

900 W North Loop Blvd

AUSTIN, TX 78756

OFFICE BUILDING



THE EKLUND|GOMES TEAM
AT DOUGLAS ELLIMAN REAL ESTATE

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 Douglas Elliman

A Brief Introduction



Welcome to 900 W North Loop Blvd, a premium, turnkey office and creative space in Austin's vibrant Brentwood neighborhood. This recently renovated, two-story building offers 3,540 square feet of flexible, light-filled workspaces, thoughtfully designed for creative agencies, tech startups, boutique firms, and forward-thinking professionals.

Located in North Central Austin between North Lamar and Burnet Road, the property offers walkable access to retail and dining, as well as proximity to many of the city's most desirable residential neighborhoods.

Formerly home to a fine art consultancy, the building reflects its creative roots in both design and atmosphere. It has been immaculately maintained and features a vibrant energy enhanced by multiple outdoor spaces—including a private courtyard and a rooftop terrace. It was designed and built with Feng Shui principles and remodeled in 2023, creating a harmonious and balanced environment that enhances productivity and well-being.

Sustainability is at the forefront, with eco-friendly features such as carpet made from recycled bottles and wall insulation crafted from recycled denim. The space boasts an industrial creative aesthetic, highlighted by exposed ducting and contemporary finishes throughout. Its harmonious design, sustainable elements, turnkey convenience, and prime Austin location blend business functionality with lifestyle perks.

This is a rare opportunity to secure a modern, inspiring workspace where every detail—from artful lighting to wellness features—has been thoughtfully curated to help your business thrive at the intersection of innovation, accessibility, and style.

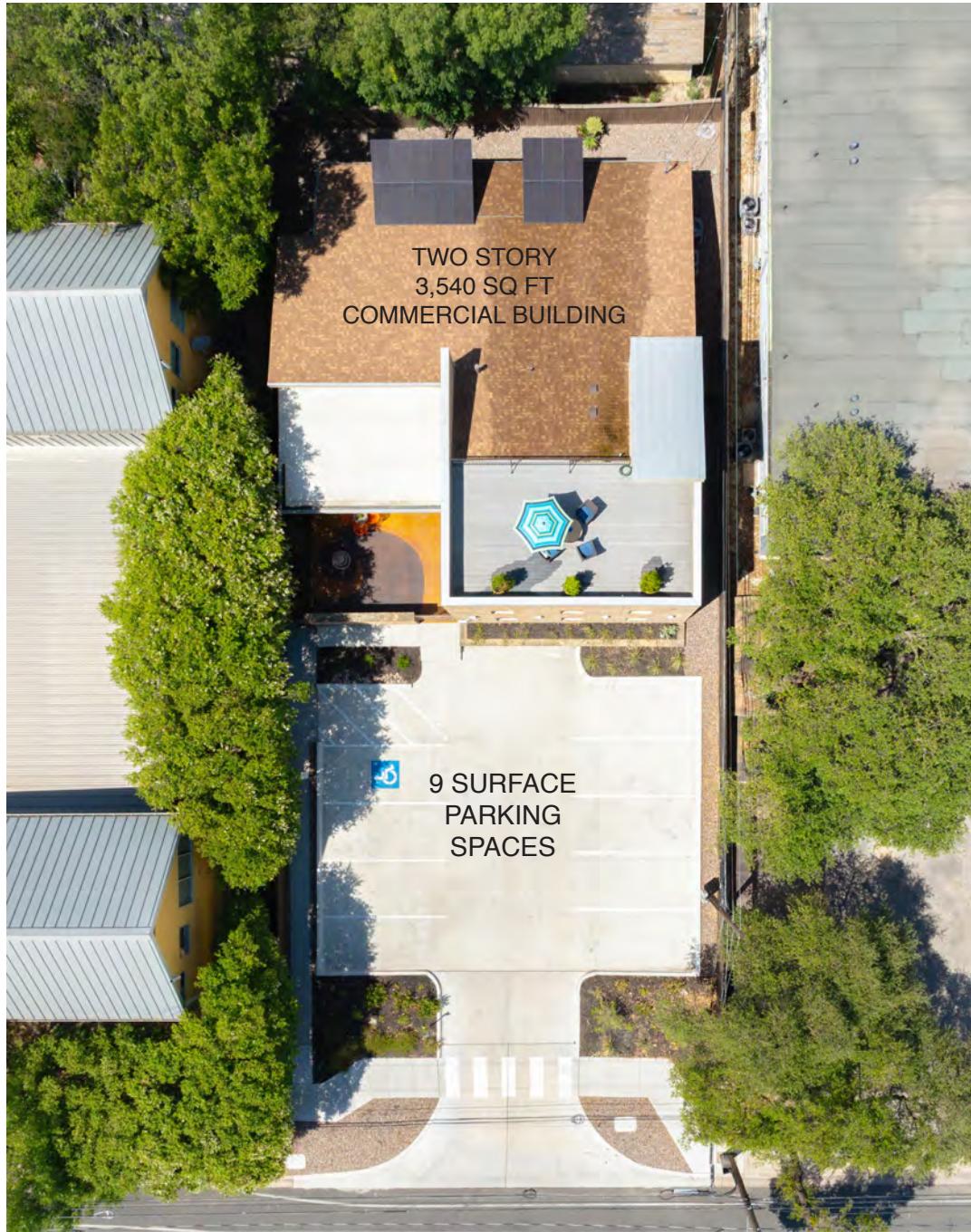
A rare blend of form and function, 900 W North Loop offers nine dedicated surface parking spaces—an uncommon luxury in Central Austin. The building's clean, modern lines and inviting façade reflect its turnkey appeal, while the ease of on-site parking enhances everyday convenience for teams, clients, and visitors alike.

Property Overview



Property Size 3,540 SF	Layout (4) Large Private Offices (3) Open Work Areas (1) Full Bath with Shower (2) Half Baths (1) Kitchen Area (1) Rooftop Terrace (1) Private Courtyard	Floors Two + Rooftop Terrace First Floor - 2,579 SF Second Floor - 961 SF	Solar Panels The building is equipped with multiple energy saving solar panels on the roof.
Occupancy Vacant - Available for Immediate Occupancy.	Construction 2007; Renovated 2023 Concrete foundation with wood frame and brick facade with dual pane glass.	HVAC & Safety Two HVAC units serve the premises and were replaced in 2023; Ground mounted. — In-House emergency detection system with fire extinguishers located throughout.	Security In-House security system with key-pad access installed in 2019.

Site Plan



Utilities

Electricity - City of Austin
Water/Sewer - City of Austin
Gas - City of Austin
Fiber - AT&T

Parking

9 Surface Parkings
2.54:1,000 NRSF

Zoning

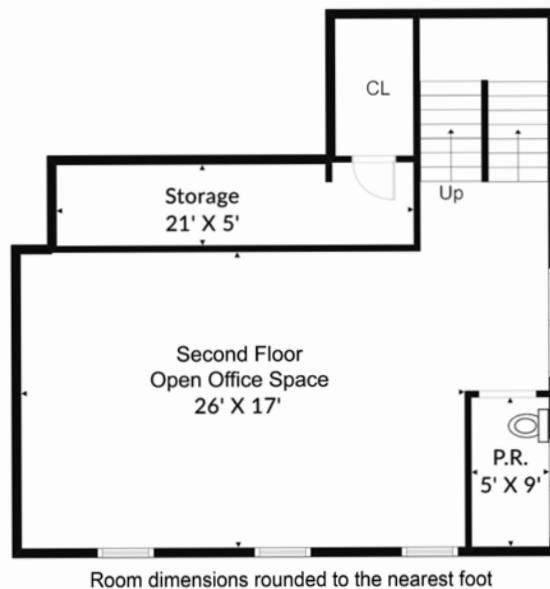
Limited Office; Mixed Use; Equitable
Transit Oriented Development;
Density Bonus Equitable Transit
Oriented Development; Brentwood
Neighborhood Plan.

Floor Plan

FLOOR 1



FLOOR 2

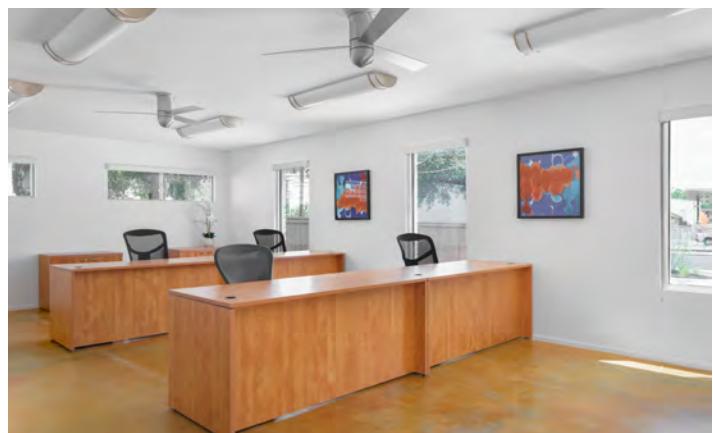
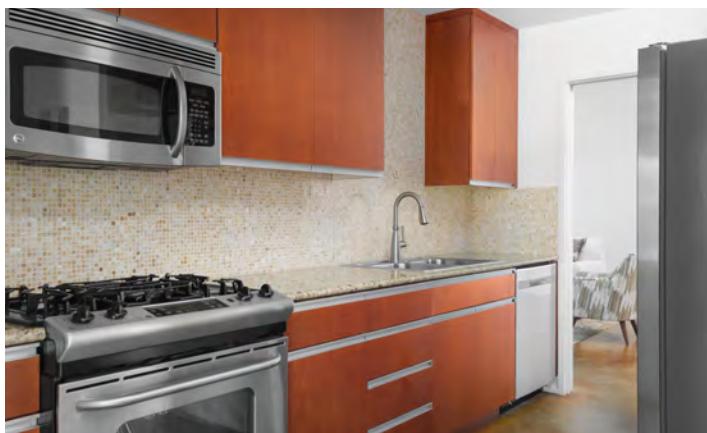
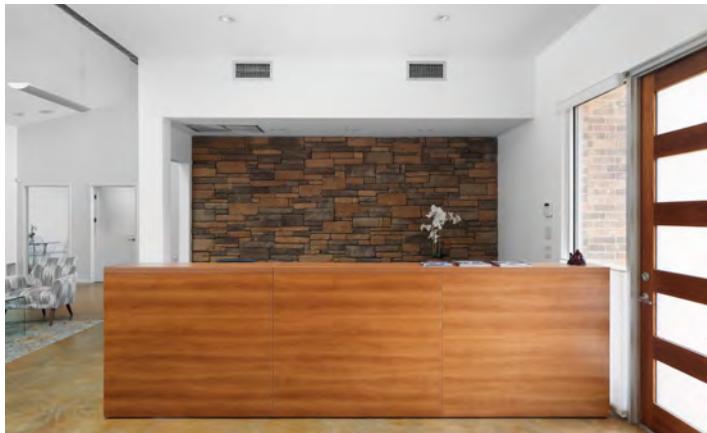


First Floor

The first floor of 900 W North Loop is designed for flexibility and flow, featuring a welcoming reception area, four private offices, and a spacious executive suite or collaborative workspace.

A fully equipped kitchen anchors the central layout. Two bathrooms and direct access to a landscaped courtyard add comfort and convenience.

Natural light fills the interiors, highlighting clean lines and thoughtful finishes throughout. Whether used for focused work or collaborative sessions, the layout supports a range of professional needs in a setting that balances functionality, warmth, and creative energy.





Second Floor



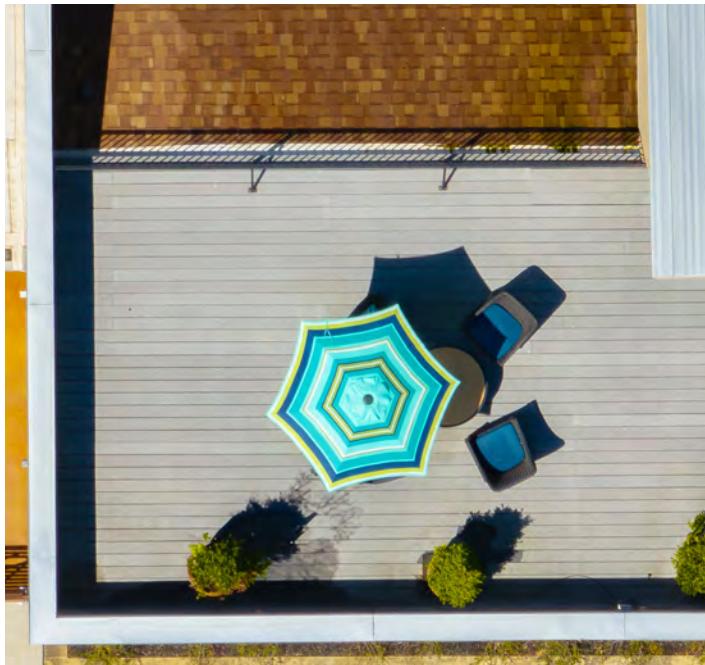
The second floor is accessed via an open stairwell and serves as a private, multifunctional retreat within the building. Its flexible layout makes it ideal for a second conference room, executive office, or creative studio.

A generous storage room and additional closet provide practical space for supplies, equipment, or archive materials—keeping the rest of the building organized, clutter-free, and optimized for focus, efficiency, and day-to-day operations.

A half bath adds everyday convenience. With continued natural light and cohesive modern finishes throughout, the second floor mirrors the tone of the space below while offering added versatility and functional separation.



Rooftop Terrace



Perched above the treetops, the rooftop terrace offers an inspiring lifestyle amenity rarely found in commercial properties. Ideal for casual team gatherings, client events, or informal meetings, this expansive outdoor space delivers unobstructed views and open sky in every direction. Whether used for creative sessions, happy hours, or wellness breaks, the terrace enhances everyday life at 900 W North Loop.

Outfitted for flexibility and comfort, the rooftop blends business with the energy of Austin living. It's a standout feature that brings light, air, and a sense of escape to the workday—inviting connection, inspiration, and a breath of fresh air.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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