7951 Shoal Creek Austin Texas, 78757





AVAILABLE:

Base Rate:

6,094 SF First Floor

\$35.00

USES:

NNN:

Professional/Medical Class A Office

\$10.50

Amenities:

- Austin's Top Eateries Restaurants, Café's (Fine Dining - Fast Casual)
- Nearby Austin's Popular Entertainment Districts
- Mixed Use Retail within walking distance

SUMMARY:

6,094 square feet remaining of Executive Class A Office/ Medical Space a Unique Urban Development for Lease. Enjoy a Modern day atmosphere in your new creative workspace. The Building will consist of 4 stories accommodating to a wide range of tenants. The developer welcomes creative tenants . New Construction allows flexibility to design customized creative workspaces.

LOCATION:

The highly visible site is strategically located within close proximity of Austin's major transit corridors, Easy Access to Mopac Expressway, Highway 183. Conveniently located 7 Miles north of Downtown. 16 miles from Austin Bergstorm Int'l Airport.

MFB Real Estate Services, LLC. 3724 Jefferson St Suite 210 Austin Texas, 78731 www.mfbrealestateservicescom Jay Legg 512.921.9950 Mobile 512.452.9902 Office Jay.Legg@mfbrealestate.com

OVERVIEW

AVAILABLE FOR OCCUPANCY

STRUCTURED PARKING: 253

Parking Spaces

DAILY TRAFFIC COUNT: 15,990

7951 SHOAL CREEK
6,094 SF OFFICE
BUILDING FOR LEASE

PROPERTY INFO:

- Great Visibility
- Building Signage Available
- Refined Design Floor to Ceiling Glass on Office
 Levels
- Modern Sleek Design offers Abundant Natural Light Throughout
- Build to Suit Leased Interiors
- Typical Floor ±10,899 square Feet
- ±48,000 SF Building

PROPERTY HIGHLIGHTS

- Central Infill Location
- Great visibility
- Onsite Banking
- Structured Parking -253 Spaces

PROPERTY SUMMARY

• Price: Call for Pricing

Available Now

Lot Size: 4.87 Acres

• Building SF: 48,000SF



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DEMOGRAPHICS

One Mile Radius

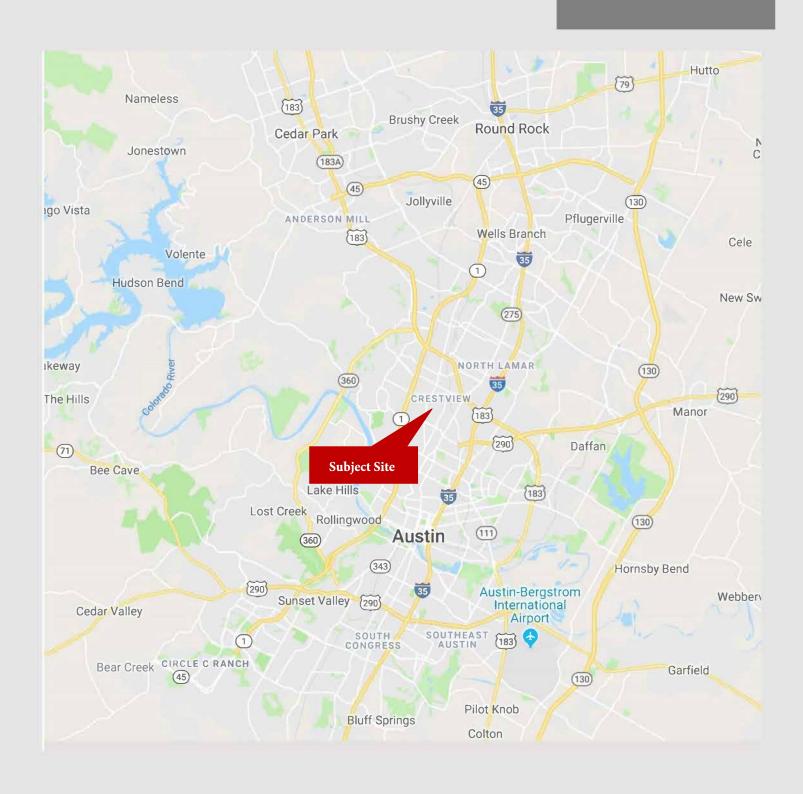
- Central Submarket
- Traffic Count 15,990 Est. Daily
- Population 20,953
- Households 11,204
- Average Age 39
- Median HH Income \$67,663
- Daytime Employees 17,716
- Population Growth +12.2%





STREET MAP

7951 SHOAL CREEK 6,094 SF OFFICE BUILDING FOR LEASE



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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
 - 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.

Jess Noble Legg IV Licensed Broker / Broker Firm Name or Primary Assumed Business Name	392162 License No.	jay.legg@mfbrealestate.com Email	512-452-9902 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		ord Initials Date	
Regulated by the Texas Real Estate Co	mmission	Information available	e at www.trec.texas.gov

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