

Monterey Oaks

OFFICE FOR LEASE

5700 S Mopac Expressway
Austin, Texas 78749



Chad Barrett
512.684.3807

barrett@aquilacommercial.com

aquilacommercial.com/Monterey-Oaks



Office Park

Five one-story buildings totaling over 160,000 SF

Extremely High Parking Ratio

8:1000

Easy Access

Easy access to Mopac, Hwy 290 and Southwest Pkwy

Signage and Visibility

Excellent signage and visibility opportunities seen from Mopac

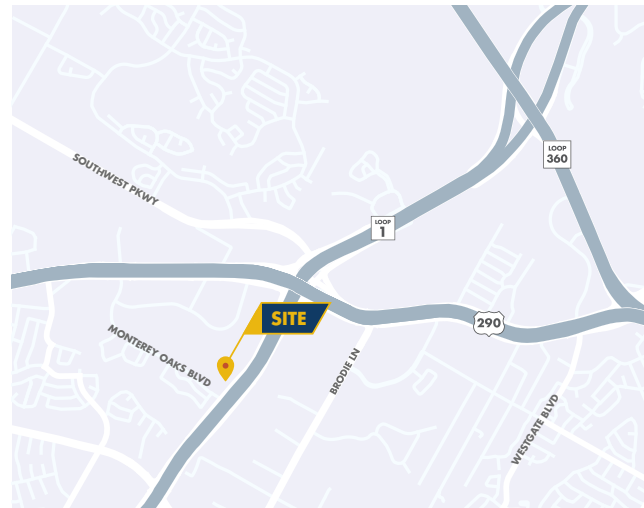
Nearby Amenities

Less than a mile from Arbor Trails, Sunset Valley, Oak Hill and Westgate retail centers

Outdoor Seating

Many outdoor seating areas with picnic tables and barbecue pits

Monterey Oaks, located off Mopac Expressway, consists of five one-story buildings that total over 160,000 SF of office space. The buildings have excellent signage and visibility opportunities and the site is just minutes from Arbor Trails and other retail centers in Sunset Valley, Oak Hill and Westgate. Monterey Oaks offers an 8:1000 parking ratio, easy access, as well as local ownership and management.



Chad Barrett
512.684.3807

barrett@aquilacommercial.com

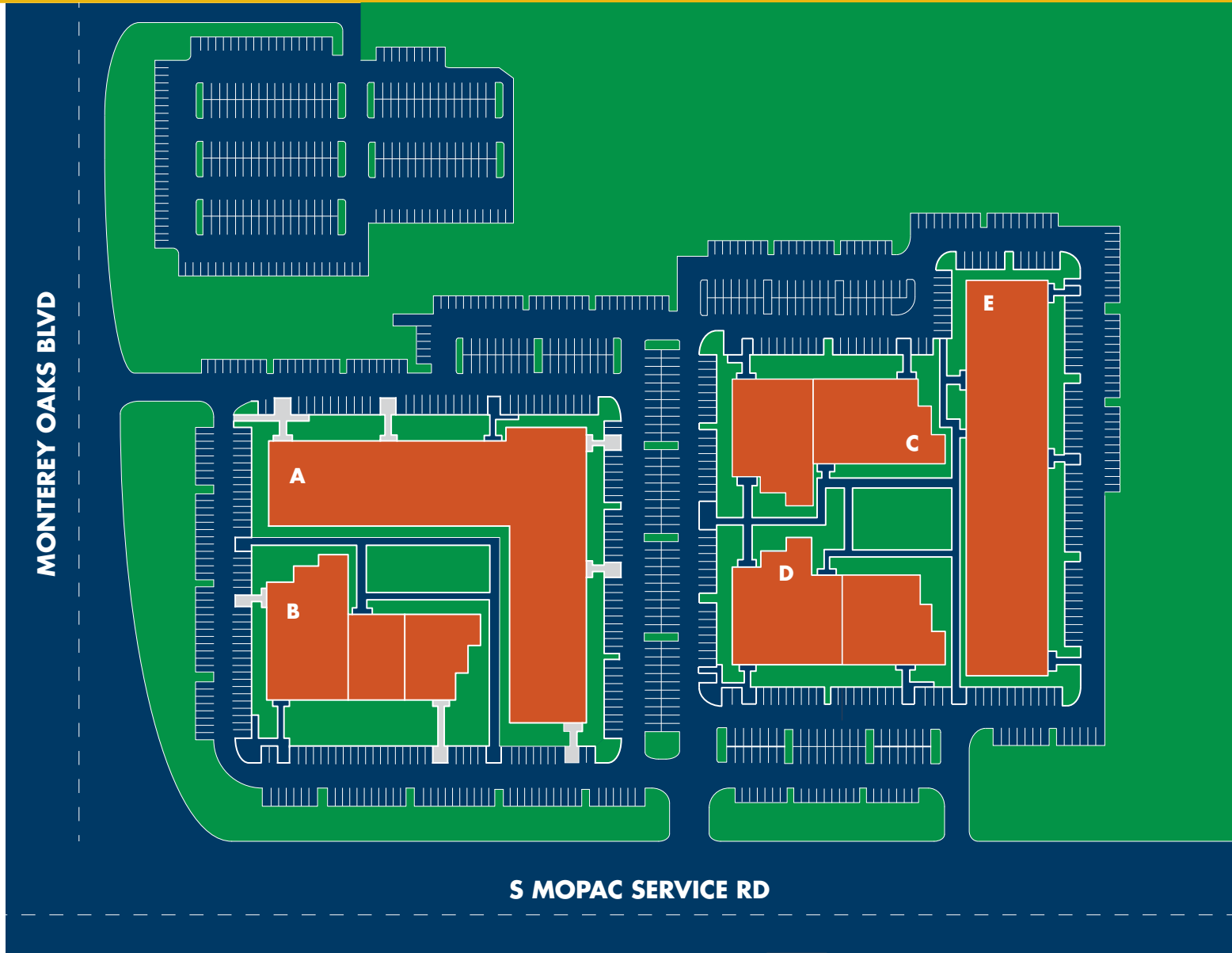
Site Plan

- Building A: 52,650 SF
- Building B: 24,300 SF
- Building C: 22,951 SF
- Building D: 22,950 SF
- Building E: 39,299 SF

Total: 162,150 SF



Scan or click to view current availability



Chad Barrett
512.684.3807
barrett@aquilacommercial.com

Monterey Oaks

OFFICE FOR LEASE

5700 S Mopac Expressway
Austin, Texas 78749



Chad Barrett
512.684.3807

barrett@aquilacommercial.com

aquilacommercial.com/Monterey-Oaks



OAK HILL

- EAT**
Austin Pizza Garden
Chen Z Noodle House
Delaware Subs
Donn's Texas BBQ
Donut Hole
Gatti's Pizza
Golden Chick
HEB
Jack in the Box
Jim's
Juiceland
Little Caesars Pizza
McDonald's
Pizza Hut
Starbucks
Sweet Treats Bakery
Via 313 Pizza

- MOVE**
Planet Fitness
YMCA

BARTON CREEK SQUARE MALL

- EAT**
Abuelo's Mexican
California Pizza Kitchen
Food Court
Nordstrom Cafe Bistro
Rudy's Bar-B-Q
- Starbucks
The Cheesecake Factory
- PLAY**
AMC Barton Creek Square

SOUTHWEST PARKWAY

- EAT**
Milano Cafe
Subway
- RELAX**
Serenity Nails & Spa

SOUTH LAMAR

- EAT**
Amy's Ice Cream
aRoma Italian Kitchen
Azul Tequila
Baker Street Pub & Grill
Crepe Crazy
In-N-Out Burger
Kerbey Lane Cafe
Papalote
Phil's Icehouse
- Plucker's Wing Bar
Red's Porch
Red Lobster
Rockin' Tomato
Soup Peddler
Souper Salad
Subway
Torchy's Tacos
Wheatsville Food Co-Op

BRODIE OAKS

- EAT**
Bombay Bistro
Freebirds World Burrito
Hunan Lion
Olive Garden
The Park on South Lamar
Pei Wei
Pinthouse Pizza
Planet Sub
Pok-E-Jo's Smokehouse
Sprouts Farmers Market
Starbucks
Texican Cafe

WESTGATE

- EAT**
Amy's Ice Cream
Arby's
Buffet Palace
Central Market
Hyde Park Bar & Grill
Juiceland
Sap's Fine Thai
Sichuan River Chinese
Subway
Taco Cabana
- MOVE**
Black Swan Yoga
- PLAY**
Regal Cinemas Westgate

SUNSET VALLEY

- EAT**
Applebee's
BJ's Brewhouse
Chick-fil-A
Chipotle
Craig O's
Doc's Backyard
Fire Bowl Cafe
IM Thai
Johnny Carino's
La Madeleine
Longhorn Steakhouse
Luby's
- Mama Fu's
Mighty Fine
Pizza Hut
Potbelly
Schlotzsky's
Serranos
Tarka Indian Kitchen
Wendy's
Zoe's Kitchen
- STAY**
Extended Stay America

ARBOR TRAILS

- EAT**
Cheddar's Kitchen
Chuy's Tex Mex
Costco
Double Dave's Pizza
Einstein Bros. Bagels
Firehouse Subs
Five Guys Burgers
Flores Mexican
Freddy's
Jersey Mike's
Jimmy John's
Kerbey Lane Cafe
Mandola's Italian
My Fit Foods
P. Terry's
Panda Express
Panera Bread
- Randalls
Smoothie King
Starbucks
Taco Cabana
Tiff's Treats
Torchy's Tacos
Whataburger
Whole Foods Market
Wholy Bagel
Wings To Go
Yaghi's Pizzeria
Yo-Way Frozen Yogurt
- MOVE**
24 Hour Fitness
Gold's Gym
PURE Bikram Yoga



Chad Barrett
512.684.3807

barrett@aquilacommercial.com



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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AQUILA Commercial LLC 567896 **info@aquilacommercial.com** 512-684-3800

Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Christopher Perry 428511 **perry@aquilacommercial.com** 512-684-3803

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 _____