

# 5611 Adams Ave

Austin, TX 78753



# 5611 Adams Ave

Office



**3,737 SF | Single User Office Space**

## OFFICE OVERVIEW

**5611 ADAMS AVENUE** is a 6,205 RSF standalone property featuring the unique combination of office and warehouse space. The property includes ample parking, located both in front of the building and in surface lot behind the building. This is a unique opportunity for a full building user to office with a high level of privacy, while still experiencing the comfort and convenience attributable to the neighborhoods and amenities surrounding the property.

## OFFICE AVAILABILITIES

Suite 100 | 3,737 SF Office | Available Now

## FEATURES

- Great Central Austin location
- Abundant walkable amenities
- Move-in ready office
- 15 parking spaces, including a private surface lot
- Excellent protected ingress/egress
- Adjacent warehouse space available

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# 5611 Adams Ave

Updated Office Interiors



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# 5611 Adams Ave

Updated Office Interiors



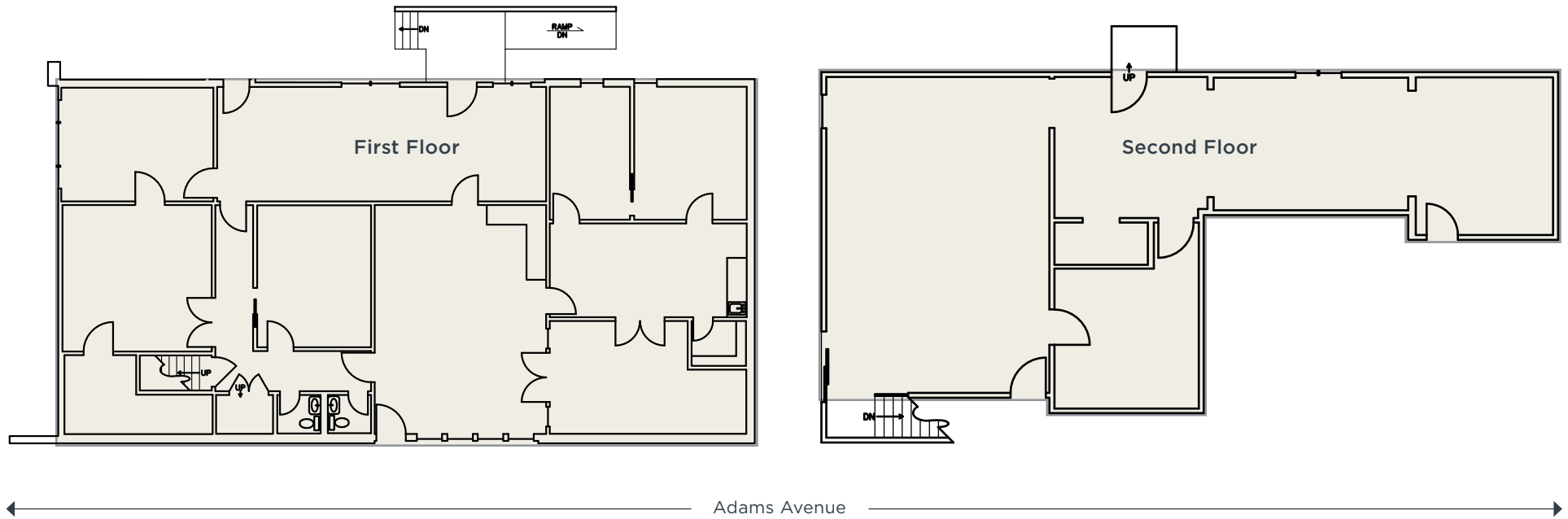
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Office Availability

Suite 100 3,737 SF Available Immediately



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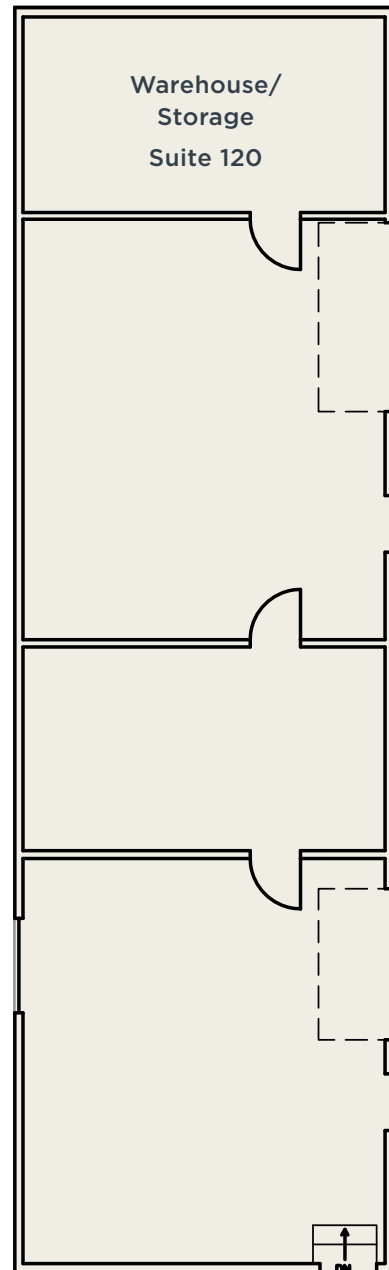
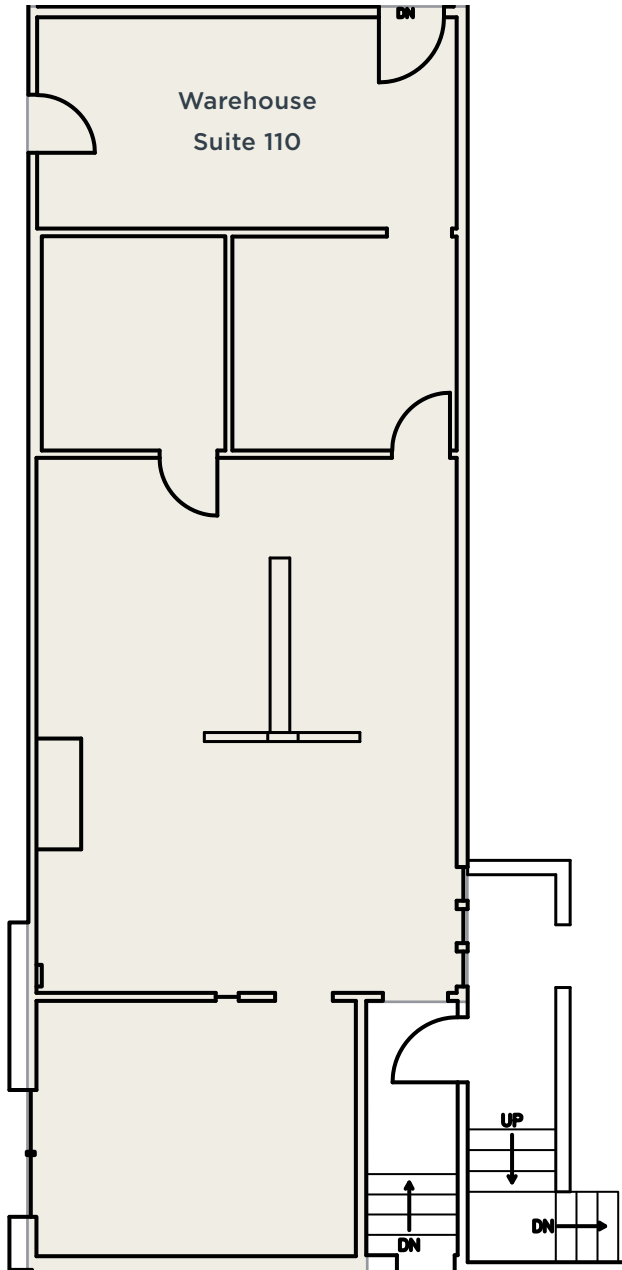
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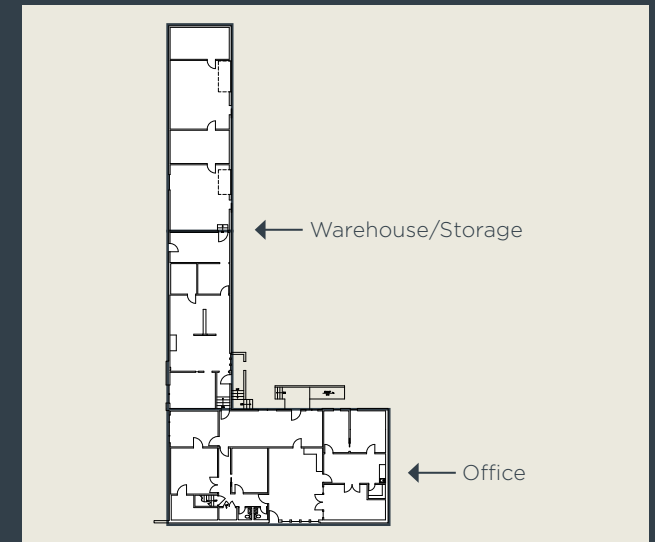
Industrial



2,468 SF | Industrial Space



## BUILDING FOOTPRINT



## INDUSTRIAL AVAILABILITIES

Suite 110 | 1,117 Warehouse

Suite 120 | 1,351 SF Warehouse/Storage

Available Now

## FEATURES

- Optionality for a variety of users
- Warehouse includes grade-level loading (2 doors)
- Adjacent parking available

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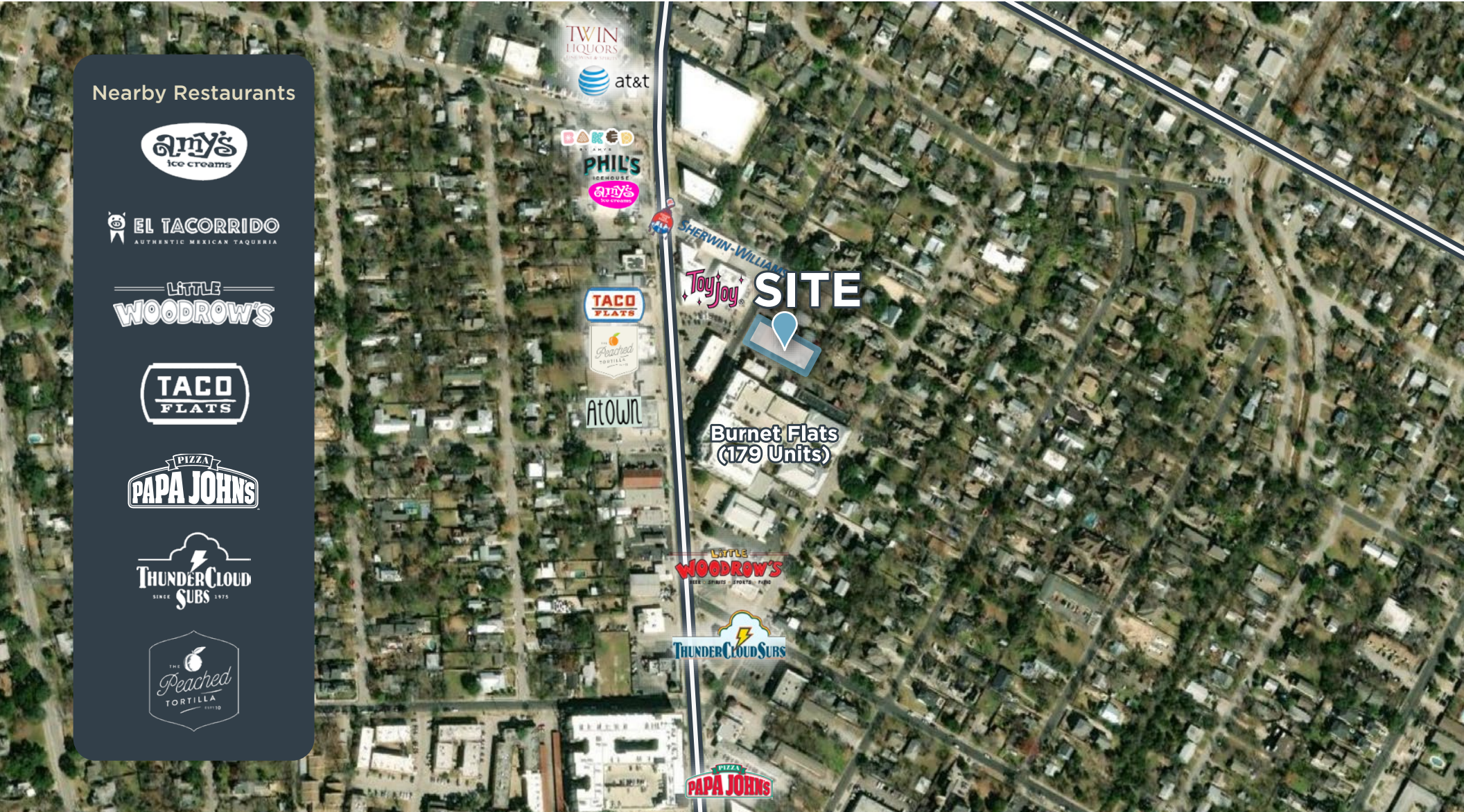
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Location



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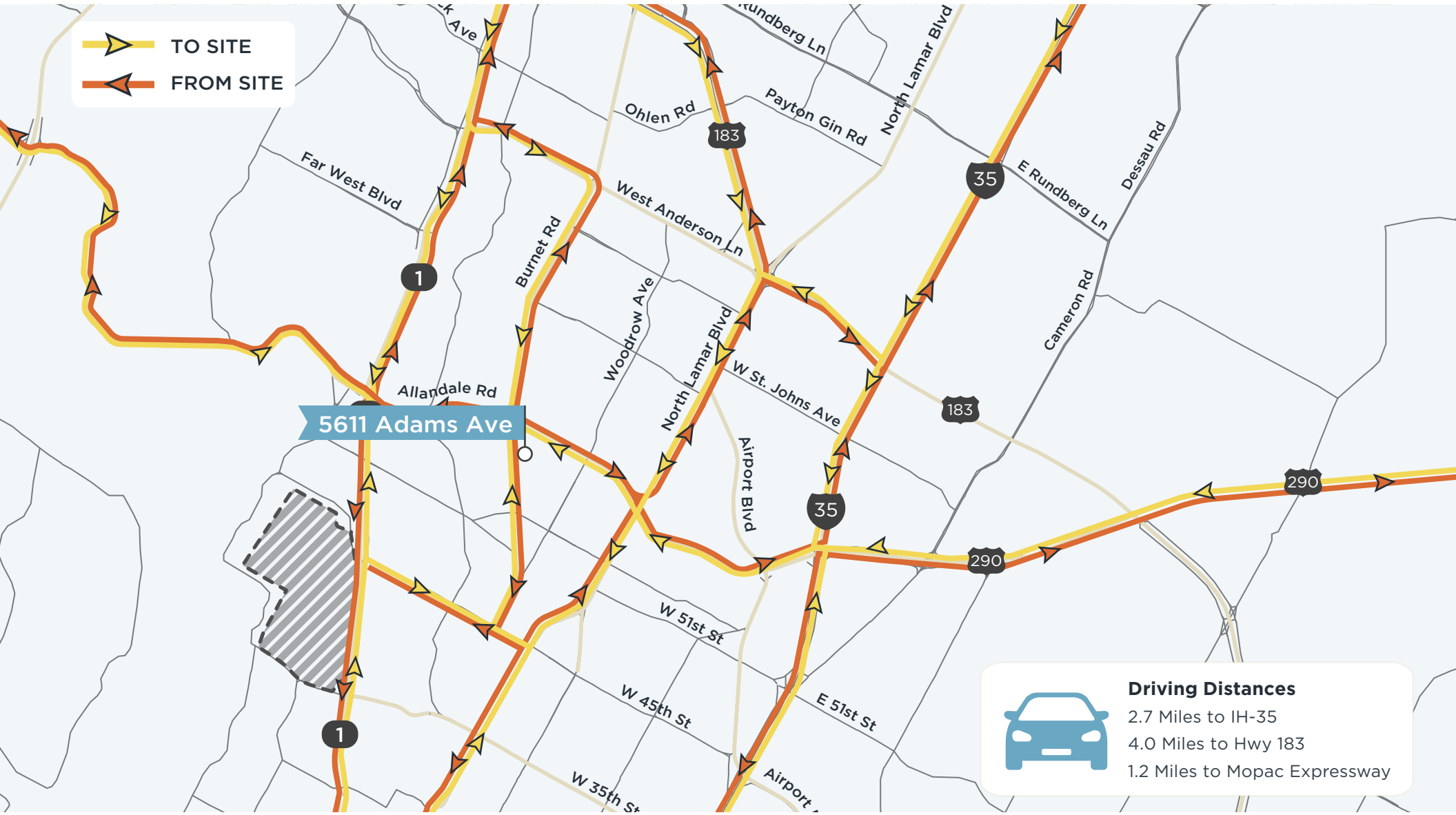
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Ingress/Egress



**Driving Distances**

- 2.7 Miles to IH-35
- 4.0 Miles to Hwy 183
- 1.2 Miles to Mopac Expressway

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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.

11-2-2015



## 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.

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Sales Agent/Associate's Name    License No.    Email    Phone

Buyer/Tenant/Seller/Landlord Initials    \_\_\_\_\_    Date