

# Tech Center Southwest

## OFFICE FOR LEASE

4635 Boston Lane  
Austin, Texas 78735



Leigh Ellis, SIOR  
512.684.3802

[ellis@aquilacommercial.com](mailto:ellis@aquilacommercial.com)

Seth Stuart  
512.684.3817

[stuart@aquilacommercial.com](mailto:stuart@aquilacommercial.com)

Cody Schneider  
512.684.3835

[schneider@aquilacommercial.com](mailto:schneider@aquilacommercial.com)

[aquilacommercial.com/tech-center-southwest](http://aquilacommercial.com/tech-center-southwest)



### Availability

Suite 200: 16,680 SF

### Great Opportunity

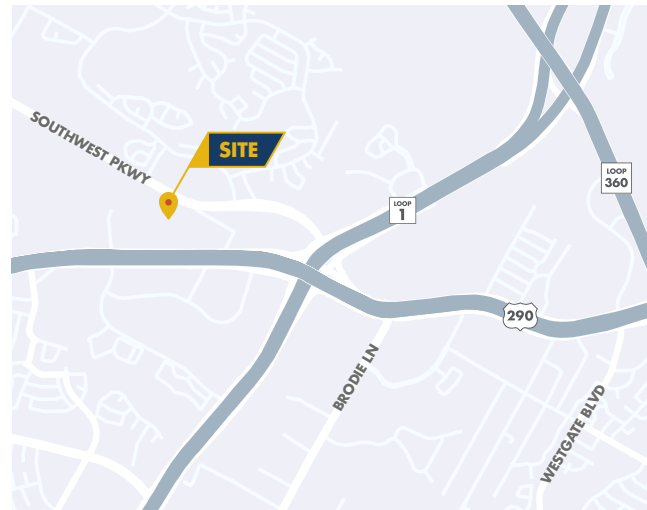
This building can be used as office, flex, manufacturing, or lab space

### Ideal Location

Located off Southwest Parkway near the intersection of Mopac Expressway and Highway 290

### Industrial Features

Dock-high loading doors and zoned CS



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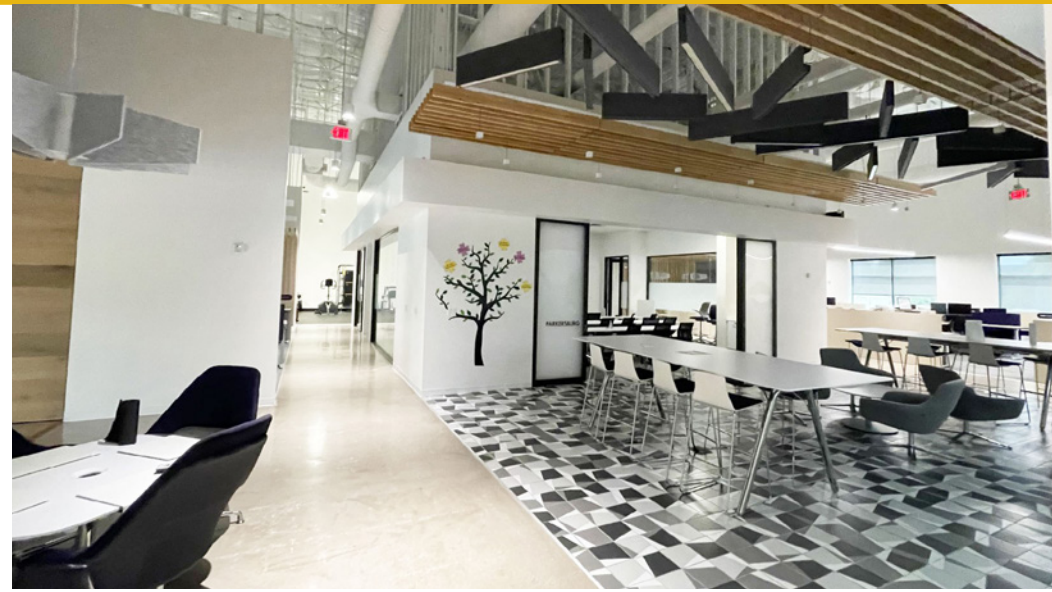
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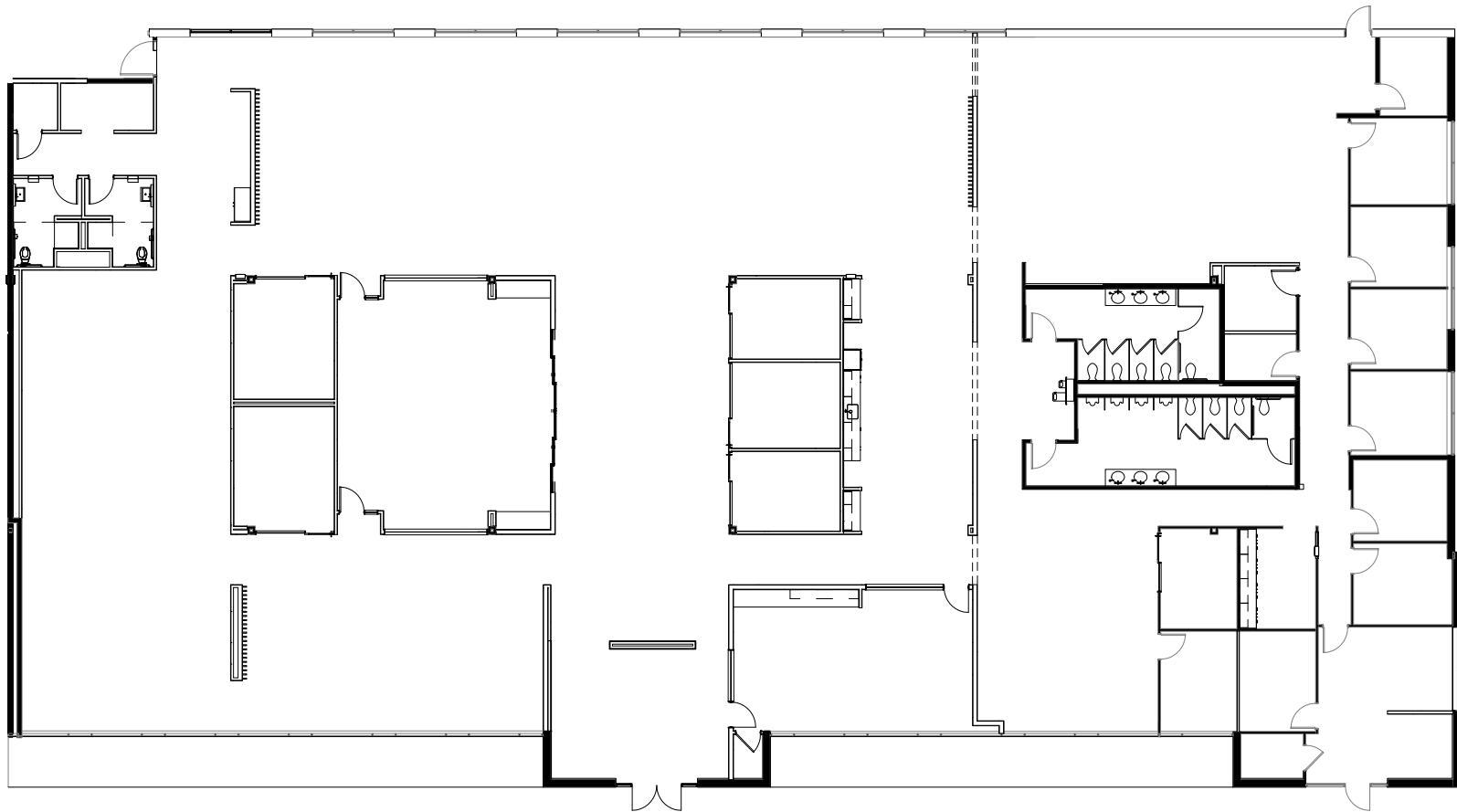
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Downtown Austin

SOUTHWEST PKWY

LOOP  
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## OAK HILL

**EAT**  
Chen Z Noodle House  
Delaware Subs  
Donn's Texas BBQ  
Golden Chick  
HEB  
Jack in the Box  
Jim's  
Juiceland

McDonald's  
Pizza Hut  
Starbucks  
Sweet Treats Bakery  
Via 313 Pizza

**MOVE**  
Planet Fitness  
YMCA

## BARTON CREEK SQUARE MALL

**EAT**  
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  
Azul Tequila  
Baker Street Pub & Grill  
Crepe Crazy  
In-N-Out Burger  
Kerbey Lane Cafe

Papalote  
Phil's Icehouse  
Plucker's Wing Bar  
Red Lobster  
Soup Peddler  
Torchy's Tacos  
Wheatsville Food Co-Op

## PLAZA 290

## BRODIE OAKS

**EAT**  
Freebirds World Burrito  
Hunan Lion  
Olive Garden  
The Park on South Lamar  
Pinthouse Pizza  
Pok-E-Jo's Smokehouse  
Sprouts Farmers Market  
Starbucks

## 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  
Jersey Mike's  
Jimmy John's  
Kerbey Lane Café  
Mandola's Italian  
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  
Yaghi's Pizzeria

**MOVE**  
24 Hour Fitness  
Gold's Gym

## SUNSET VALLEY

**EAT**  
Applebee's  
BJ's Brewhouse  
Chick-fil-A  
Chipotle  
Craig O's  
Doc's Backyard  
Fire Bowl Cafe  
IM Thai  
La Madeleine  
Longhorn Steakhouse

Mighty Fine  
Pizza Hut  
Poibelly  
Schlotzsky's  
Serranos  
Tarka Indian Kitchen  
Wendy's

**STAY**  
Extended Stay America

## WESTGATE

**EAT**  
Amy's Ice Cream  
Arby's  
Buffet Palace  
Central Market  
Juiceland  
Sap's Fine Thai  
Sichuan River Chinese  
Subway  
Taco Cabana

**MOVE**  
Black Swan Yoga

**PLAY**  
Regal Cinemas Westgate



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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.

## 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 \_\_\_\_\_