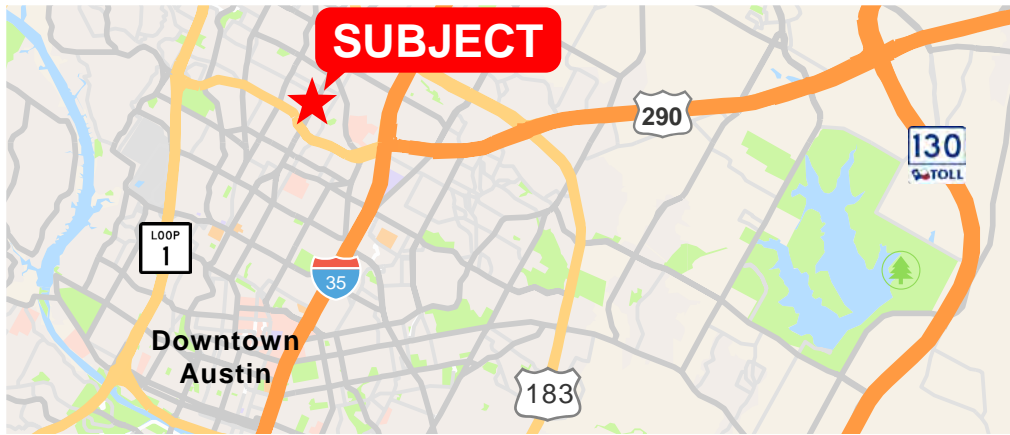


SUBJECT



ELLIS HIGHLINE

6324 N Lamar, Austin, TX 78757

FOR LEASE



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

Phil Morris
phil@cipaustin.com

Evan Bole, CCIM
evan@cipaustin.com

512 682 1000

9130 Jollyville Rd., Suite 300
Austin, TX 78759
ciptexas.com

SUMMARY

For Lease: Ellis Highline
6324 N Lamar | Austin, TX 78757

PROPERTY HIGHLIGHTS:

- Newly constructed Mixed Use development on highly trafficked North Lamar
- Single tenant ground level space available

AVAILABLE SPACE:	±2,371 SF
LEASE RATE:	Flexible rates - call broker to discuss
LEASE TERM:	36-120 Months
TI:	\$50/SF
BAY DEPTH:	35 feet
ZONING:	TOD-NP
YEAR BUILT:	2022

For More Information Contact:

Phil Morris

Vice President

phil@cipaustin.com | 512 682 1012

Evan Bole, CCIM

Associate

evan@cipaustin.com | 512 682 1017

main 512 682 1000

ciptexas.com



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

ciptexas.com

AERIAL MAP

For Lease: Ellis Highline
6324 N Lamar | Austin, TX 78757



All information (Information) provided or depicted on this map and or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000
9130 Jollyville Rd., Suite 300
Austin, TX 78759
cipaustin.com

AREA MAP

For Lease: Ellis Highline
6324 N Lamar | Austin, TX 78757



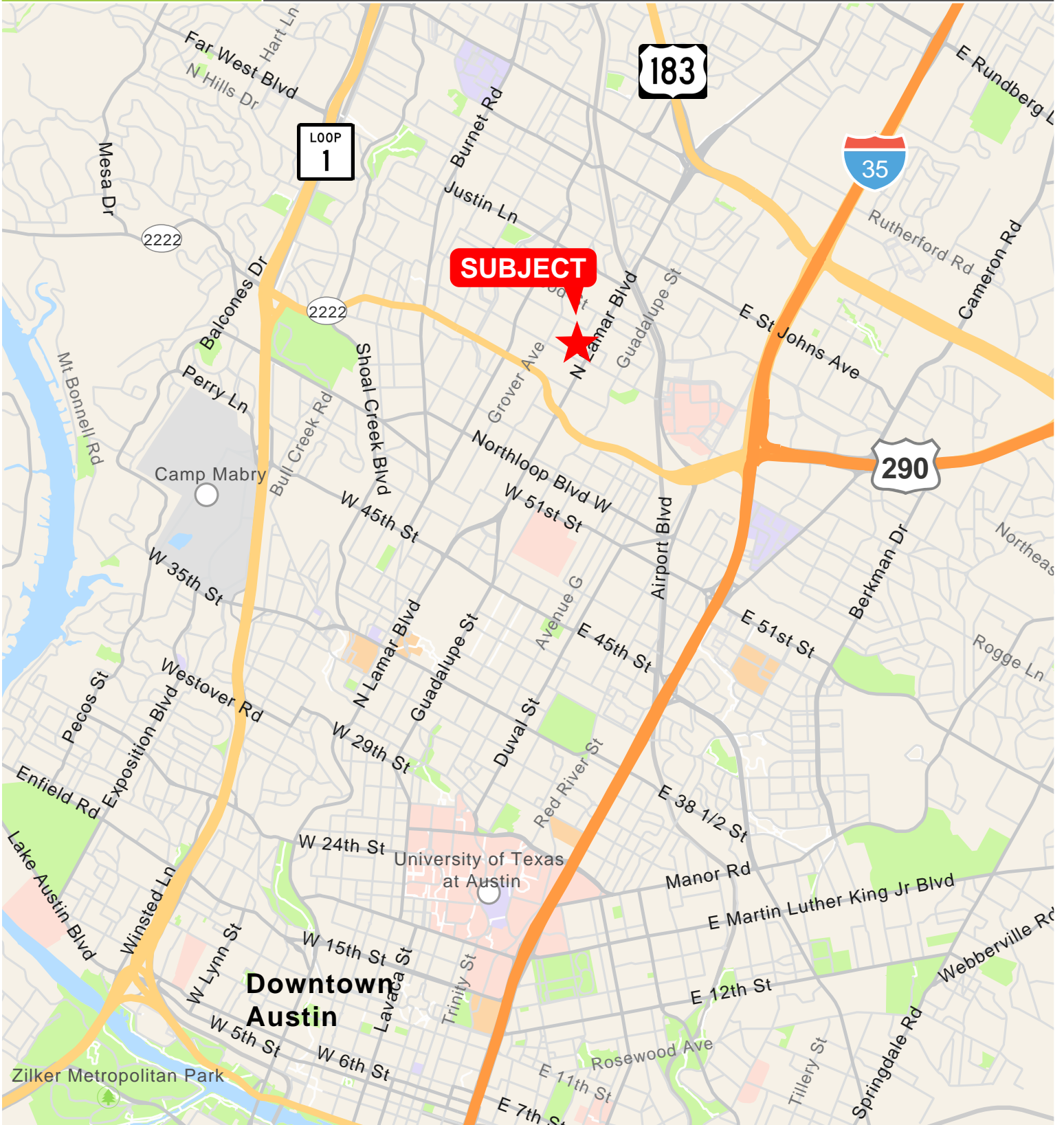
**COMMERCIAL
INDUSTRIAL
PROPERTIES**

All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

512 682 1000
9130 Jollyville Rd., Suite 300
Austin, TX 78759
ciptexas.com

REGIONAL MAP

For Lease: Ellis Highline
6324 N Lamar | Austin, TX 78757



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

All information (Information) provided or depicted on this map and/or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000

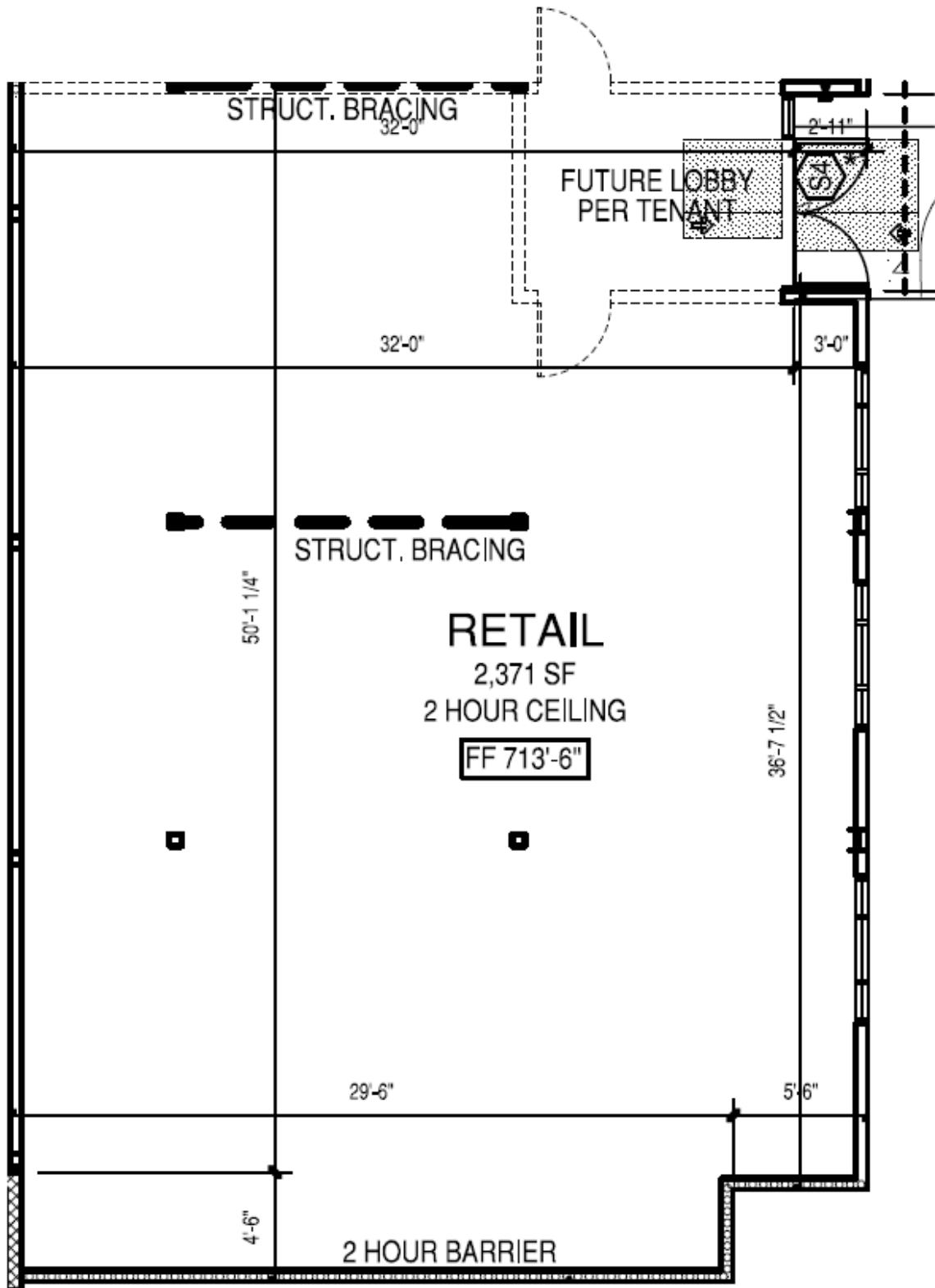
9130 Jollyville Rd., Suite 300

Austin, TX 78759

ciptexas.com

FLOORPLAN

For Lease: Ellis Highline
6324 N Lamar | Austin, TX 78757



COMMERCIAL
INDUSTRIAL
PROPERTIES

All information (Information) provided or depicted on this map and/or aerial photograph has been obtained from third party sources deemed reliable. However, neither CIP nor any of its brokers, agents, employees, officers, directors or affiliated companies (collectively, CIP and Related Parties) have made an independent investigation of the Information or the Information sources, and no warranty or representation is made by CIP and Related Parties as to the accuracy of such Information. The Information is submitted subject to the possible errors or omissions, and no person or organization should rely on the Information, unless such person or organization has conducted an independent investigation to confirm the accuracy thereof.

512 682 1000

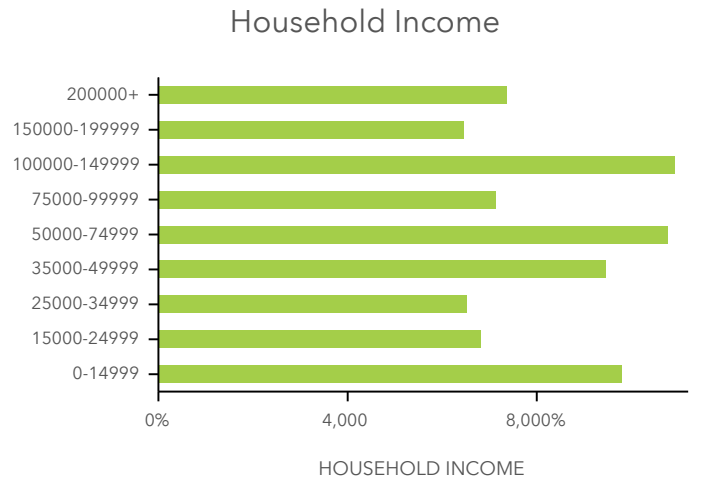
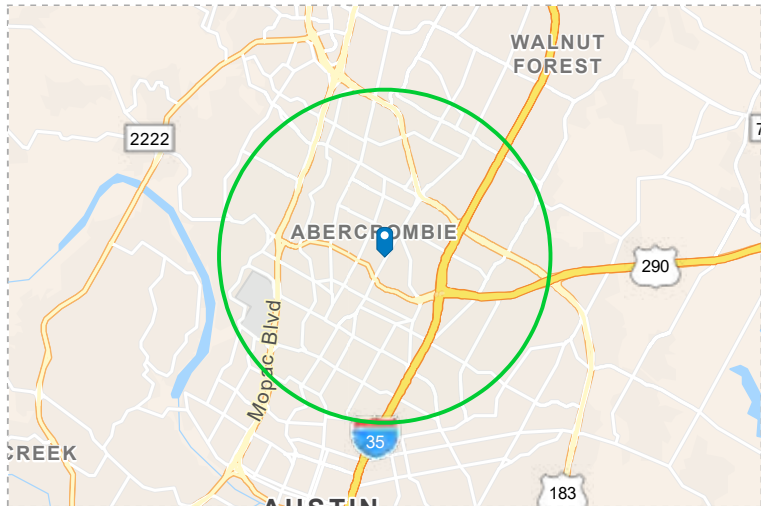
9130 Jollyville Rd., Suite 300

Austin, TX 78759

ciptexas.com

DEMOGRAPHICS 3 MILE RADIUS

For Lease: Ellis Highline
6324 N Lamar | Austin, TX 78757



KEY FACTS

172,360

Population



75,258

Households

31.3

Median Age

\$50,416

Median Disposable
Income

INCOME



\$59,565

Median
Household
Income



\$41,053

Per Capita
Income



\$35,456

Median Net
Worth

EDUCATION

12%

No High
School
Diploma



16%

High
School
Graduate



18%

Some
College



54%

Bachelor's/Grad
/Prof Degree

EMPLOYMENT

70%

White Collar

17%

Blue Collar

13%

Services

4.6%

Unemployment
Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.



COMMERCIAL
INDUSTRIAL
PROPERTIES

All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

ciptexas.com



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:
 - 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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Phil Morris / Evan Bole	631068 / 756417	phil@cipaustin.com / evan@cipaustin.com	(512) 682-1000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date