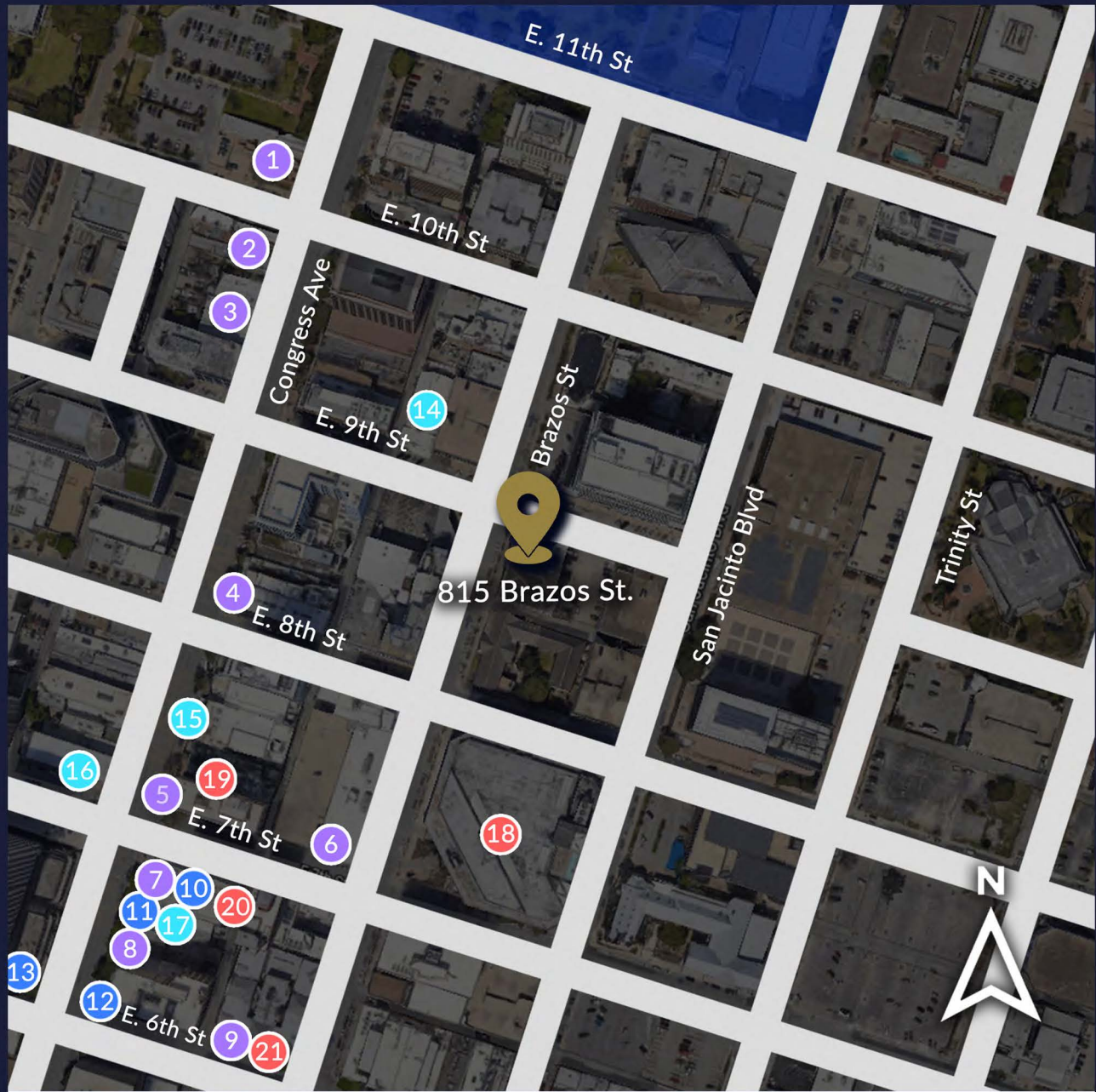# TIG

815 BRAZOS

LOCATED AT THE CORNER OF 9TH AND BRAZOS STREET, 815 BRAZOS OFFERS WALKABILITY TO NUMEROUS RESTAURANTS, RETAIL AND ENTERTAINMENT VENUES. THIS 11 STORY BUILDING OFFERS "READY-TO-GO" SPACE OPTIONS FOR SMALL AND MEDIUM SIZED TENANTS AT FLEXIBLE LEASE TERMS. THE UPPER FLOORS BOAST DRAMATIC VIEWS OF THE CAPITAL BUILDING AND DOWNTOWN.

E. 11th St

E. 10th St

Congress Ave

E. 9th St

Brazos St

San Jacinto Blvd

Trinity St

815 Brazos St.

E. 8th St

E. 7th St

E. 6th St

N

● Restaurants

1 My Thai Mom Food Truck
2 Quiznos
3 Quattro Gatti's Pizzeria
4 Chipotle
5 Roaring Fork
6 Slake Cafe
7 Caroline Restaurant
8 Royal Blue Grocery
9 1886

● Coffee Shops

10 Coffeehouse at Caroline
11 Hideout Coffeehouse
12 Capital One Cafe
13 Starbucks

● Entertainment

14 The Austin Club
15 The Paramount Theater
16 The Contemporary Museum
17 The Hideout Theater

● Hotels

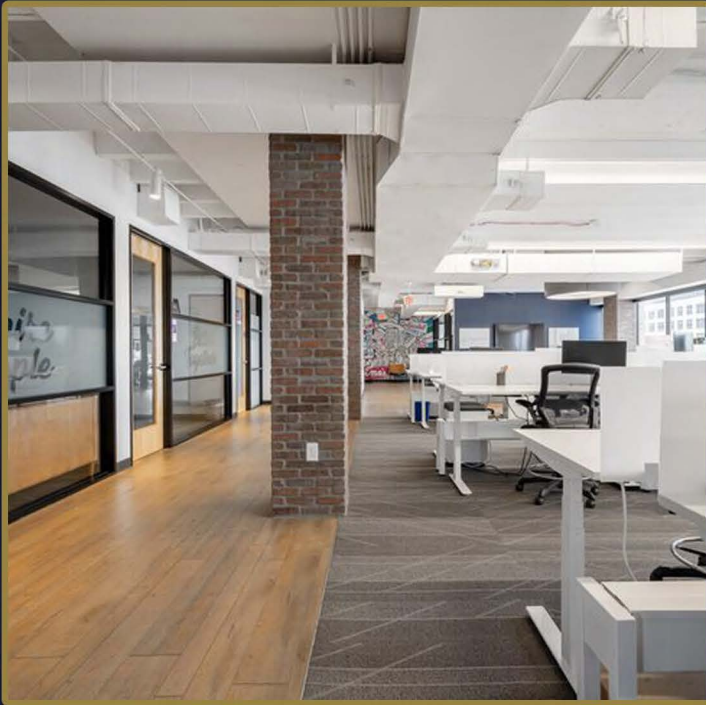18 Omni Hotel
19 Stephen F. Austin
20 Aloft & Element Hotel
21 The Driskill

Dan Lewis
dlewis@tigusa.com

TIGusa.com | 512.732.0400

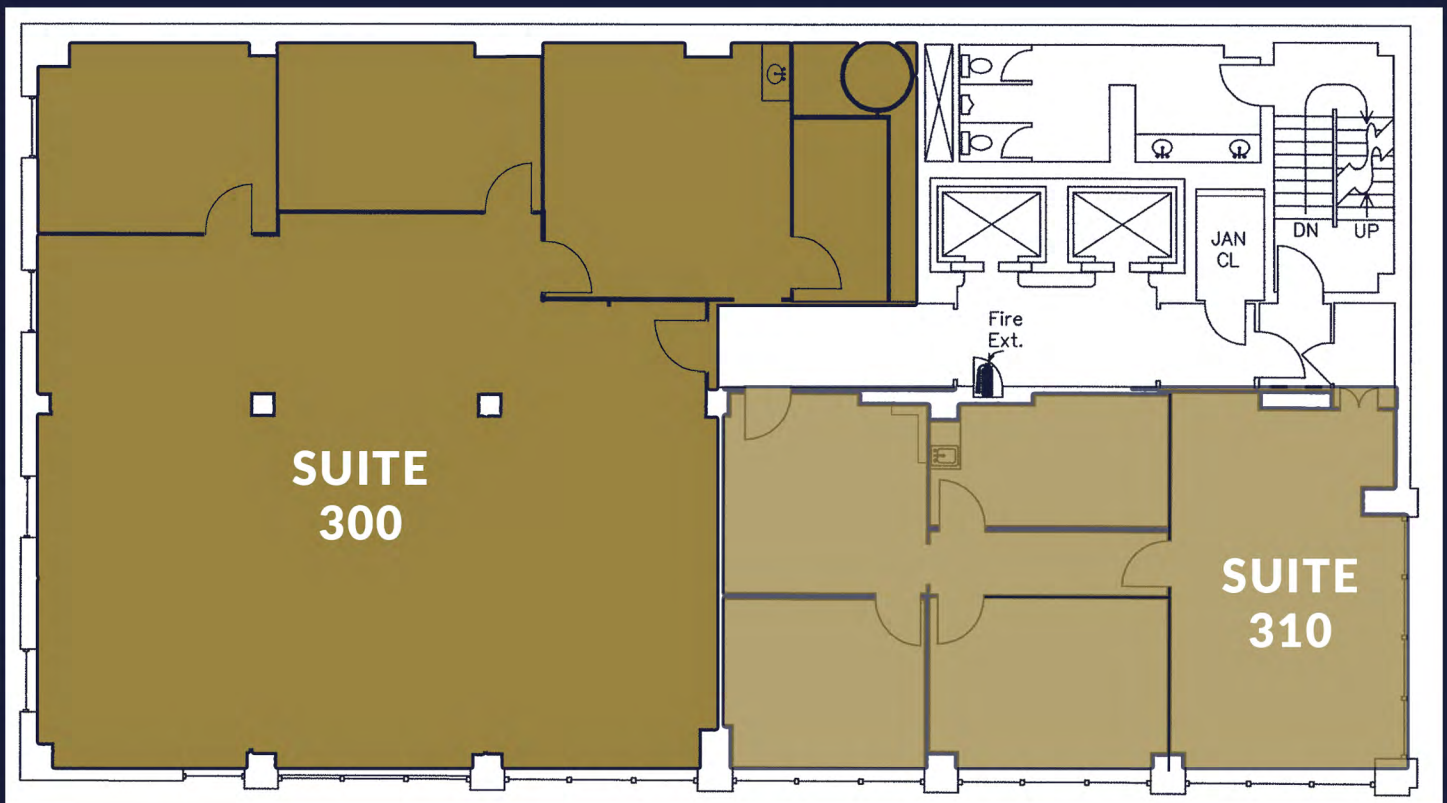David Alsmeyer
dalsmeyer@tigusa.com

TIG

READY FOR YOU

◆ **NINTH FLOOR**
SUITE 900 | 4,472 SQ-FT

◆ **SEVENTH FLOOR**
SUITE 703 | 474 SQ-FT

◆ **SIXTH FLOOR**
SUITE 600 | 2,939 SQ-FT
SUITE 601 | 924 SQ-FT
SUITE 606 | 499 SQ-FT

◆ **FOURTH FLOOR**
SUITE 400 | 4,546 SQ-FT

◆ **THIRD FLOOR**
SUITE 300 | 2,977 SQ-FT
SUITE 310 | 1,487 SQ-FT

◆ **FIRST FLOOR**
RETAIL & OFFICE SUITES
2,308 SQ-FT

AVAILABLE

♦ **SUITE 300**
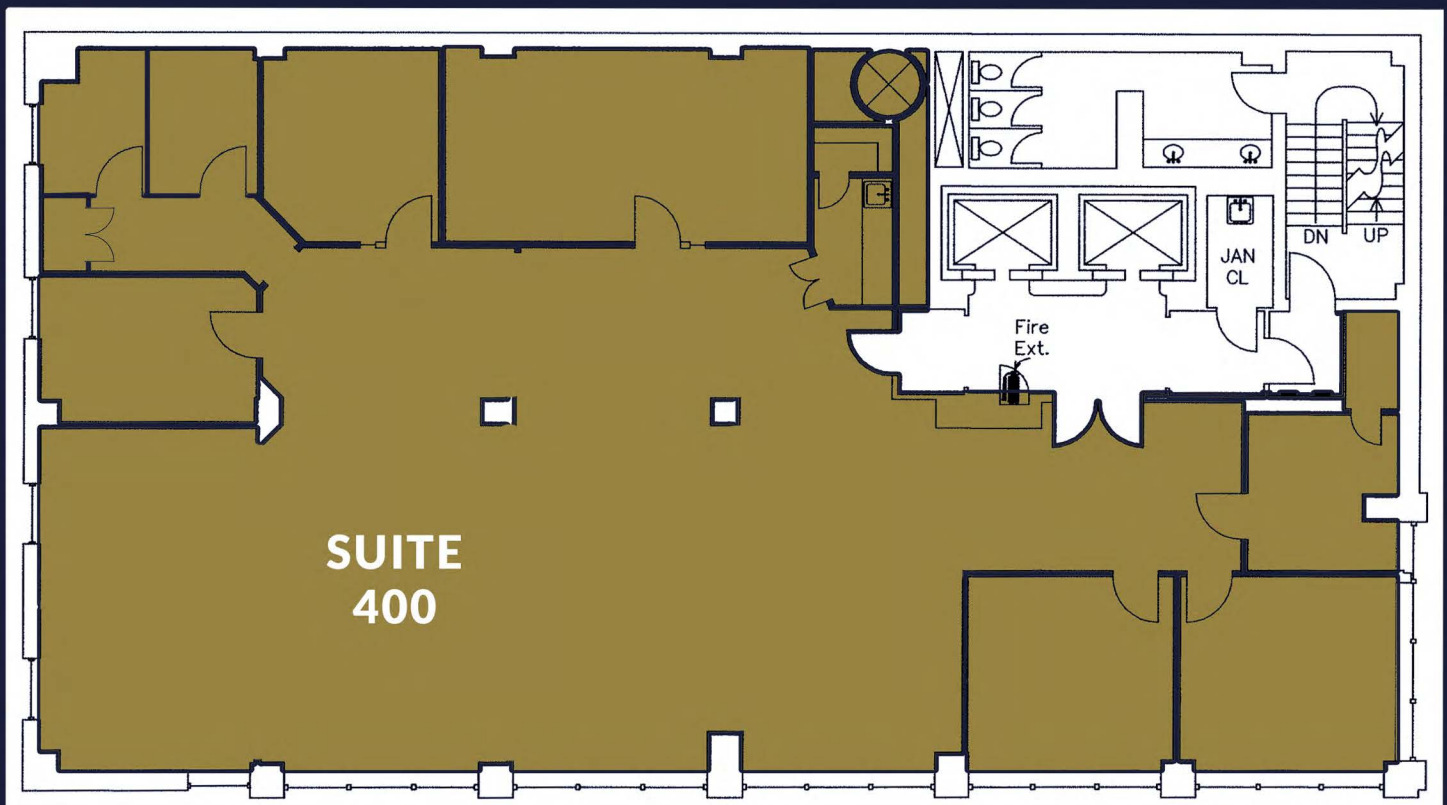2,977 SQ-FT

♦ **SUITE 310**
1,487 SQ-FT
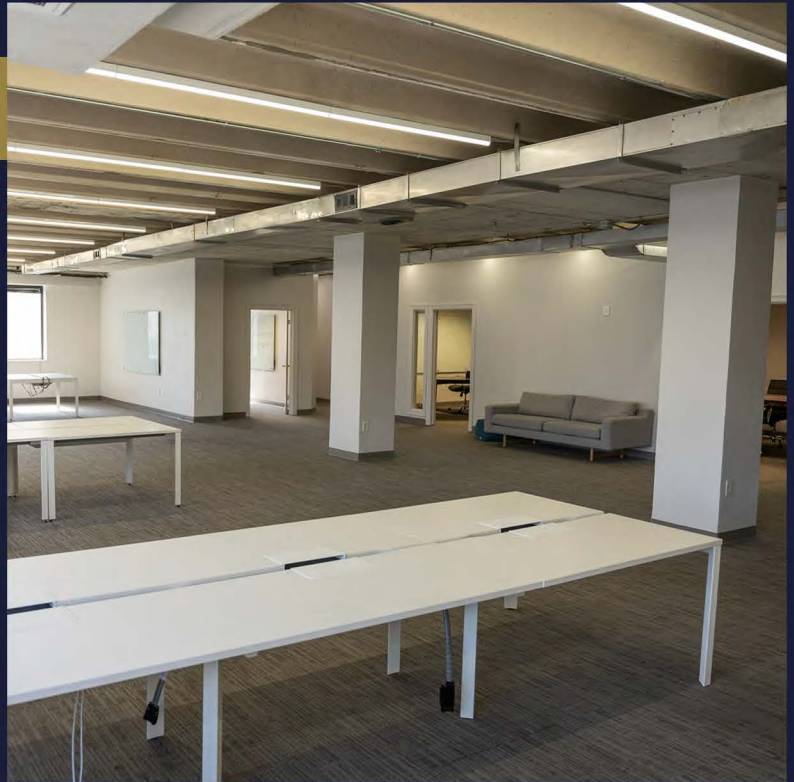
Full floor opportunity.

SUITE 300

SUITE 310

JAN CL

DN   UP

Fire Ext.

AVAILABLE

◆ **SUITE 400**
4,546 SQ-FT

SUITE 400

Dan Lewis
dlewis@tigusa.com

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David Alsmeyer
dalsmeyer@tigusa.com

AVAILABLE

- ◆ **SUITE 600**
  2,939 SQ-FT

- ◆ **SUITE 601**
  924 SQ-FT

- ◆ **SUITE 606**
  499 SQ-FT

Full floor opportunity.

SUITE 600

JAN CL

DN UP

Fire Ext.

SUITE 601

SUITE 606
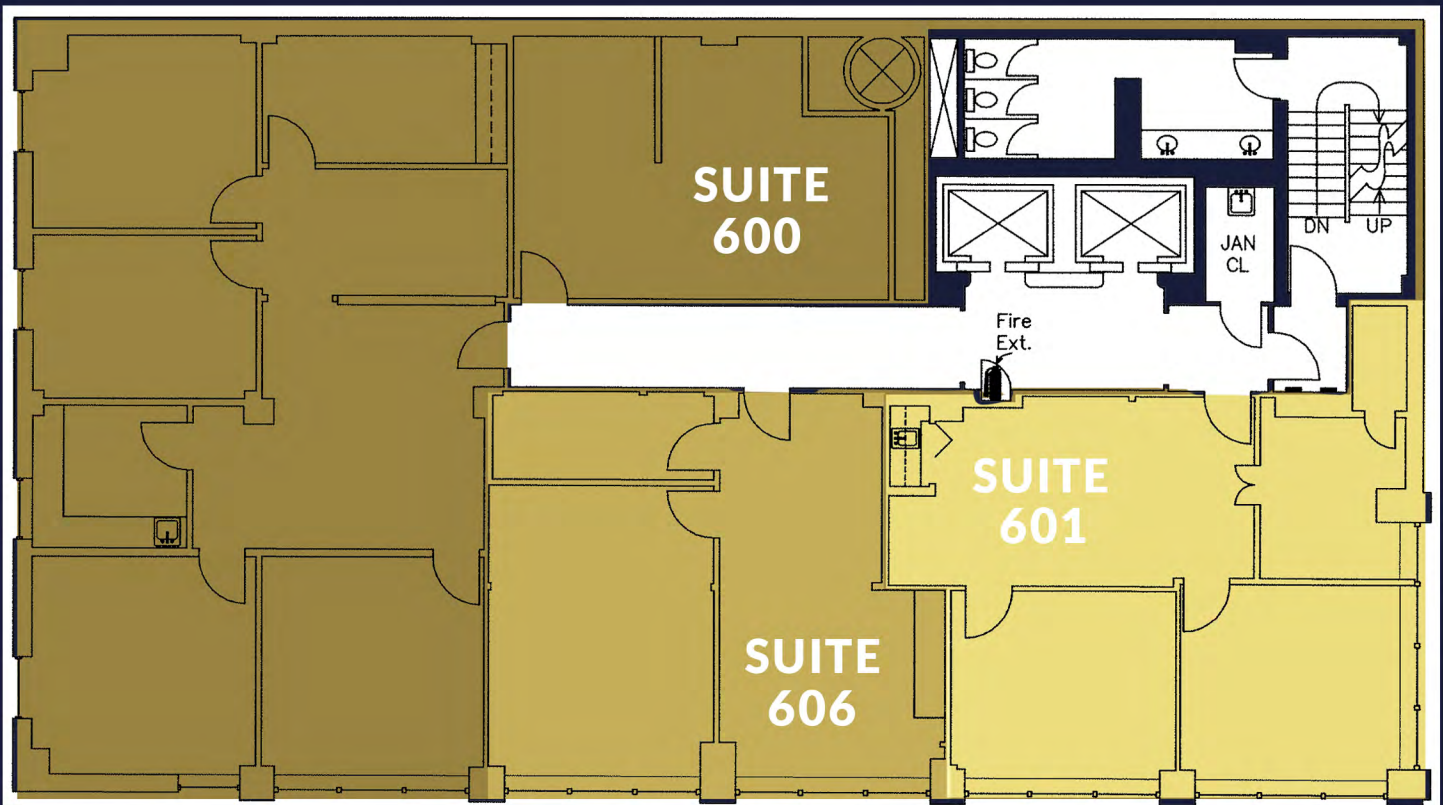
AVAILABLE

◆ SUITE 703
474 SQ-FT

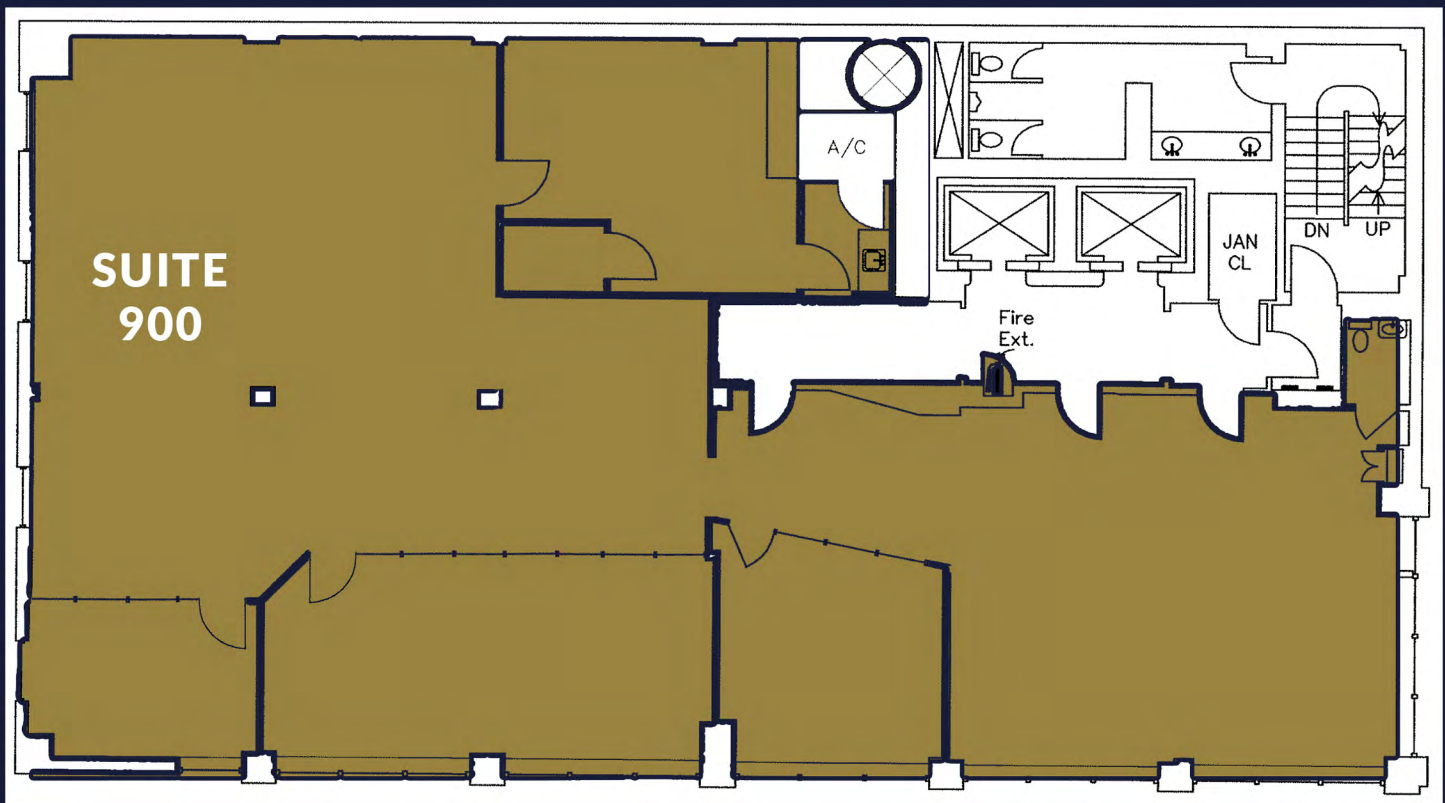

SUITE
703

Fire
Ext.

DN   UP
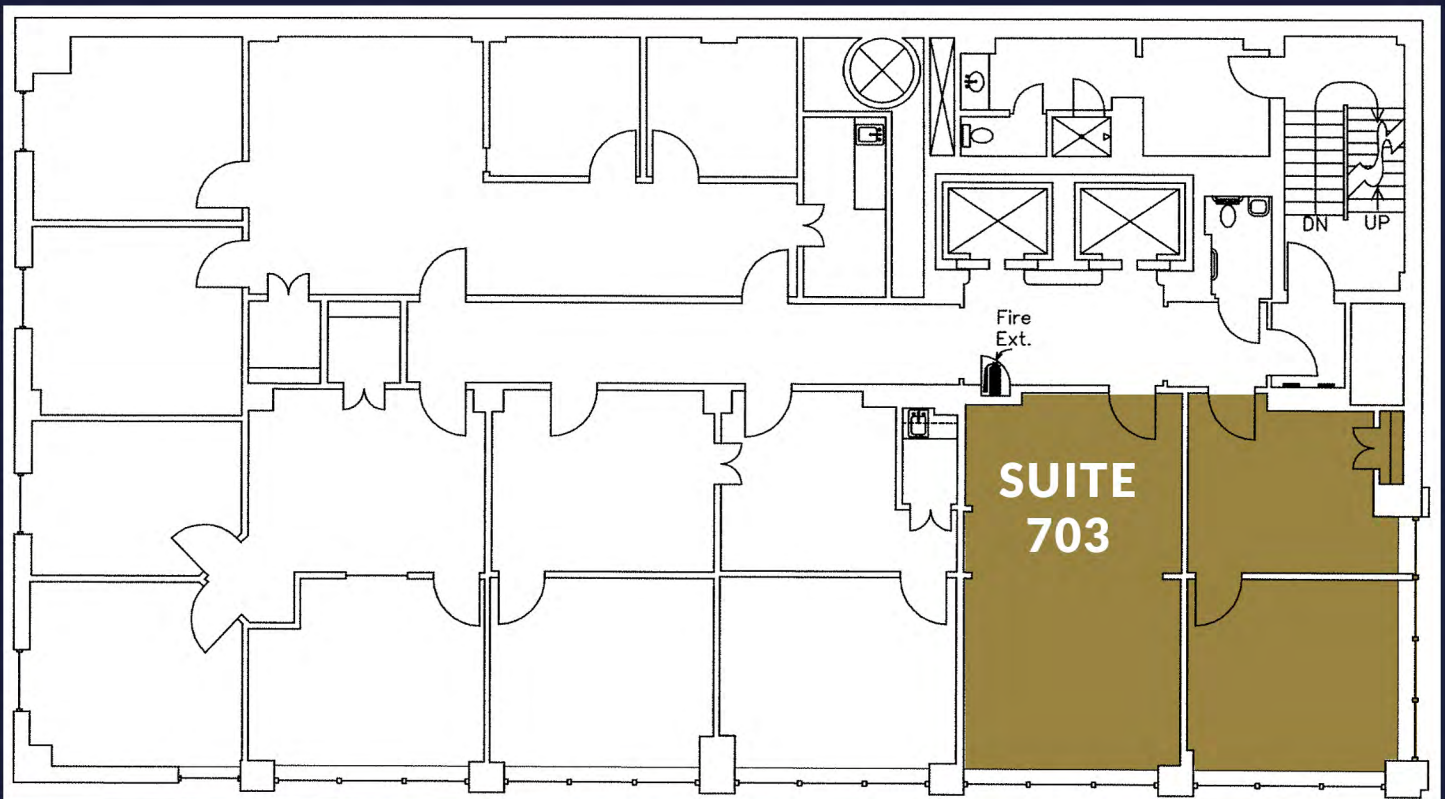
AVAILABLE

◆ **SUITE 900**
4,472 SQ-FT

INCREDIBLE 270° VIEWS.

RECENTLY REMODELED
AND MOVE-IN READY.

SUITE 900

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.

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

Regulated by the Texas Real Estate Commission   **Information available at www.trec.texas.gov**