

Office Building For Sale or Lease

2006 E. Cesar Chavez
Austin, TX 78702



± 3,400 SF Available For Sale or Lease

PROPERTY INFORMATION

- Seller financing available
- Terms: Contact Agent
- Parking: 7 Spaces
- Prime eastside location
- Open Floor Plan
- Fiber Connection
- 2018 Renovation
- Existing Systems Furniture Available
- Conference Rooms

Laura Gass Weaver
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2006 East Cesar Chavez Building Systems

Building structure

3,400 SF Gross (34' x 100'), single-story building

Reinforced concrete slab on grade foundation

Load bearing masonry exterior walls

Wood framed roof structure

Building exterior

Roof: 60-mil, TPO (thermoplastic polyolefin membrane) roof system with integral R-30 thermal insulation, installed to deck, May 2011; 20-year transferable warranty (May 2031). Roof inspections and maintenance occur annually.

Exterior walls: Masonry and EIFS (synthetic stucco), 100% painted.

Exterior glazing: fixed glass block windows on east and west elevations; double pane exterior storefront glazing on south and north elevations.

Front entry door: double pane, single storefront door, controlled access.

Back entry door: insulated, hollow metal door/frame with fixed lite, controlled access.

Parking: On-site, seven total, including one accessible space.

Building interior finish-out, MEP and security systems

Building remodel and upgrades: 2018-Q1; interior finishes removed to cold, dark shell. Interior wood framed roof structure was refinished for even-aesthetic, then, left exposed.

The interior finish-out: high quality, commercial grade materials and finishes, including replacement of all mechanical, electrical/lighting and plumbing systems. All perimeter interior walls were furred over and have R-13 thermal batt insulation. Interior clear height is 11'-0" AFF.

Mechanical system: Three distinct zones serviced by commercial grade Carrier rooftop units (gas fueled, SEER 14.0, R401A refrigerant); quarterly inspections and maintenance occur.

Electrical system: 240/120V - 200amp overhead service. All interior lighting is LED with dimmers and motion sensors. Emergency lights and exit signage are code compliant.

Plumbing systems:

- Natural gas fuel to HVAC rooftop units for heating purposes.
- Electric on-demand water heaters serve vanity sinks and kitchen.
- All plumbing fixtures are City of Austin and TAS/ADA compliant.

Security system:

- Owned
- Off-site monitoring available
- Four exterior, network-compatible cameras
- Exterior lighting
- Interior motion sensors
- Door contacts at exterior doors
- Key fob readers at exterior doors

Internet/cable:

Fiber connection and Spectrum cable installed

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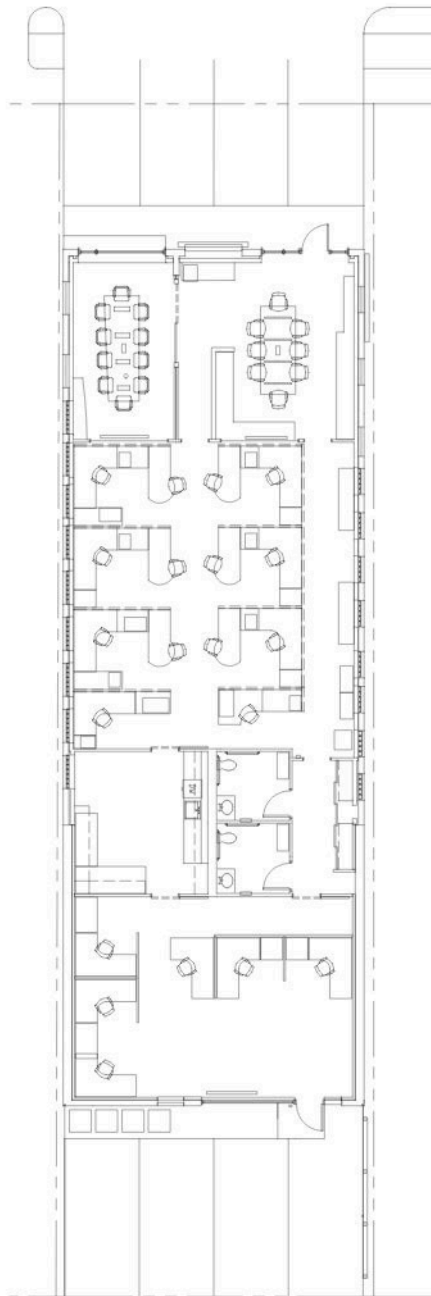


Floor Plan; Furniture Options

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With Furniture

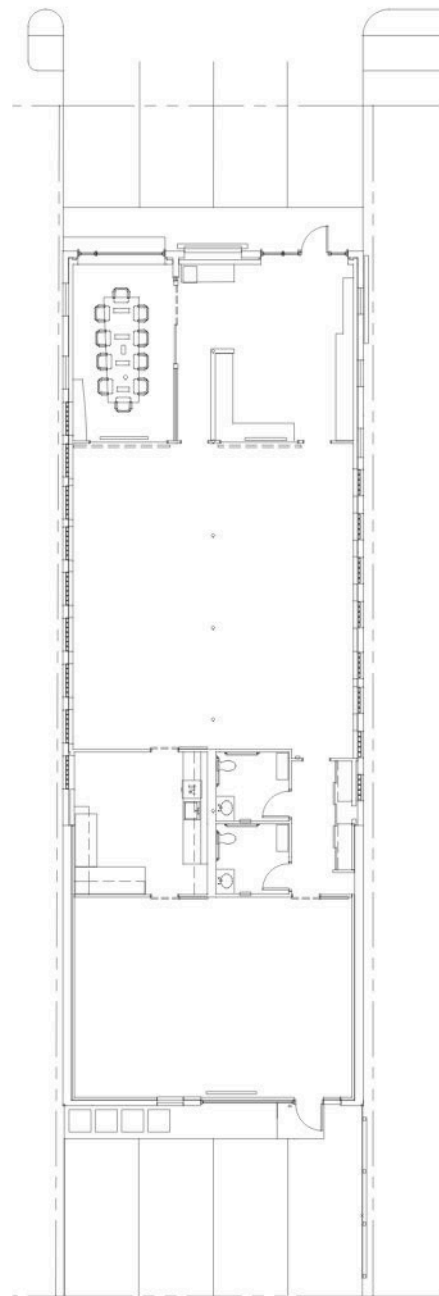
East Cesar Chavez Street



Alley

Without Furniture

East Cesar Chavez Street



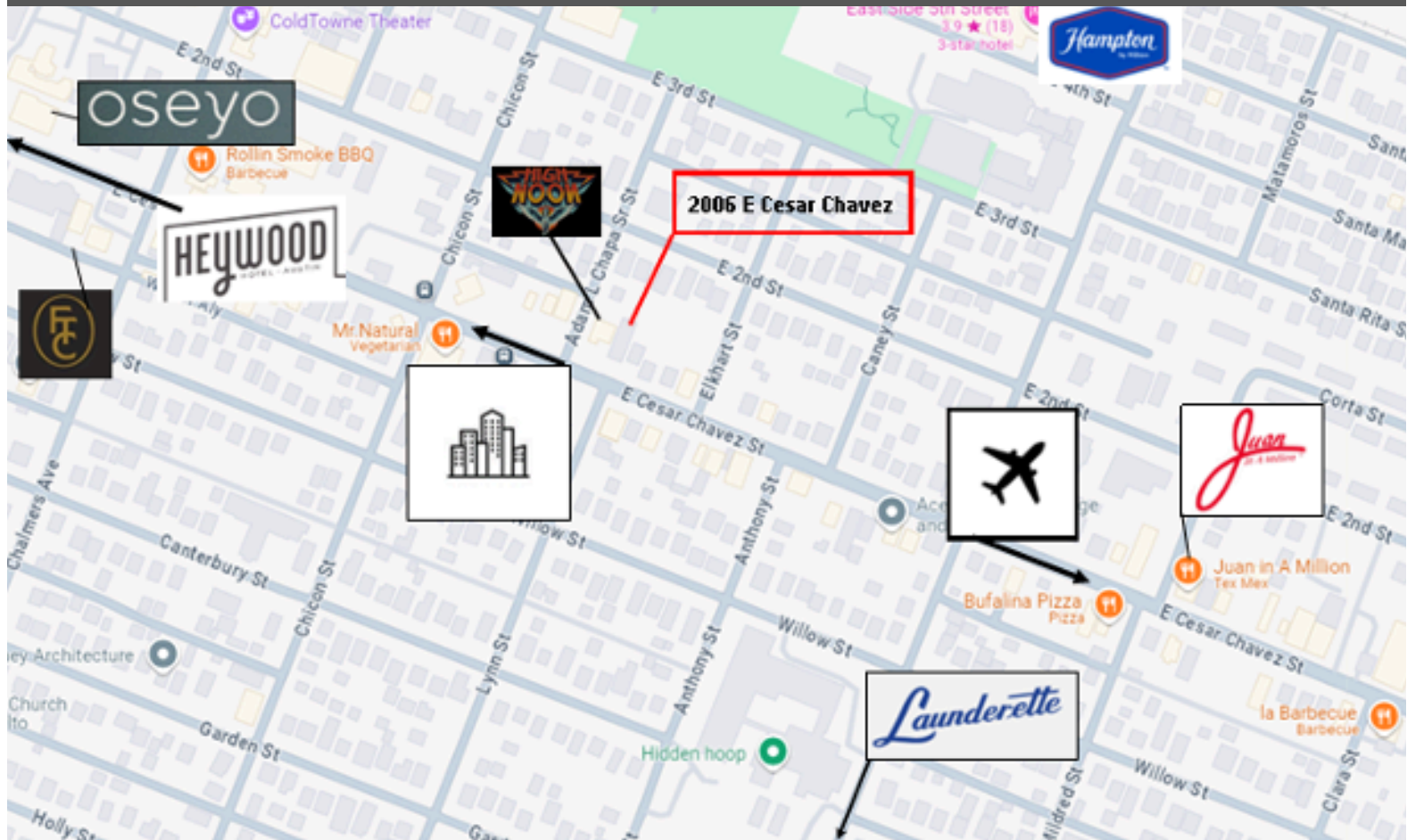
Alley

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NEARBY AMENITIES

- High Noon
- Lou's Eastside
- Flat Track Coffee
- Juan in a Million
- Laundryette
- Oseyo
- Heywood Hotel
- Hampton Hotel

DRIVE TIMES

- Austin-Bergstrom International Airport- 11 minutes
- Downtown Austin- 9 minutes
- UT Austin Campus- 10 minutes
- Round Rock- 23 minutes
- Bastrop- 29 minutes
- Texas State Campus- 32 minutes

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Information About Brokerage Services

11-2-2015

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.

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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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