



FOR LEASE

672 - 2,810 SF Office Space

1605 E 7th St.


Austin, TX 78702



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 3305 Steck Ave. Suite 250, Austin, TX 78757



PROPERTY DESCRIPTION

1605 E 7th St. sits right in the center of the booming East Austin area; less than one and half miles from the Capitol and Downtown Austin.

1605 E 7th consists of two buildings totaling approximately 2,810 SF (per TCAD). Building A is a single story office with approximately 1,514 SF (per TCAD). Building B is a two stories with approximately 672 SF (per TCAD) of office over approximately 624 SF of storage space on the ground floor.

The Property is zoned TOD zoning and is a mere two blocks to the Plaza Saltillo Station. Walking distance to The Foundry (95,000 SF mixed use project under development), Car2Go HQ (under development), Onion Street West (315,000 SF under development) and dozens of other existing, planned or under construction mixed-use and multi-family projects on the east side. The property features existing electric and water service and features both 7th Street and alley access.

Showing times are limited and by appointment only.



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LISTING DETAILS

Lease Rate:	\$26/SF NNN (Unit A) \$24/SF NNN (Unit B Office) \$12/SF NNN (Unit B Storage)
Units:	Two (A/B)
Property Type:	Office/Retail
Available SF:	624 - 2,810+/- SF
Unit A SF:	1,514+/- SF
Unit B SF:	672+/- SF Office 624+/- SF Storage
Land:	6,400 SF (0.15 AC)
Zoning:	TOD
Market:	Austin
Construction:	Wood Frame
Class:	C

PROPERTY HIGHLIGHTS

- Easy Access
- Many Nearby Amenities
- Ideally Located Near Downtown Austin
- High Visibility Along E 7th St



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DEMOGRAPHICS

1 MILE

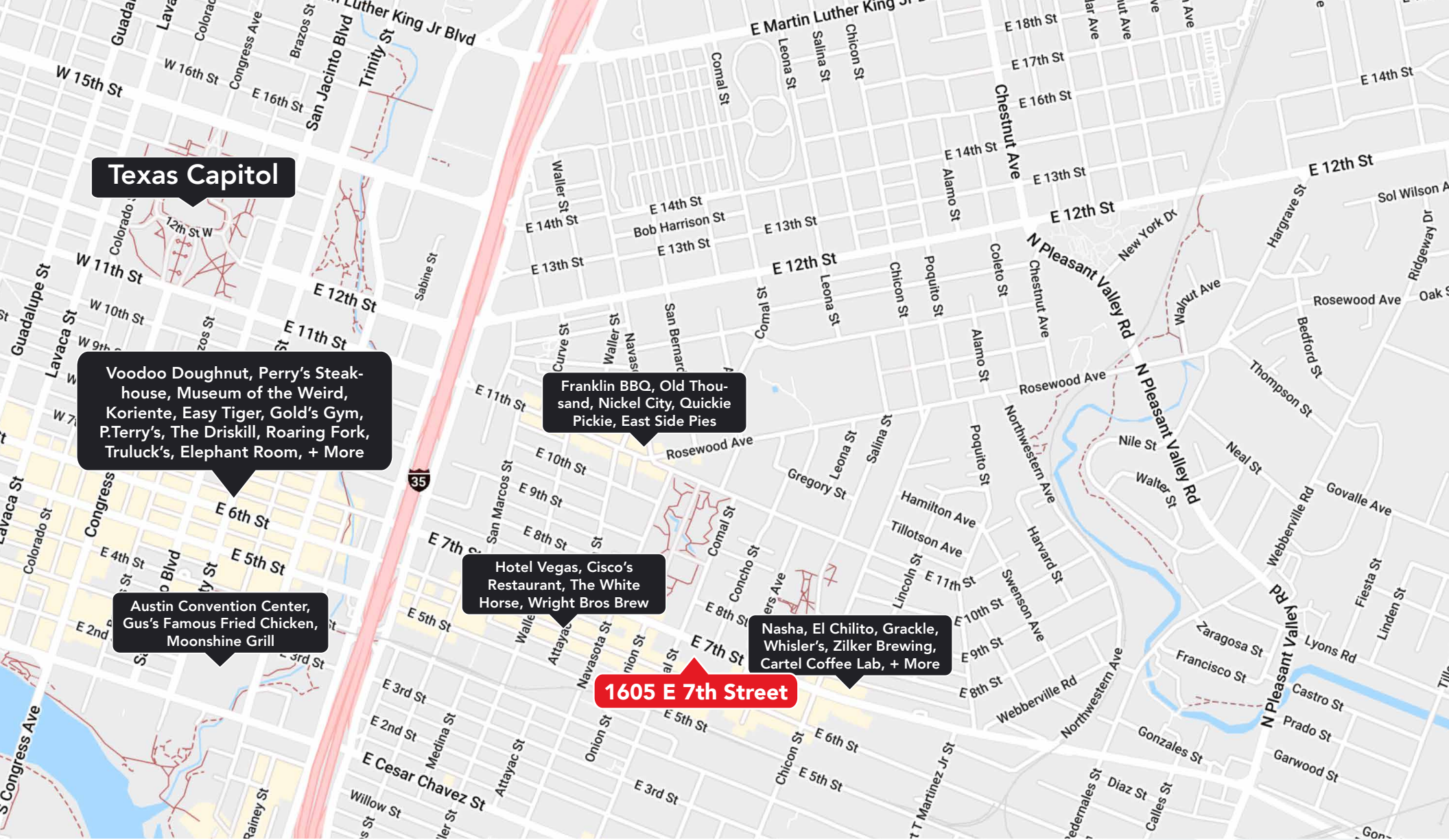
 Total Households:	9,990
 Total Population:	23,164
 Average HH Income:	\$88,376

3 MILES

 Total Households:	86,091
 Total Population:	203,958
 Average HH Income:	\$59,487

Projected population growth of 8.9+% in the next five years.

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable, but has not been verified and no guarantee, warranty, or representation, either express or implied, is made with respect said information. All information contained herein should be independently verified; Agent assumes no legal responsibility for the accuracy thereof. The offering is made subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In accordance with the law, this property is offered without regard to race, creed, national origin, disability or gender.




WHAT'S NEARBY

1605 E 7th Street is located near Downtown Austin, less than one and a half miles from the Capitol. This property provides easy walking to many nearby amenities as well.

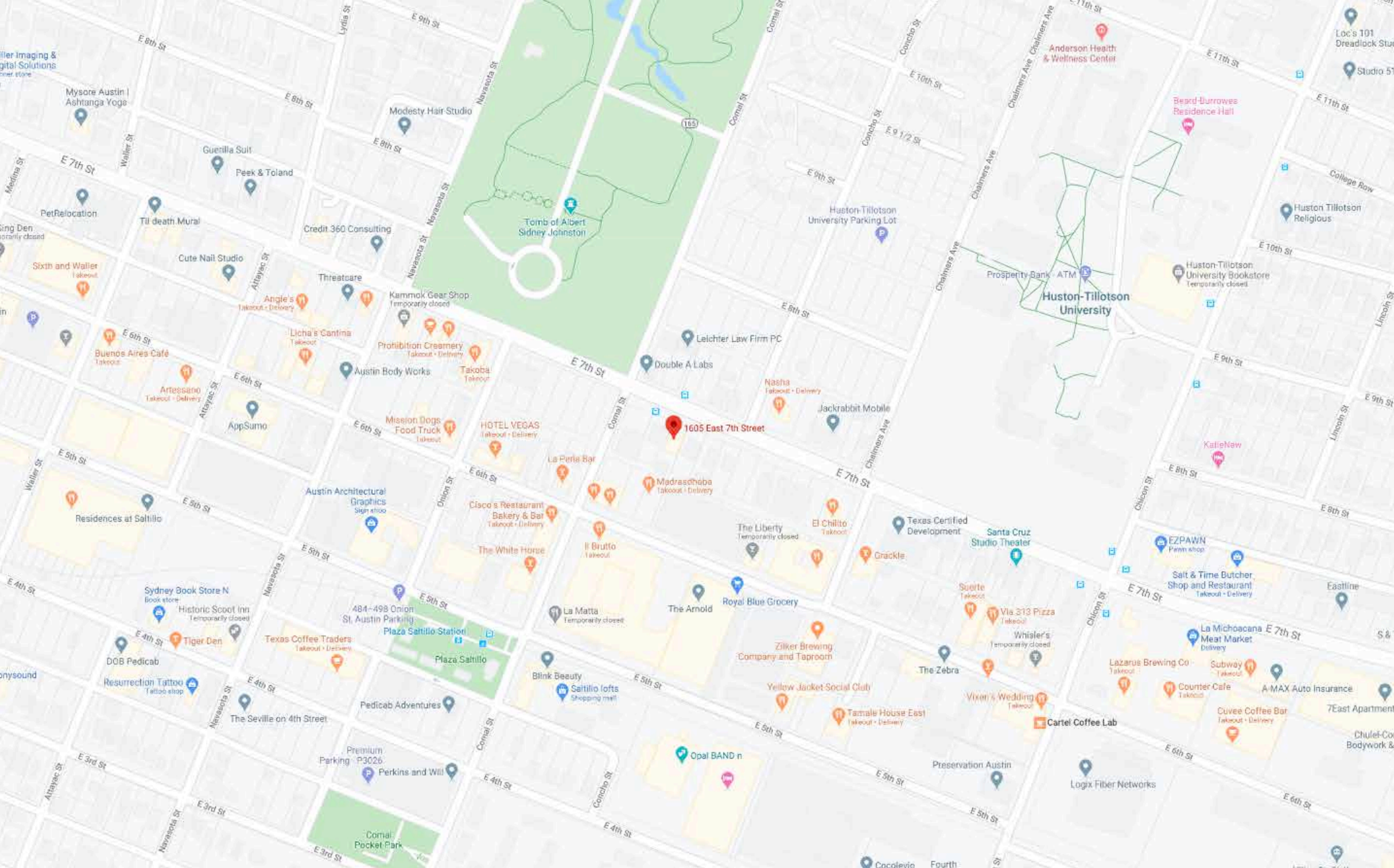


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PHOTOS - EXTERIOR

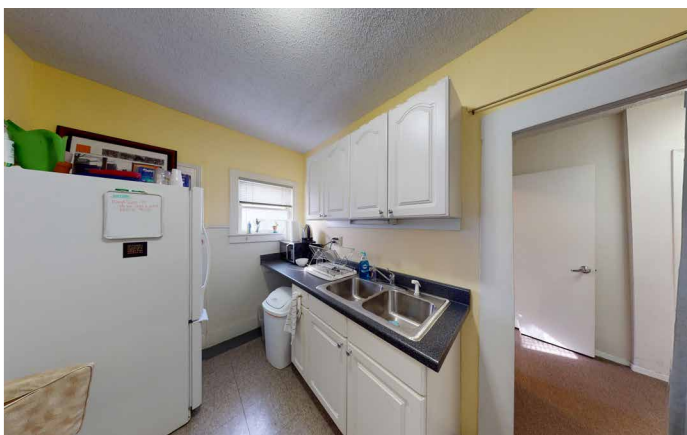
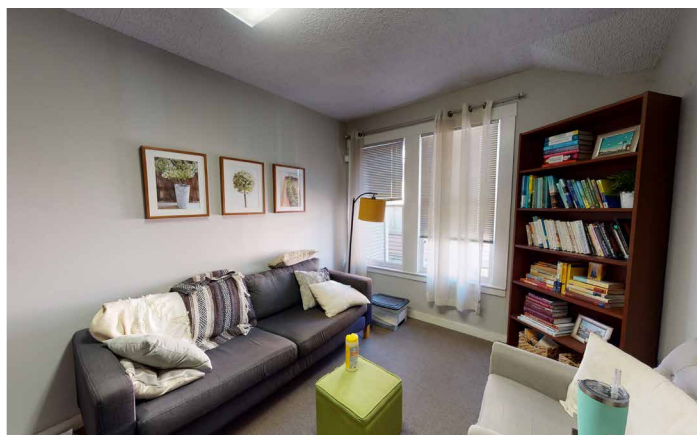
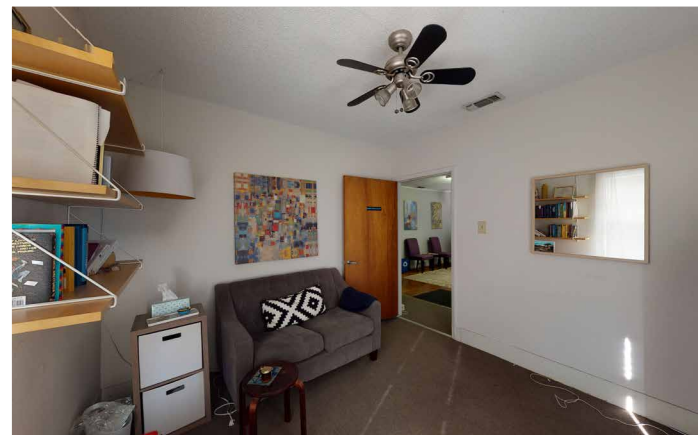
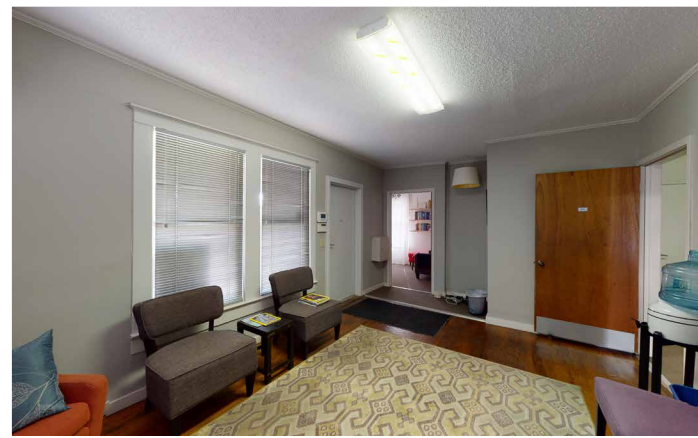
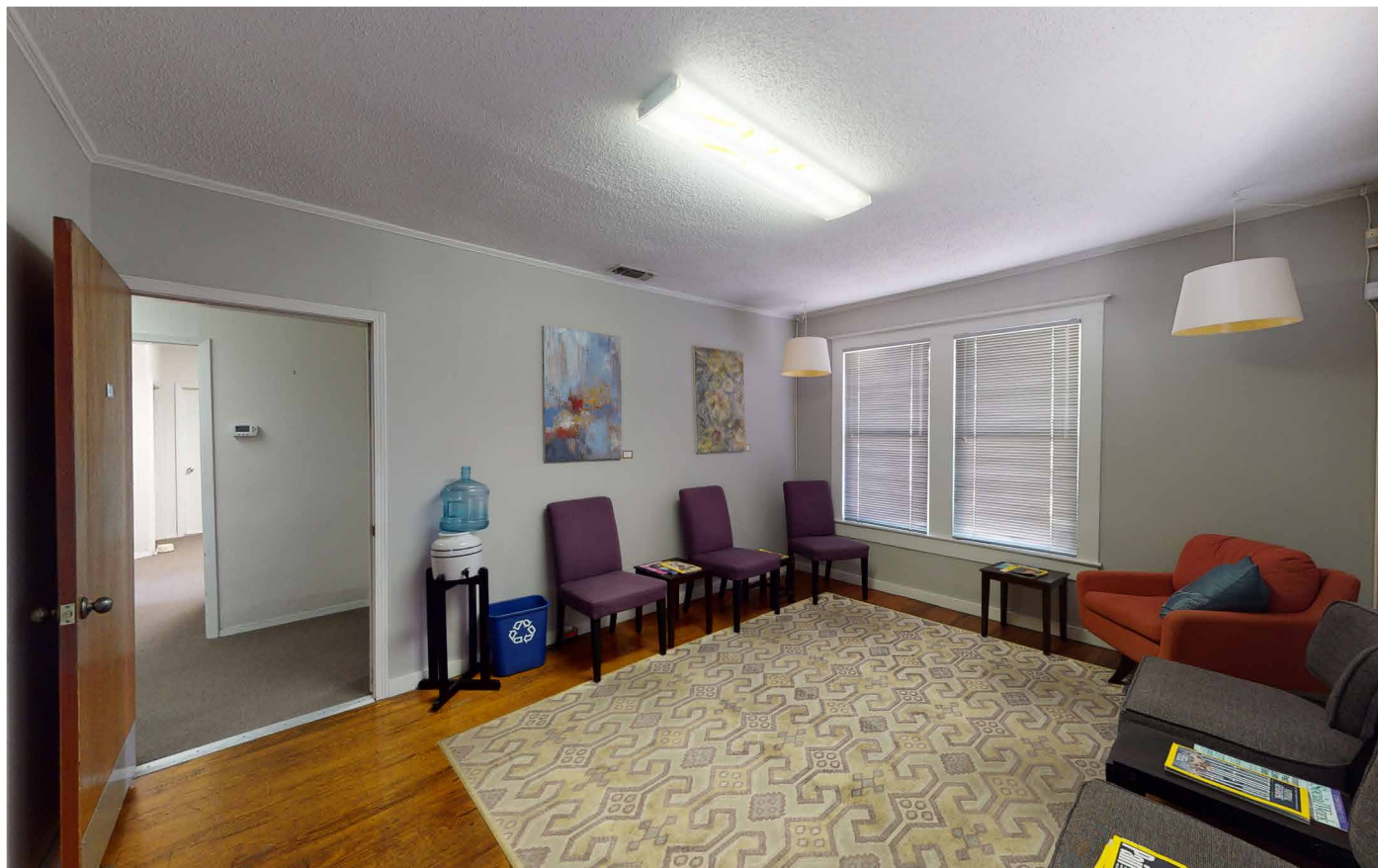


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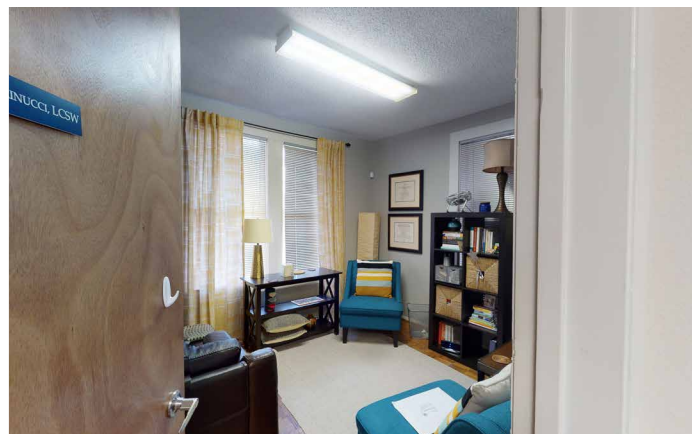
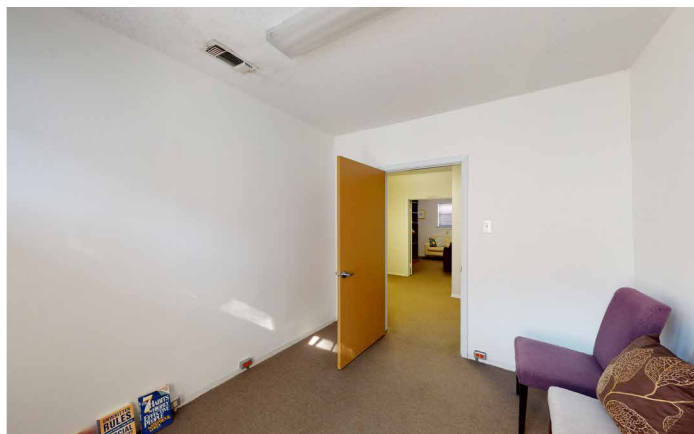
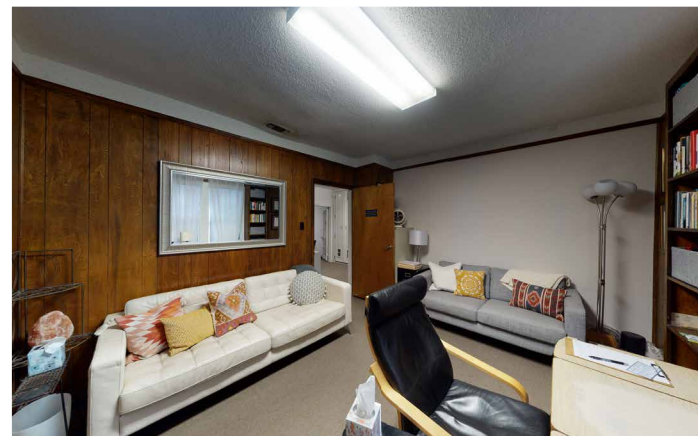
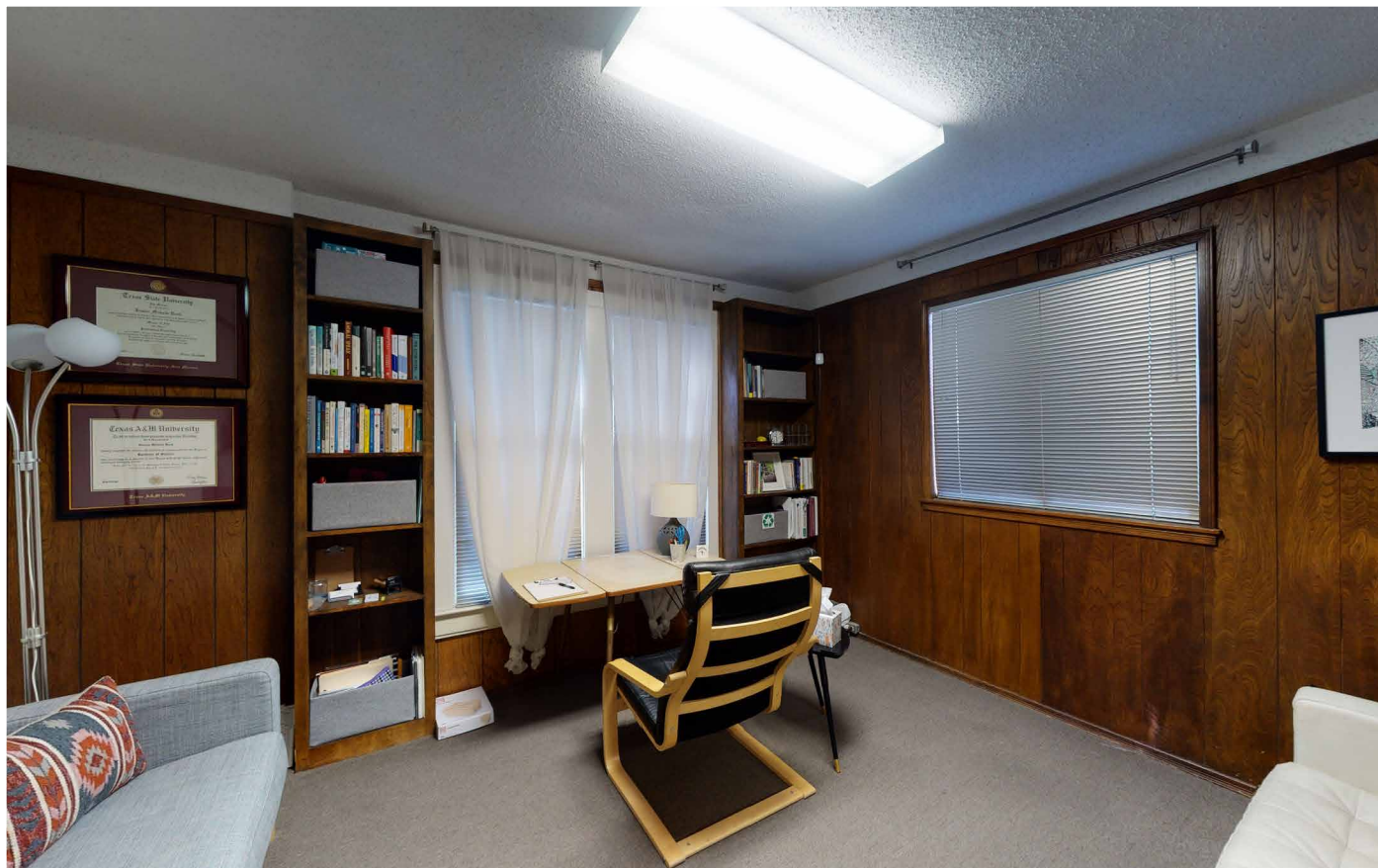
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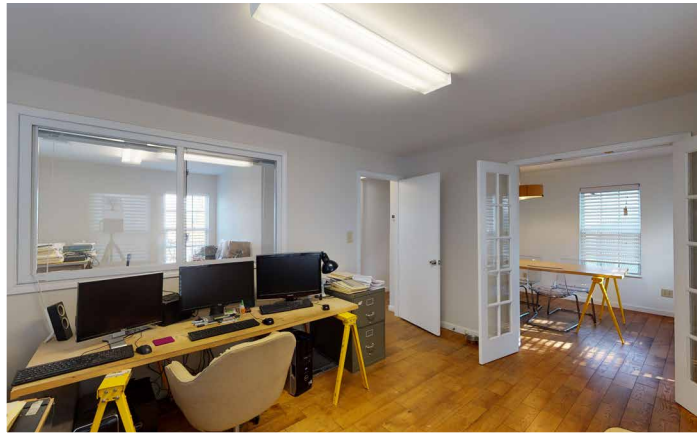
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PHOTOS - INTERIOR A



PHOTOS - INTERIOR A



PHOTOS - INTERIOR B



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PHOTOS - INTERIOR B STORAGE

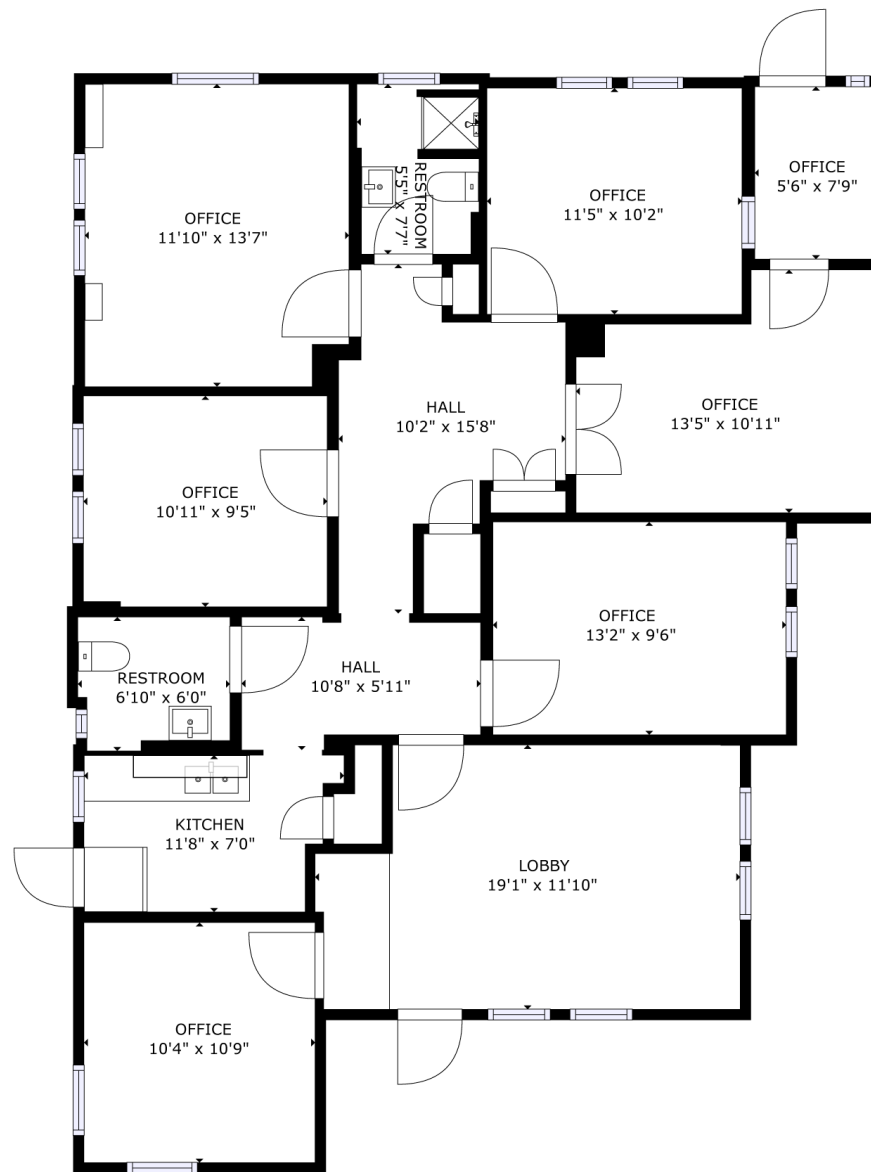


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FLOOR PLANS - INTERIOR A

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

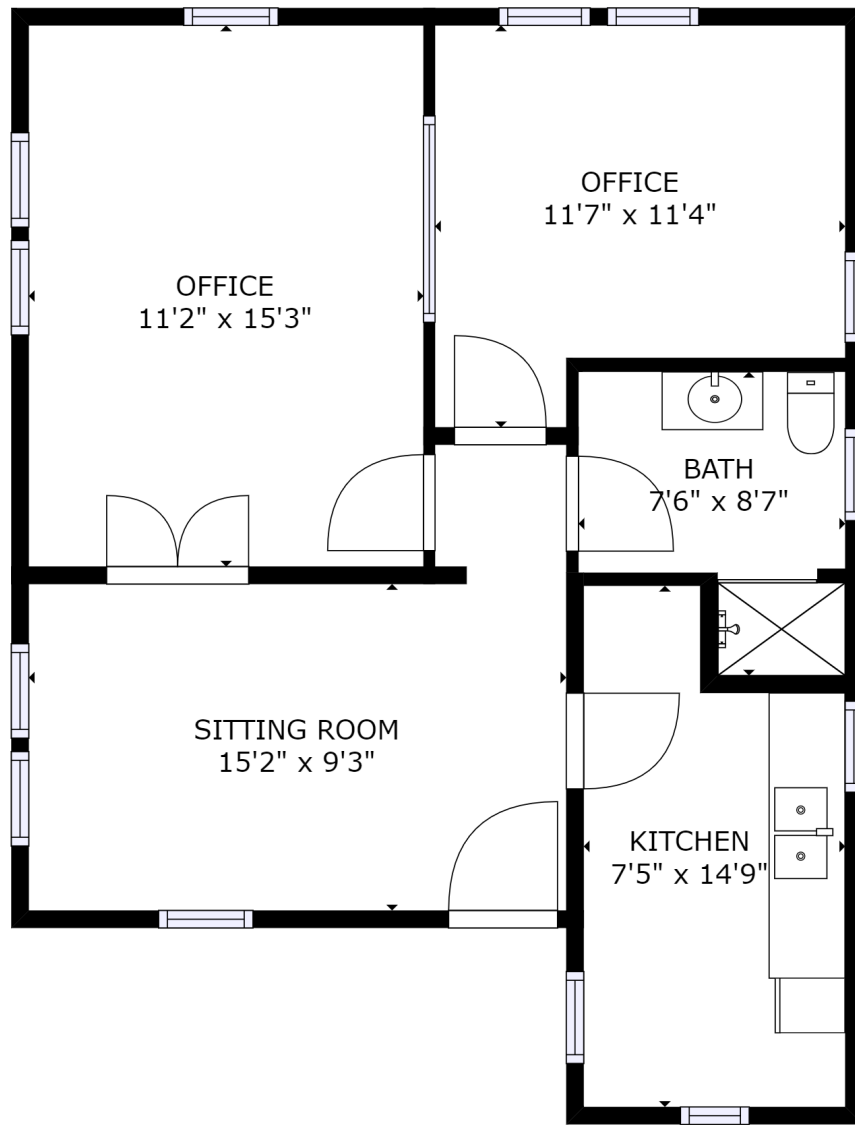


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FLOOR PLANS - INTERIOR B

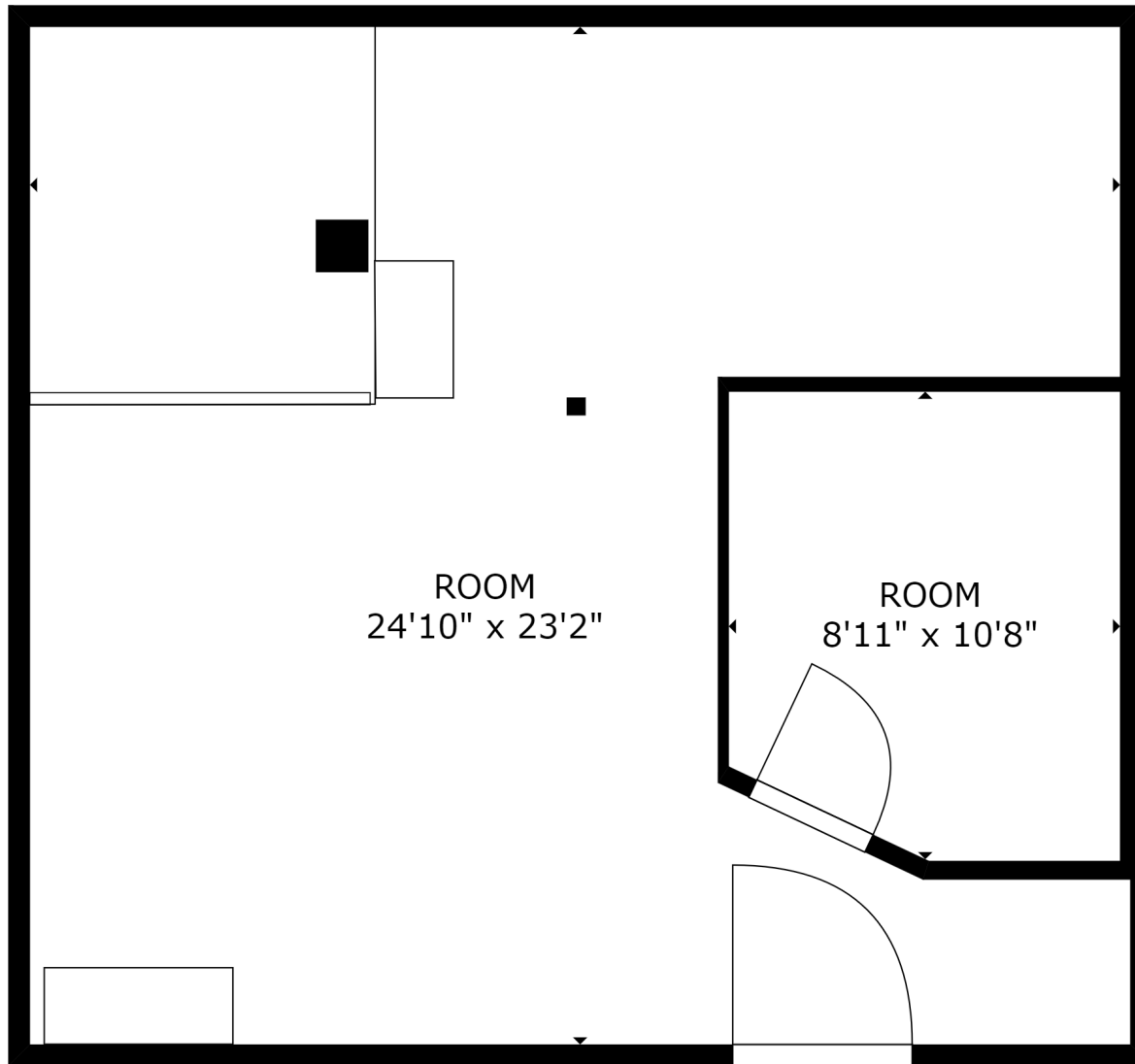


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FLOOR PLANS - INTERIOR B STORAGE



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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

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



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