

BANK OF AMERICA BUILDING

7900 Shoal Creek Blvd, Austin, TX 78757



1,244-3,012 SF Available for Short-Term Only

BUILDING

- Two-story, 7,763 SF office building built in 1975
- 17 spaces available which are not assigned to Bank of America.
- Bank occupies first floor
- Space A: 1,244 - Space B: 1,858
 - Shared conference room
- Whole 2nd Floor combined - 3,012 SF
 - Private conference room

LOCATION

- North Austin at the intersection of Shoal Creek Blvd. and Anderson Ln.
- Exceptional access to Hwy 183/Research Blvd. and Mopac.
- Blocks from shopping and restaurant areas on Anderson Lane.
- Short drive to the Domain and the Arboretum

LEASE RATE: \$9.00 psf NNN / \$20.00* Expenses

** Expenses include data service via Spectrum. Specifically, a static IP address, WiFi, one phone line, bandwidth quoted at 400 MBPS download X 20 MBPS upload.*

FOR LEASE

JOHN JOBES

512-632-1259

john@capellatx.com

Capellatx.com



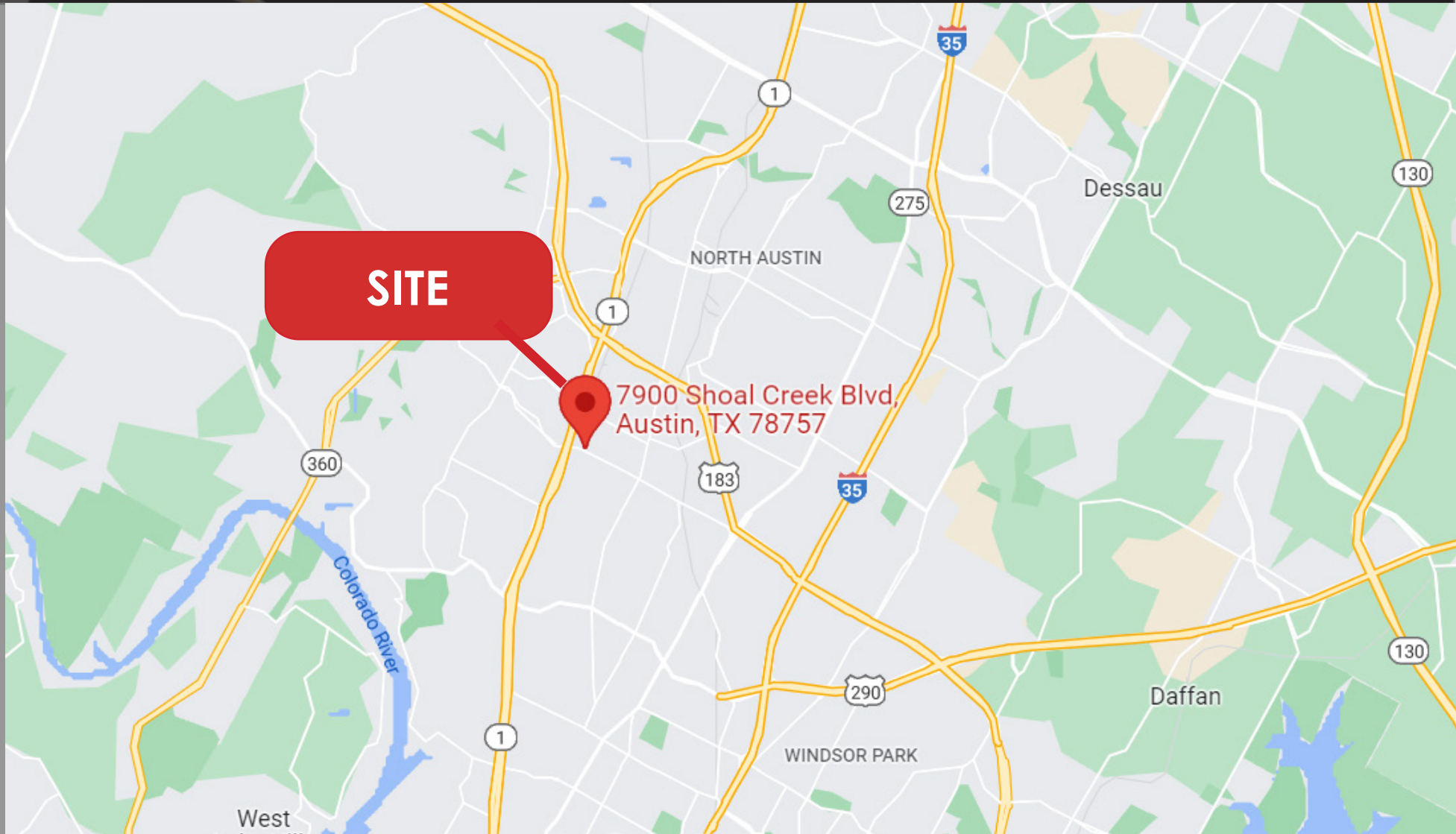
Capella Commercial, LLC

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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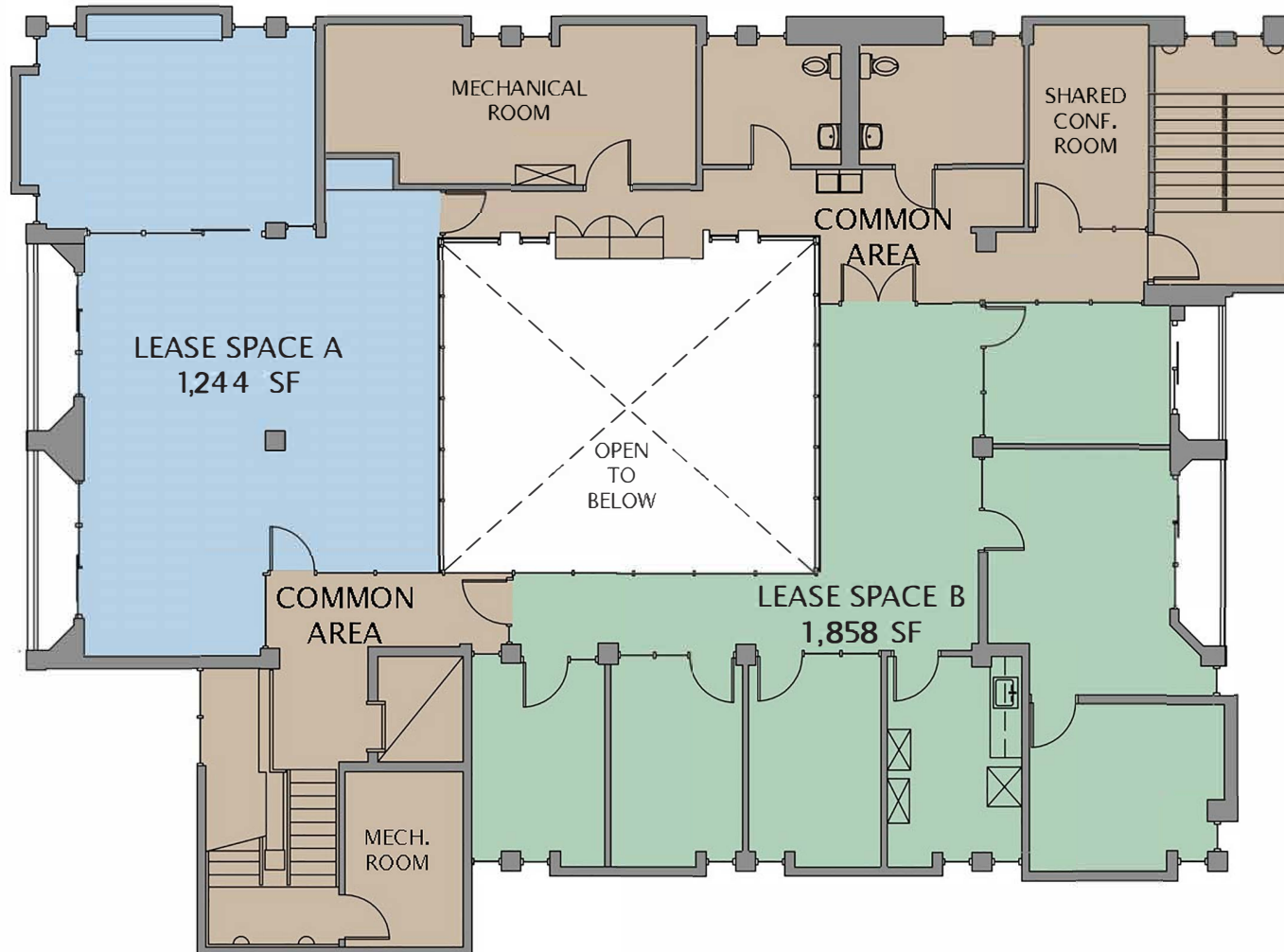
Second Floor

Two Tenants

Space A: 1,244 SF

Space B: 1,858 SF

Total: 3,102 SF



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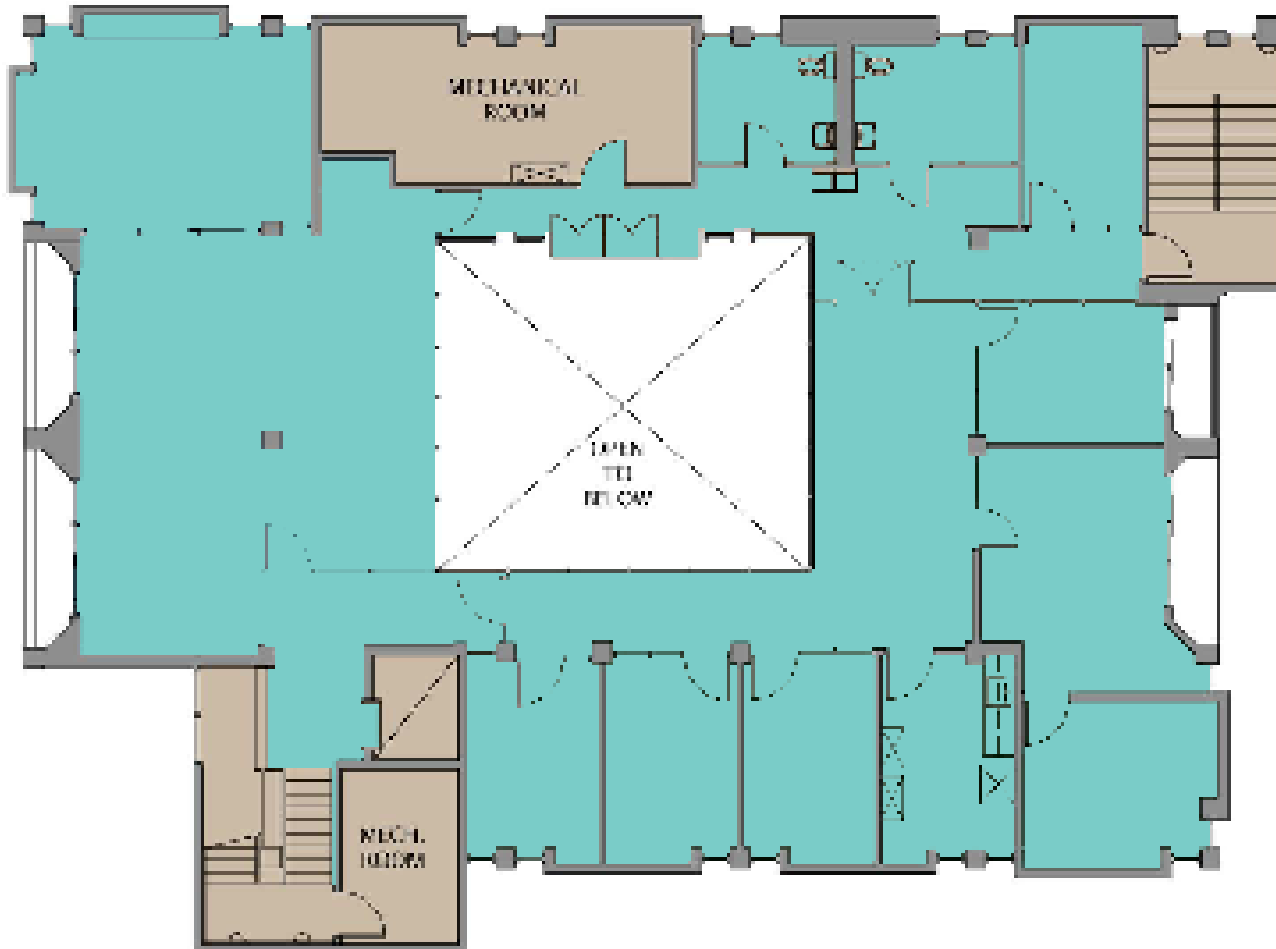
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Second Floor
One Tenant

Total: 3,012 SF



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Information About Brokerage Services

Texas law requires all real estate licensees 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 a.cts 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 transacton received by the broker;
- Answer the client's questons and present any over to or counter-oter 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 licensee 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 writting 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 over; and
 - any confidential information or any other information that a party specifically instructs the broker in writting 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.

<u>Capella Commercial, LLC</u>	<u>9001237</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.
<u>Helen Jobes</u>	<u>331434</u>
Designated Broker of Firm	License No.
_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.
<u>Helen Jobes</u>	<u>331434</u>
Sales Agent/Associate's Name	License No.
_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date

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