

DOWNTOWN
AUSTIN, TX

WESTLAKE
HIGH SCHOOL

WESTLAKE ATHLETIC
& COMMUNITY CENTER

CAPITAL VIEW CENTER
EXECUTIVE OFFICE SPACES FOR LEASE

1301 S CAPITAL OF TEXAS HWY, WEST LAKE HILLS, TX 78746

Mark Hansen | *Advisor*
512.699.9874
mark@dealvision.com

Jackson Steinle | *Co-Founder, Vice President*
512.762.7569
jackson@dealvision.com



OFFERING



Available Space
250-500 SF (2 offices)



Lease Rate
Below market (Contact Broker)



Office Park
9.96 AC



Lease Type
MG (tenant responsible
for wifi & cable)



Eanes ISD DOC -
District Operations

Westlake Athletic &
Community Center


FOREST TRAIL
ELEMENTARY SCHOOL

Bldg B, Suite 125
Offices 109 & 110

Eanes Aquatics
Center

WESTLAKE
High School

CHAPARRALS

WESTBANK DR | 3,501 CPD

S CAPITAL OF TEXAS HWY | 44,410 CPD

Unit 109



Unit 109



Unit 110



Unit 110



Conference Room



Break Room

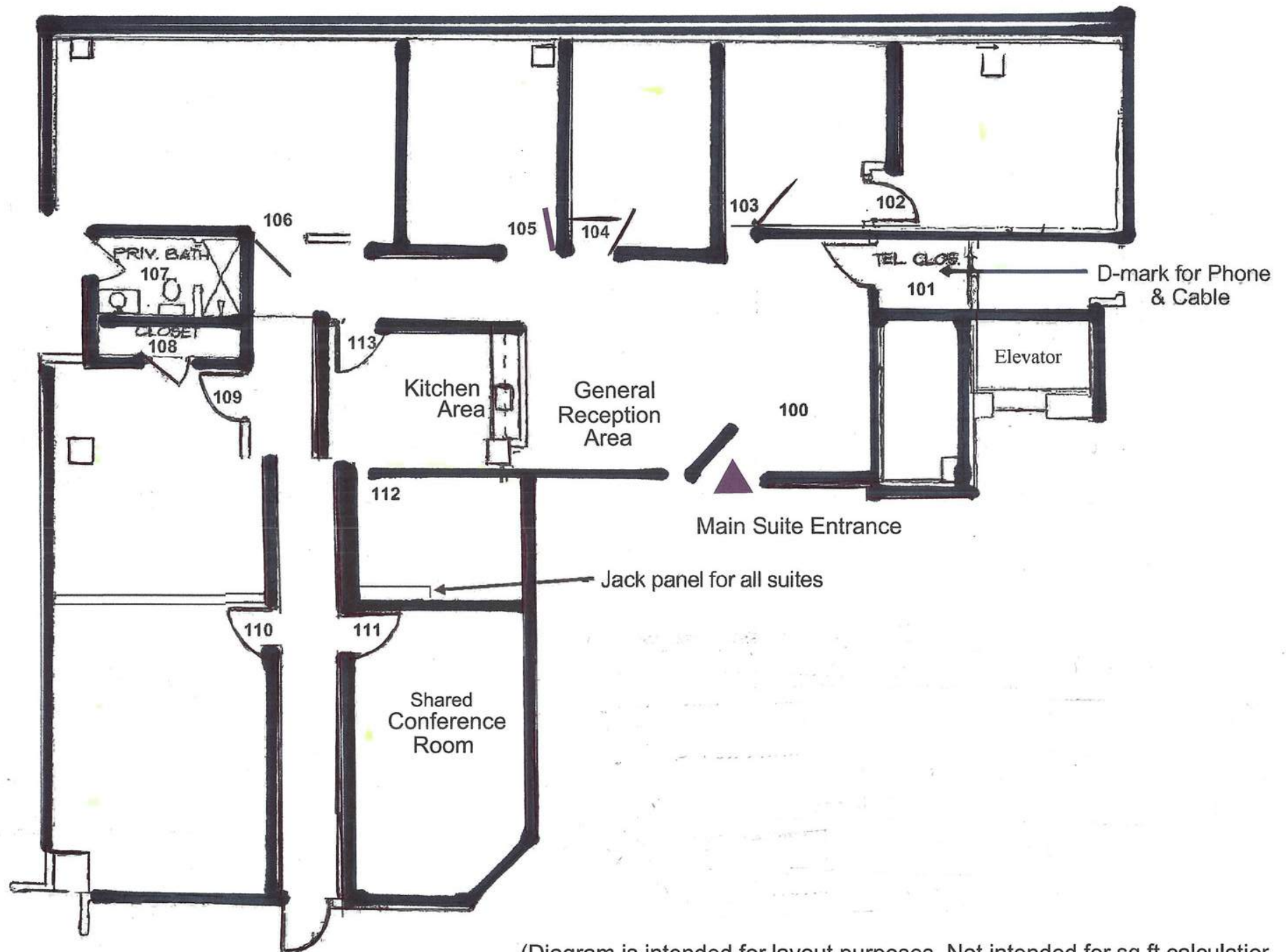


General Reception



Fed Ex & Mailroom





(Diagram is intended for layout purposes. Not intended for sq ft calculation)



DEMOGRAPHICS



DAYTIME POPULATION

2,104	16,665	18,769
RESIDENTS	WORKERS	TOTAL (1 mi)



MED. HOUSEHOLD INCOME

\$225,450	\$174,242	\$119,384
1 MI	3 MI	5 MI



HOUSEHOLDS

1,534	15,980	92,289
1 MI	3 MI	5 MI



TRAFFIC COUNTS

44,410	3,501
S Cap of TX	Westbank Dr

1301 S CAPITAL OF TEXAS HWY, WEST LAKE HILLS,
STE B125, UNITS 109 & 110 TX 78746

EXCLUSIVELY LISTED BY:



Mark Hansen

Advisor

m: 512.699.9874

e: mark@dealvision.com

License No. 841178 (TX)



JACKSON STEINLE

Co-Founder, Vice President

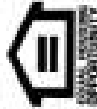
m: 512.762.7569

e: jackson@dealvision.com

License No. 783155 (TX)



BROKER OF RECORD: Nick Nelson, CCIM | License No. 9014392



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:
 - 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.

Dea1vision, LLC	9014392	team@dea1vision.com	(512) 906-6757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Nick Nelson, CCIM	603416	nick@dea1vision.com	(512) 906-6757
Designated Broker of Firm	License No.	Email	Phone
Jackson Steinle	738155	jackson@dea1vision.com	(512) 762-7569
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

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