



AVAILABLE FOR SALE OR LEASE

Flex Industrial/Creative Office Space | Monterey Tech Center

4407 Monterey Oaks Blvd, Austin, TX 78749

Property Highlights

- Two (2) Building Office/Flex Campus
- **Building I: ±40,729 SF**
- ±29,099 SF Available For Lease - Divisible
- **Building II: ±33,606 SF**
- ±33,606 SF Available Now For Sale or Lease - **Full Building Opportunity**
- 3.36/1,000 Parking Ratio
- Tenant Improvement Allowance Available
- Easy Access via MoPac & Highway 290

Pricing

Contact Broker

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BROKERAGE SERVICES
partners

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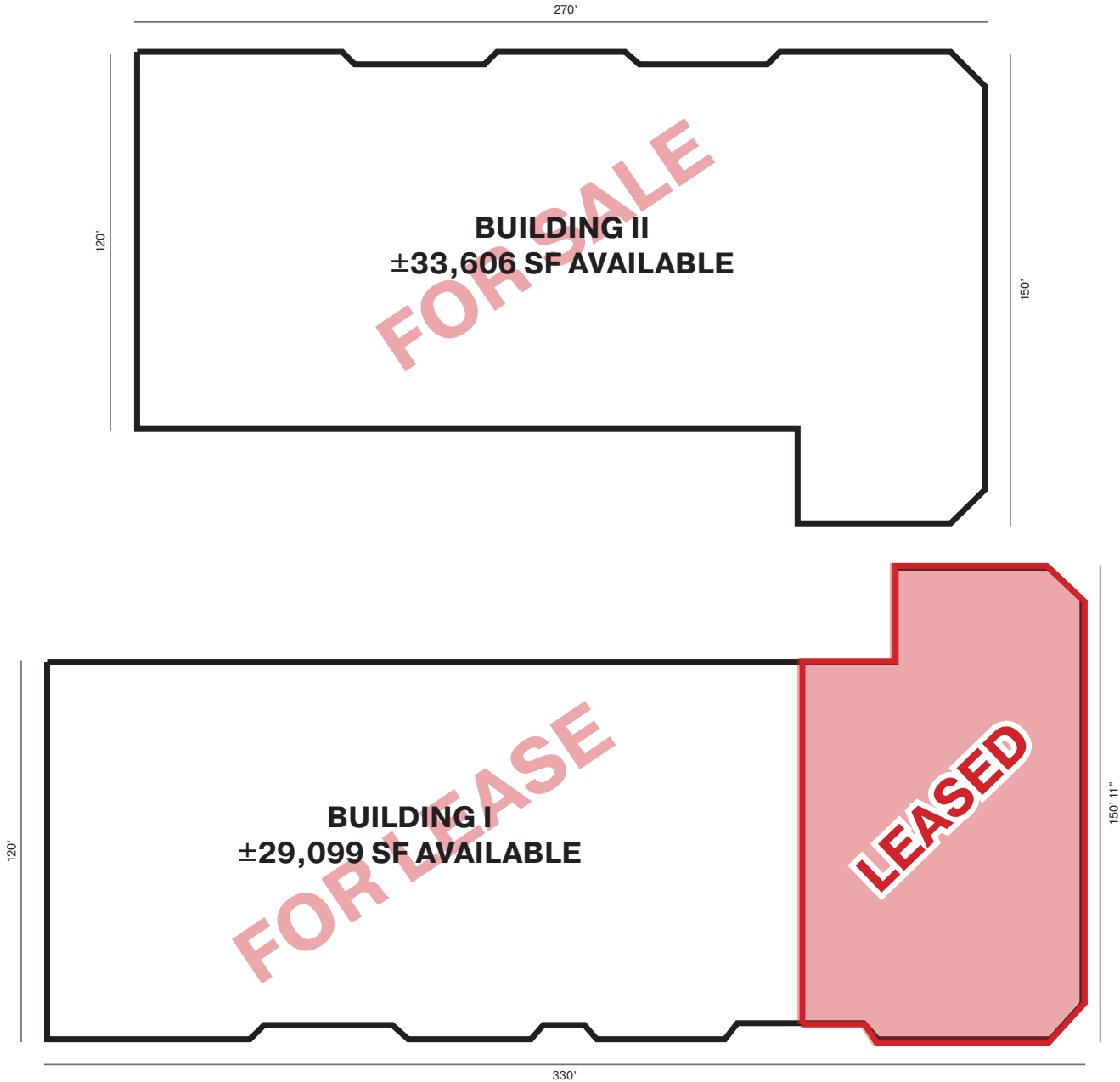
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BUILDING I PROPOSED LAYOUT 1

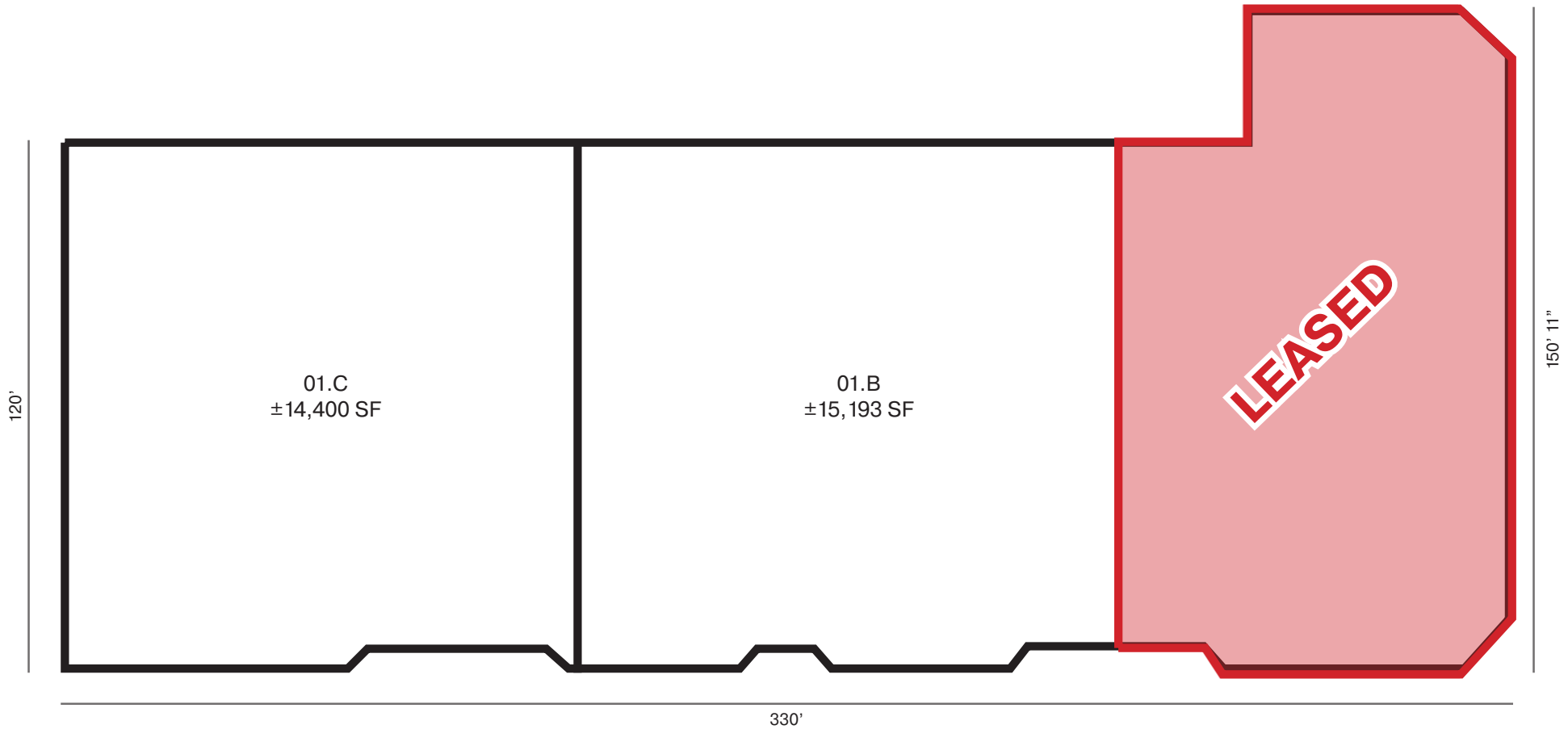


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BUILDING I PROPOSED LAYOUT 2

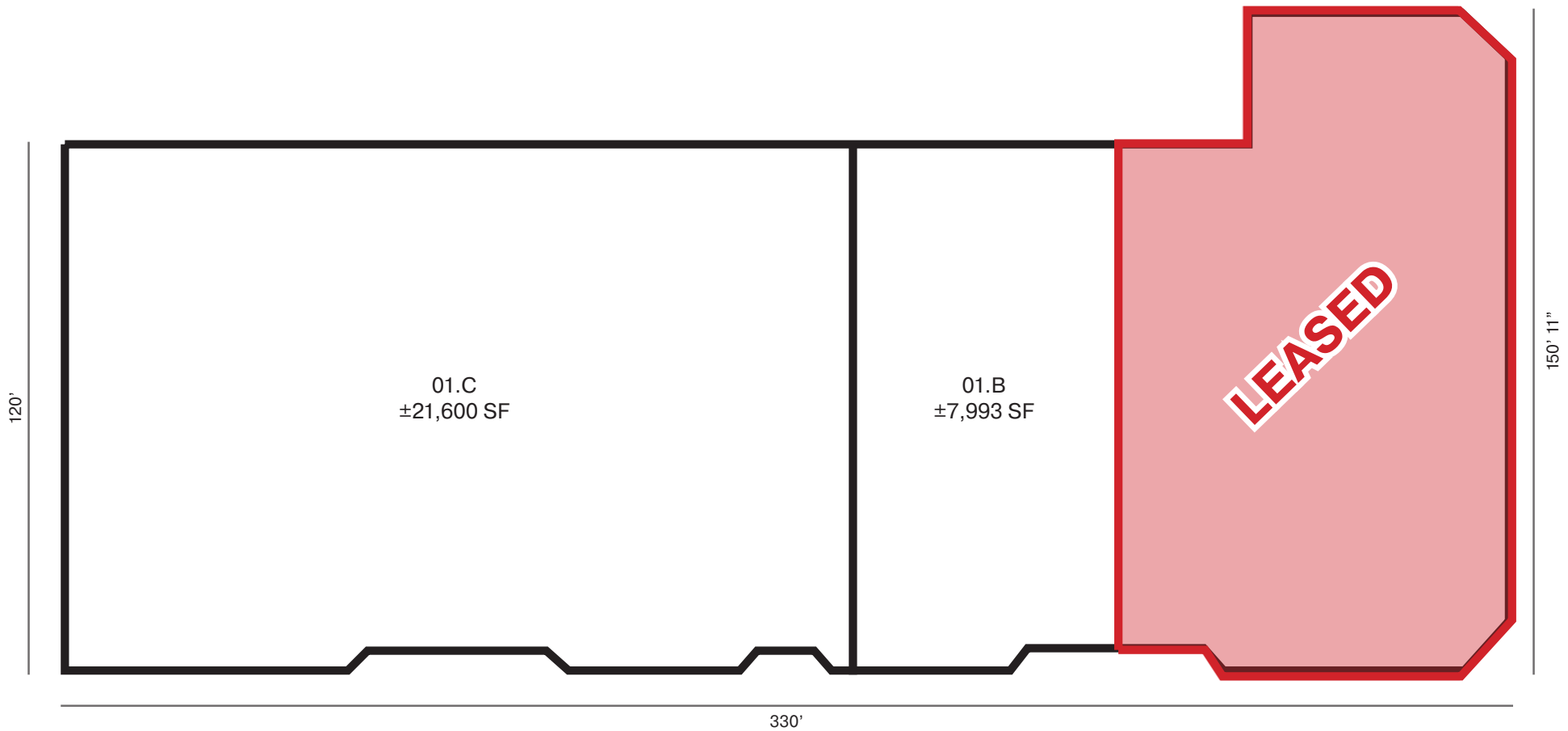


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BUILDING I PROPOSED LAYOUT 3



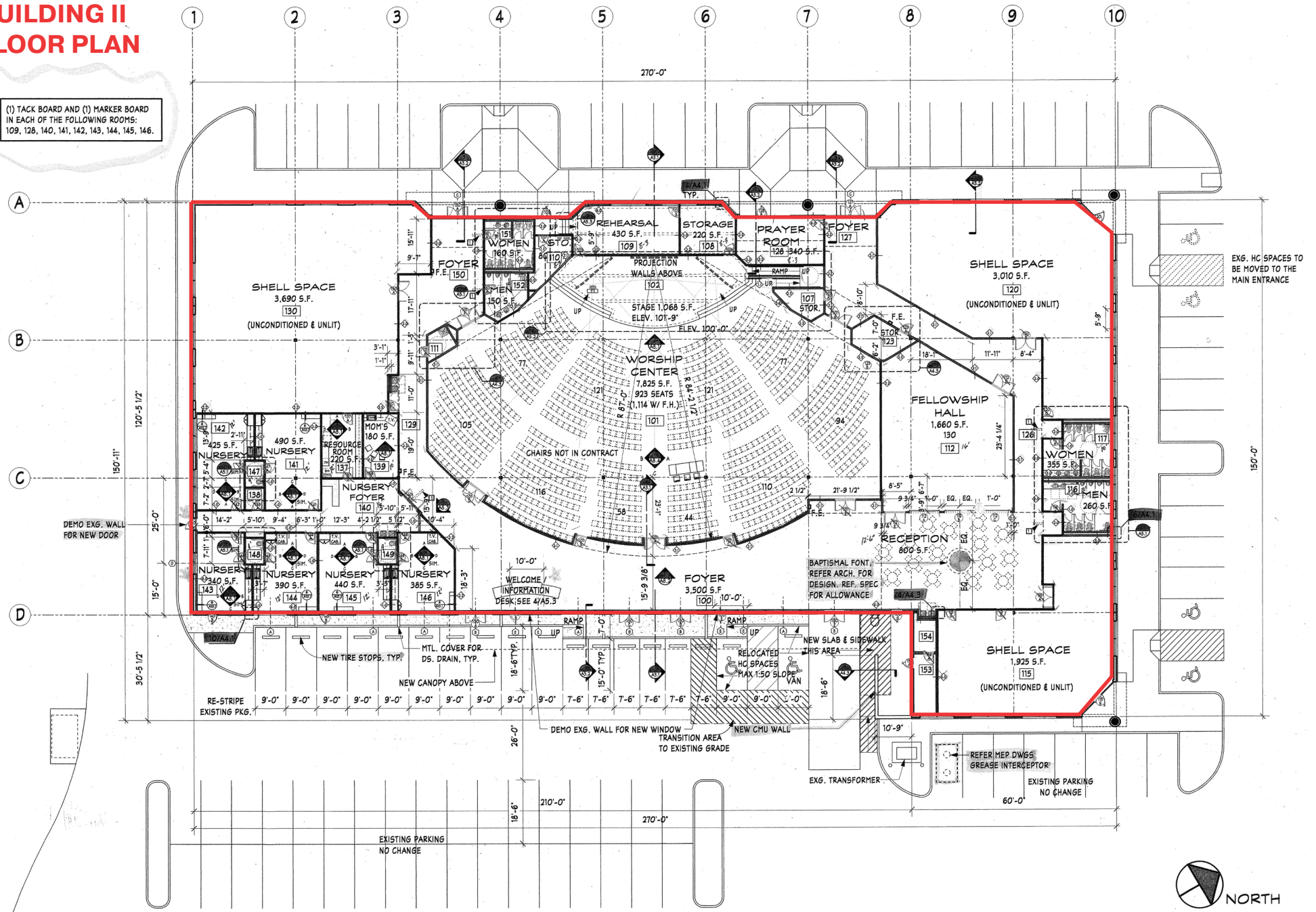
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BUILDING II FLOOR PLAN

(1) TACK BOARD AND (1) MARKER BOARD
IN EACH OF THE FOLLOWING ROOMS:
109, 128, 140, 141, 142, 143, 144, 145, 146.



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OMNI RESORTS
barton creek | austin

LOOP 360

intel

LOOP 1

Zilker Park

Barton Skyway
25.6 AC Class A
Office Campus

BARTON CREEK
SQUARE
A BIRCH MALL

Barton Creek
Greenbelt

AC HOTELS
solarwinds
AMD
arm
CARVE
NXB
YETI

TARGET
plucks
WATABURGER
Olive Garden
Moe's
LA FITNESS
Tacodeli

Southwest Pkwy

290

Oak Hill
Elementary
School

Brodie Oaks
Redevelopment
3 Million SF

Walmart
TJ-maxx
KOHLS
Wendys
Academy
Michaels
Schlotzsky's
Chick-fil-A
petco
Total Wine
ULTA
Academy

Belterra 1-600
AC Community

COSTCO
Marshall's
Torchy's
Tiff's Treats
Chuy's
WELLS FARGO
WHOLE FOODS
STARBUCKS
CHASE

290

35

LOOP 1

Earth

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.

PCR Brokerage Austin, LLC dba Partners	9003950	licensing@partnersrealestate.com	713-629-0500
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Kyle Kennan	725120	kyle.kennan@partnersrealestate.com	210-714-2196
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____