

Prime Turnkey Medical Space in the Heart of Circle C Ranch



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Virtual Walkthrough

FOR LEASE
CALL BROKER FOR PRICING

5915 LA CROSSE AVENUE, SUITE 140
AUSTIN, TEXAS 78739



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COMMERCIAL

Total Building Size: ±8,664 RSF
Available Space: Suite 140 - ±6,214 RSF

PROPERTY SUMMARY

5915 La Crosse Avenue
Suite 140, Austin, Texas 78739



FOR MORE INFORMATION, PLEASE CONTACT:

KENT MCCOY

mobile: (469) 955 5368
email: mccoy@centric-re.com

CRAIG COUCH

mobile: (512) 785 7617
email: couch@centric-re.com

NICK OWENS

mobile: (512) 202 8880
email: owens@centric-re.com

Seize the opportunity to establish or expand your practice in a newly finished-out medical space, ideally located in the thriving, master-planned community of Circle C Ranch in Southwest Austin.

Formerly home to Brave Care Pediatrics, this turnkey medical space is perfectly suited for primary care, urgent care, or specialty practices. Positioned in a high-demand area with strong demographics and a dense population, this location offers immediate patient access and built-in community visibility.

Whether you're looking to relocate or grow your practice, this ready-to-go medical space provides the perfect setting to serve a vibrant and established community.

Don't miss this rare opportunity!



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AERIAL VIEW

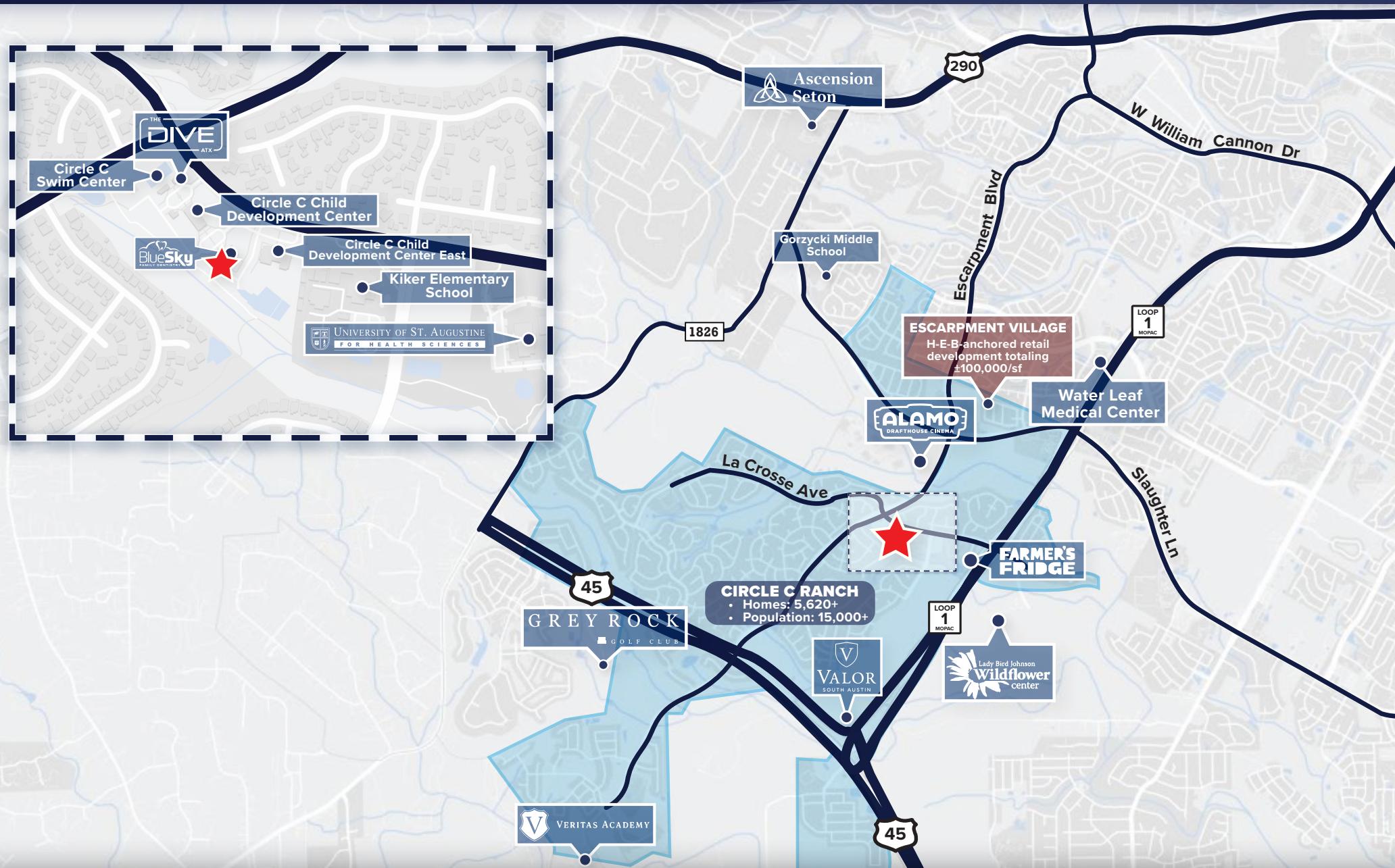
5915 La Crosse Avenue
Suite 140, Austin, Texas 78739



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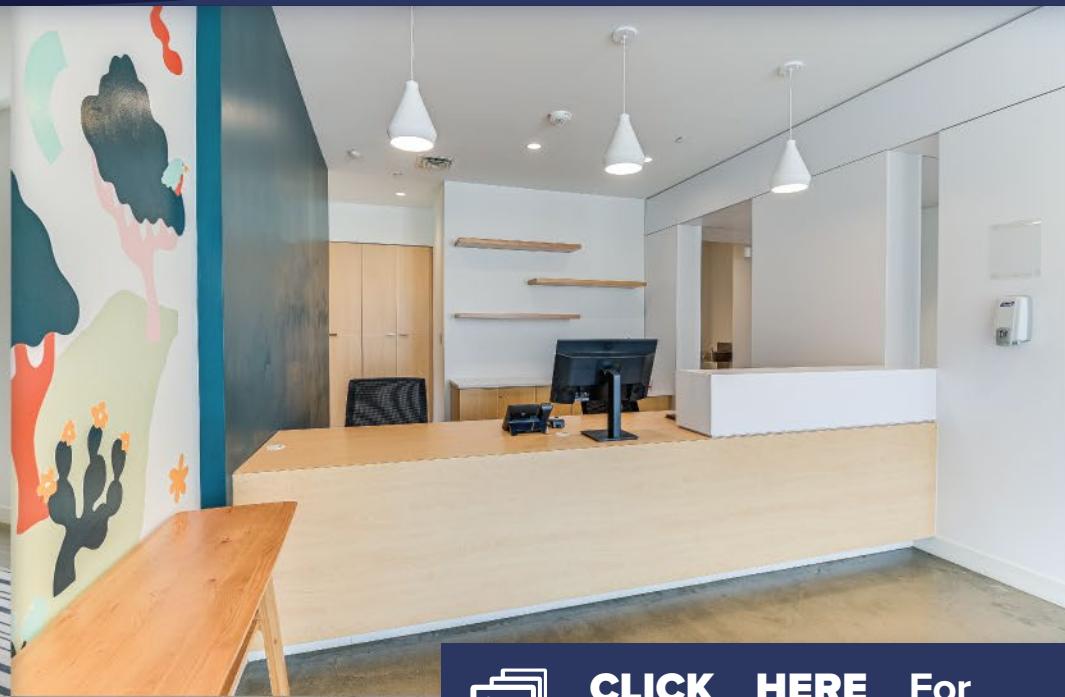
MAP VIEW

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INTERIOR PHOTOS

5915 La Crosse Avenue
Suite 140, Austin, Texas 78739

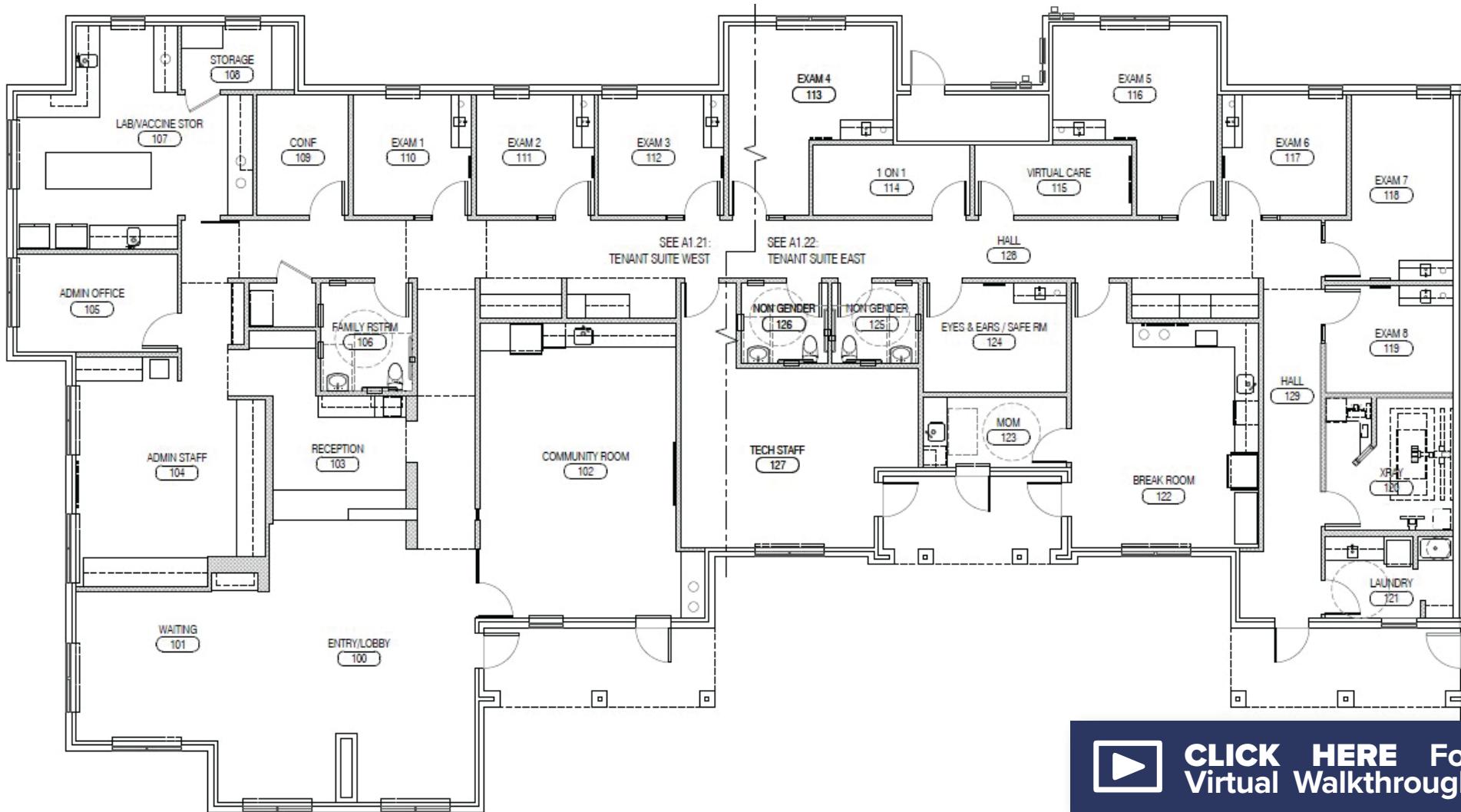


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Additional Photos

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SUITE 140 FLOOR PLAN

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11-2-2015



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:
 - 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.

Centric Commercial LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9004397 License No.	couch@centric-re.com Email	512-320-9190 Phone
Craig Couch Designated Broker of Firm	479537 License No.	couch@centric-re.com Email	512-320-9190 Phone
Kent McCoy Licensed Supervisor of Sales Agent/Associate	622411 License No.	mccoy@centric-re.com Email	512-320-9190 Phone
Nick Owens Sales Agent/Associate's Name	717202 License No.	owens@centric-re.com Email	512-320-9190 Phone

Buyer/Tenant/Seller/Landlord Initials

Date