



INDUSTRIAL | AUSTIN | FOR LEASE

14101 US Hwy 290 W

Austin, Texas 78737



Irulian Dabbs
dabbs@donquick.com
512.814.1826



PROPERTY DESCRIPTION

110,000 SF of Condo-style office buildings and flex/warehouses; 100% HVAC warehouses on 14.49 acres, with abundant greenery and ample parking.

SPACES

SPACE SIZE

Building 400	Office space	1,200 SF
Building 600	Free-standing office building	3,520 SF
Building 700B	Available November 1	1,090 SF
Building 900A	Flex Office/Warehouse	1,600 SF
Building 1100	Free-standing office building	7,125 SF
Building 1400A	2nd floor office	2,572 SF
Building 1400B	2nd floor office	2,447 SF
Building 1600B/C	Office space	2,300 SF
Building 1700B	Dry 100% HVAC warehouse	3,300 SF
Building 1800	Office space 100% HVAC warehouse	3,300 - 9,100 SF
Building 1900B	Office Space	2,300 SF

LEASE RATE

Call for pricing

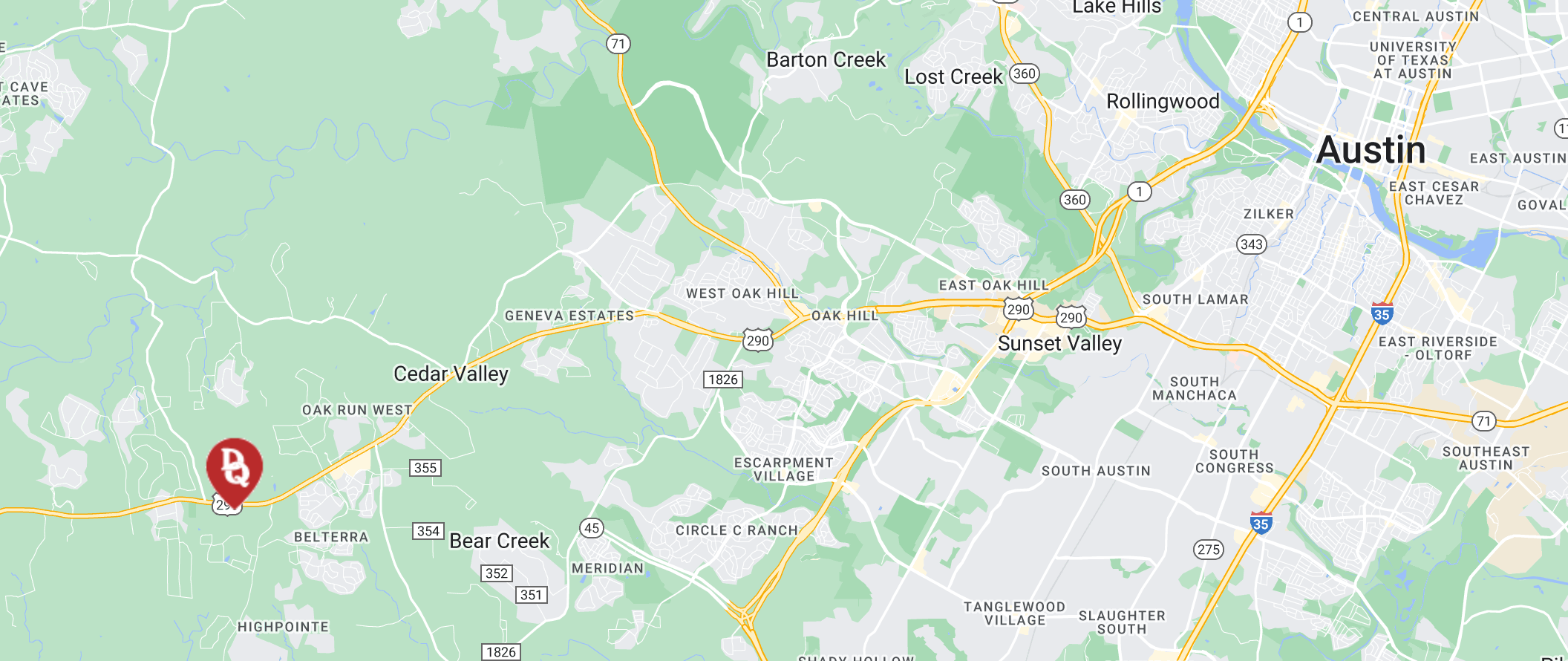
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DEMOGRAPHICS **1 MILE** **5 MILES** **10 MILES**

Total Households	691	9,482	53,688
Total Population	2,145	29,120	141,002
Average HH Income	\$151,592	\$156,192	\$143,576

LOCATION OVERVIEW

East-bound side of Highway 290 West with great visibility and frontage. Just 12 minutes from the Y at Oak Hill, and conveniently situated between Belterra and Dripping Springs.

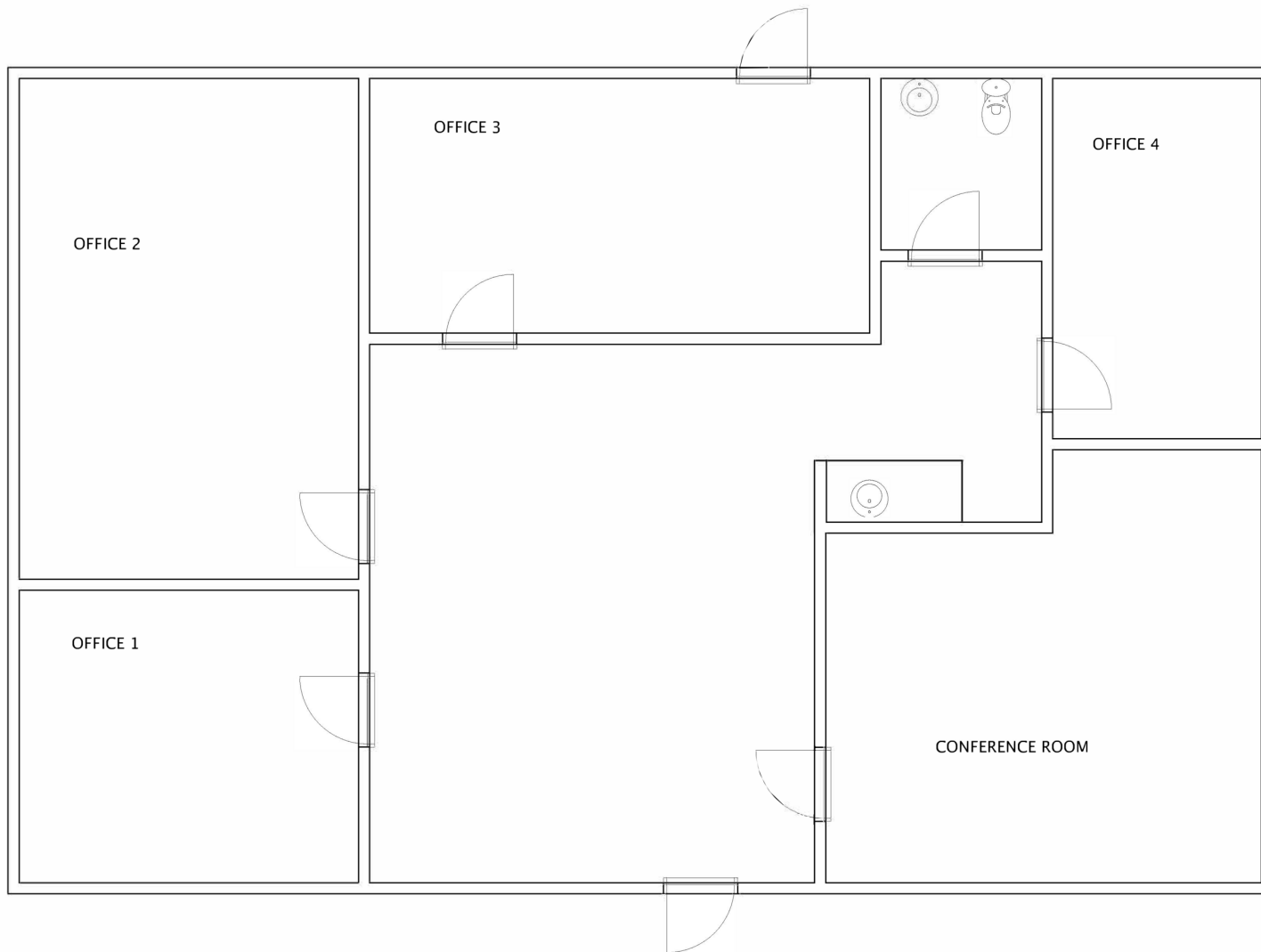
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Building 400

1,200 SF

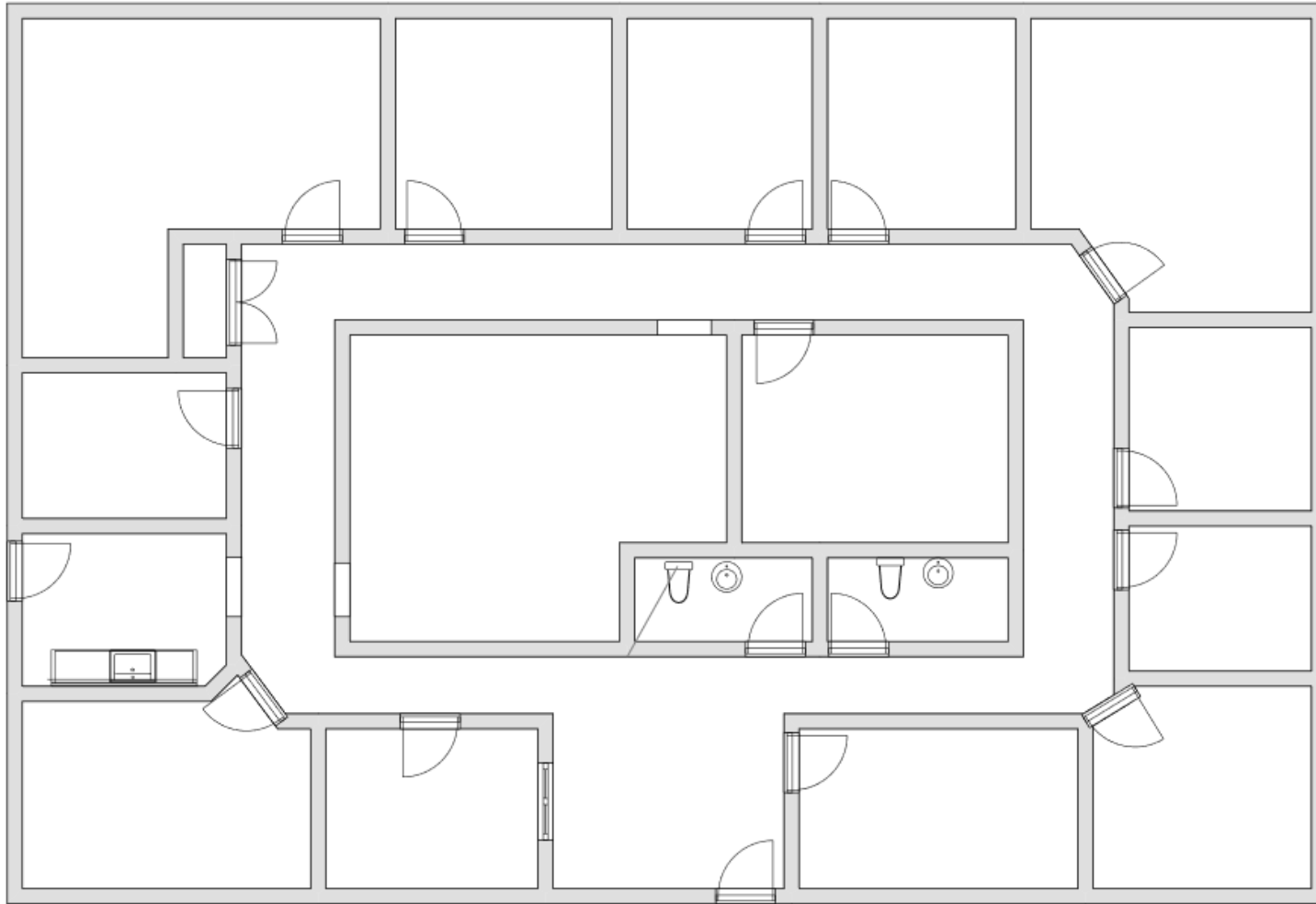
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Building 600

3,520 SF

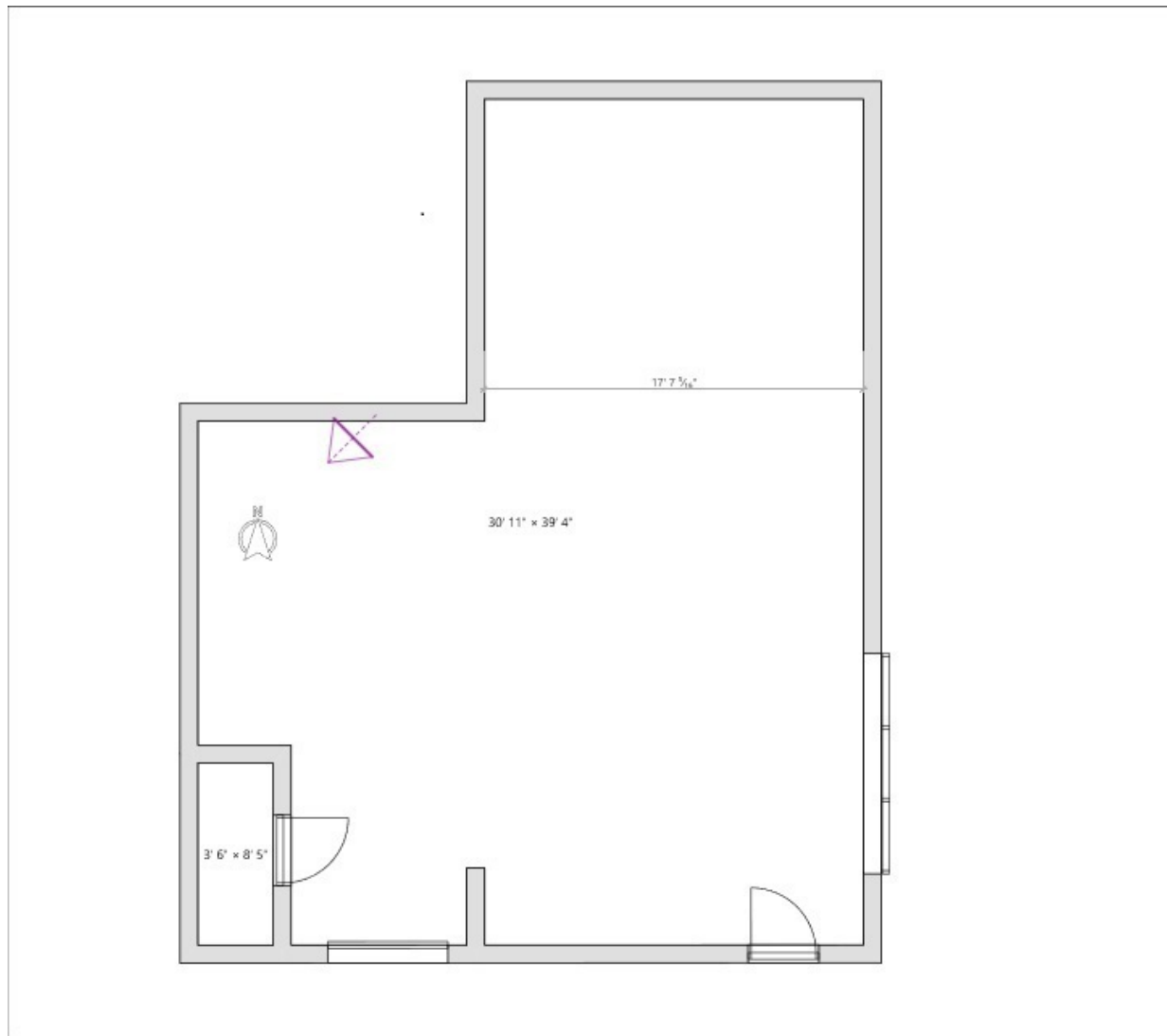
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Building 700B

1,090 SF

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Building 900A

1,600 SF

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Building 1400A

2,572 SF

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Suite 1400B
2,447 SF



Building 1400B

2,447 SF

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Building 1600B/C

2,300 SF

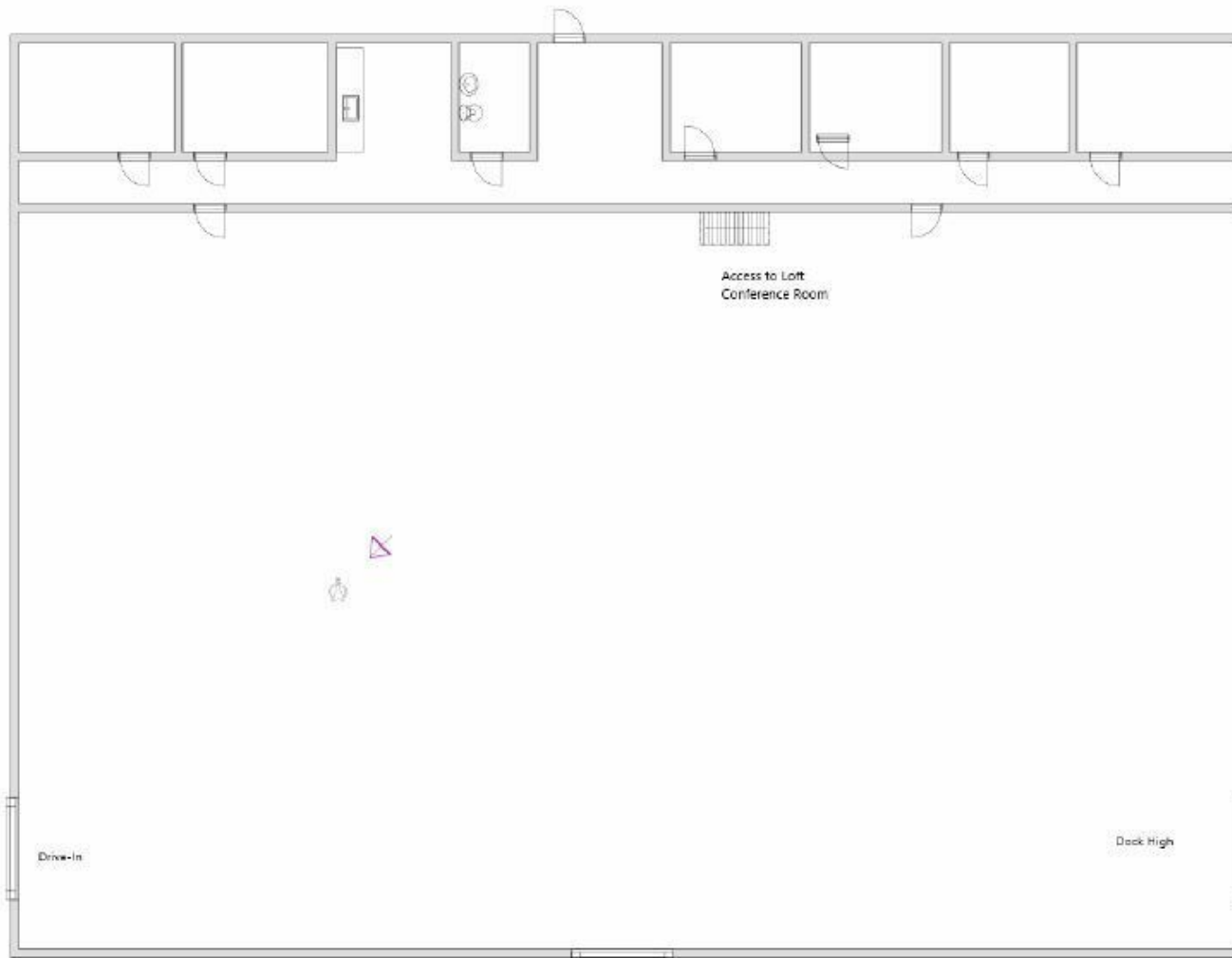
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Building 1700B

3,300 SF

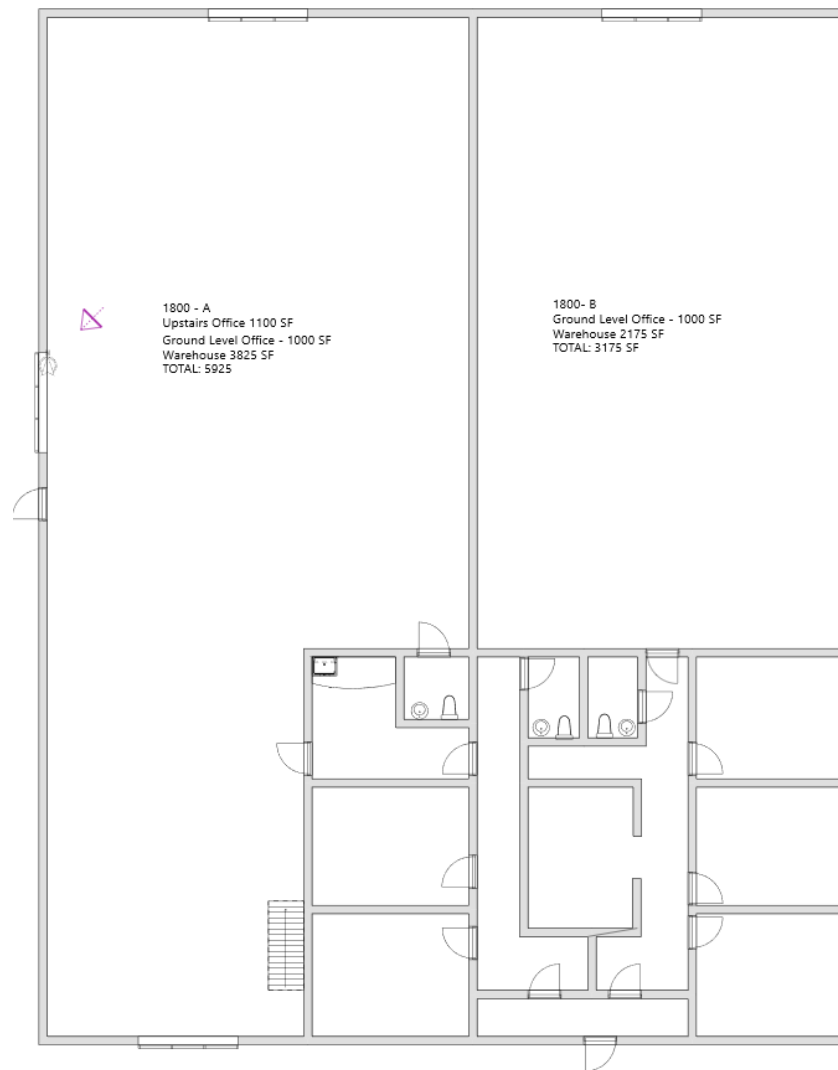
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Building 1800

3,300 - 9,100 SF

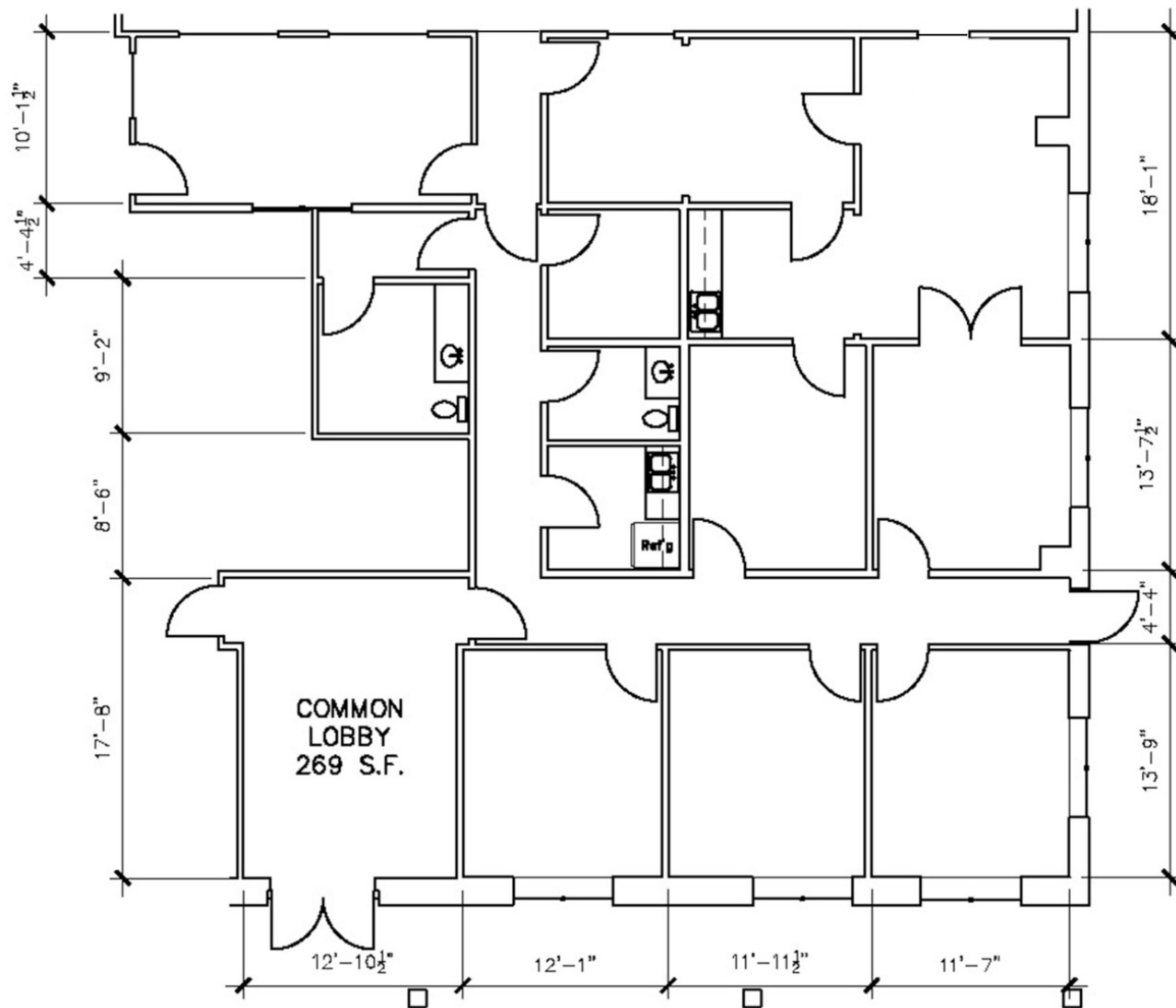
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Building 1900B

2,300 SF

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Additional Photos

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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.



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 an 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Darren Quick	443913	darren@donquick.com	(512) 255-3000	
Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
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Sales Agent/Associate’s Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date