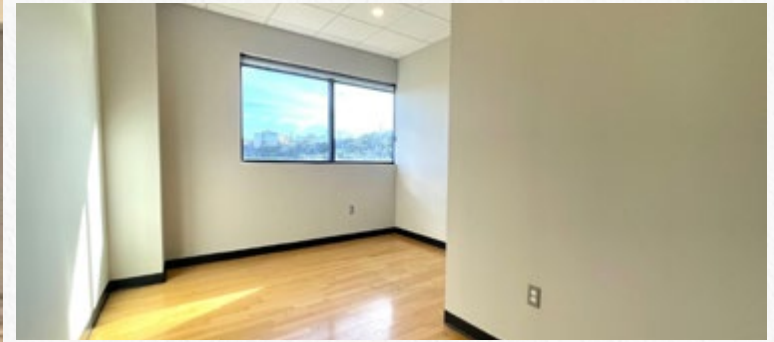
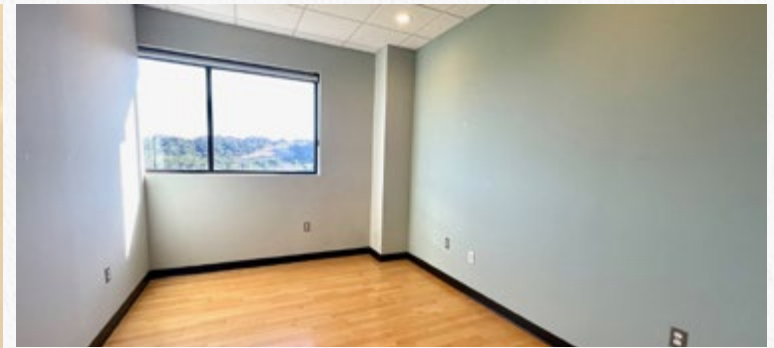
Available SF: 2,218 SF

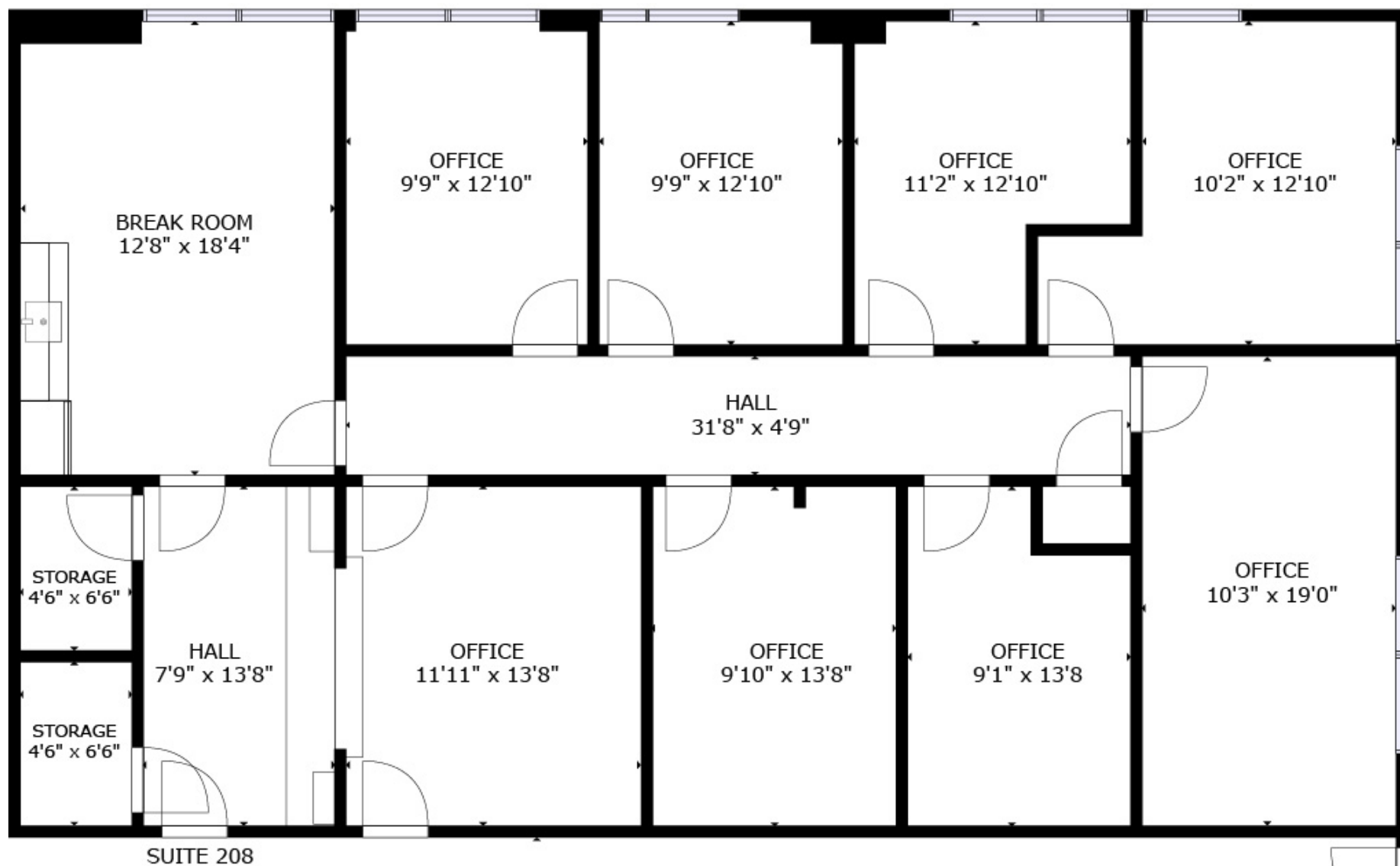
Class: B

Year Built: 2012

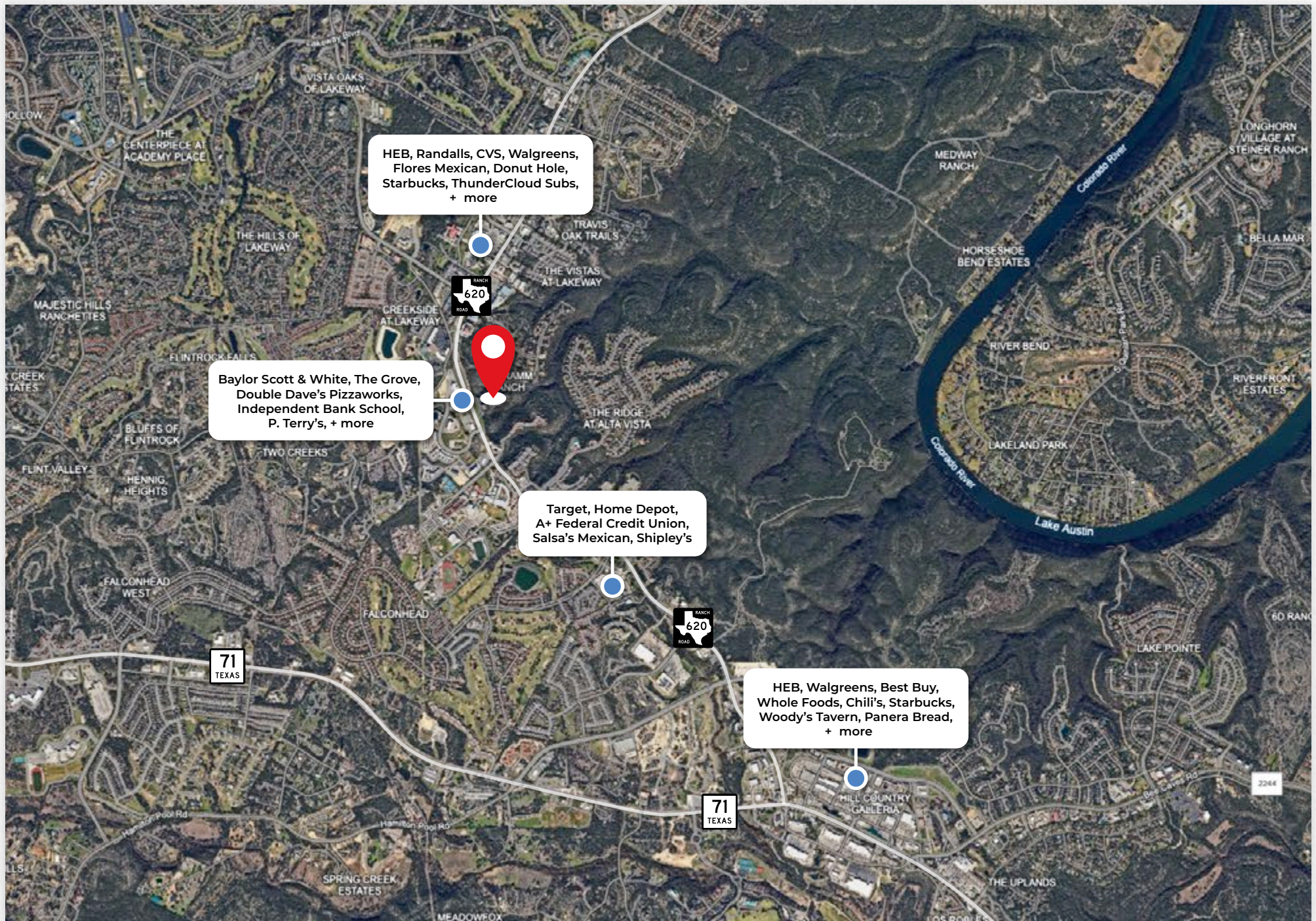
Parking: 29 Covered,  
50 Uncovered











HEB, Randalls, CVS, Walgreens,  
Flores Mexican, Donut Hole,  
Starbucks, ThunderCloud Subs,  
+ more

Baylor Scott & White, The Grove,  
Double Dave's Pizzaworks,  
Independent Bank School,  
P. Terry's, + more

Target, Home Depot,  
A+ Federal Credit Union,  
Salsa's Mexican, Shipley's

HEB, Walgreens, Best Buy,  
Whole Foods, Chili's, Starbucks,  
Woody's Tavern, Panera Bread,  
+ more



# Contact



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Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.





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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. **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' 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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