

The Village on Congress

Office/Retail For Lease

\$2,290/mo



5924 Congress Ave

KELLY SIEGLER

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price 
COMMERCIAL REALTY

Congress Avenue Frontage



Prime signage with high visibility and traffic counts

- Mixed use community located on Congress Ave in Austin Texas.
- Located just 4 miles from downtown Austin, The Village on Congress offers convenient access to the city's core.
- Surrounding area provides a variety of shopping, dining, and entertainment options, enhancing the appeal for both residents and businesses.
- Favorite neighborhood spots include Regal Cinemas Metro 14, Garrison Park, Krispy Kreme, Hill's Cafe, HEB, and the Odom School Park.
- Southpark Meadows is located south of the community and provides entertainment options such as Cinemark, Green Mesquite with live music, and excellent shopping venues.

3 Floor Retail/Office Building



1st Floor

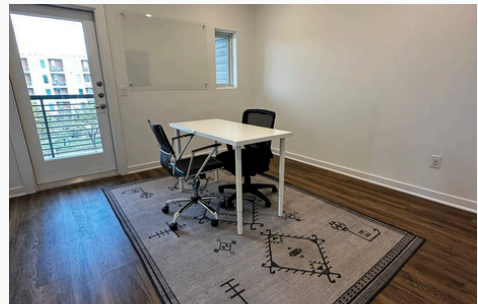
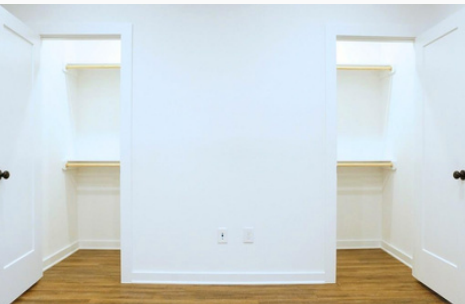
- Attached finished garage
- Congress Ave frontage
- Open concept
- Bathroom
- Pylon Sign

\$2,290
Month



2nd Floor

- Huge open space
- Oversized kitchen Island
- Full Kitchen with appliances
- Open concept
- Bathroom

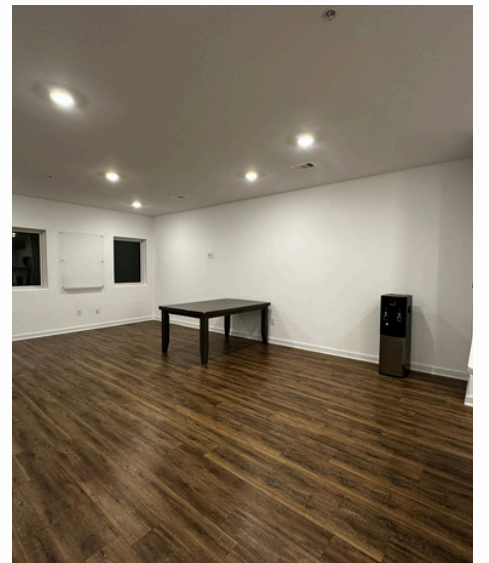
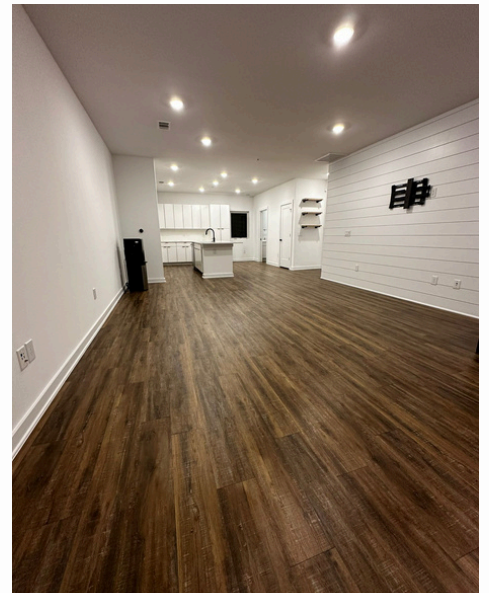


3rd Floor

- Two offices
- Private en suite bathrooms with tub and shower
- Each office has Closet/Storage
- Balcony with view of Congress Avenue
- Laundry room with washer and dryer

KITCHEN AND SHOW ROOM 2ND FLOOR

Great for Cooking and Baking classes



Full Kitchen with appliances, bathroom, and office space

3rd Floor has two Office spaces with private en-suite full bathrooms including shower and tub

Large balcony overlooking Congress Avenue

Laundry room is on 3rd Floor

Could also be used as break room

START YOUR BUSINESS HERE

3 FLOORS TO MAKE YOUR OWN



Retail and Office

Ideal property with an amazing price!

Create your yoga studio and host multiple classes on different floors. Finished garage could be used for hot yoga. Double your income!

Entertain with cooking and baking classes with the oversized kitchen island, appliances, and show room. Invite an audience and offer hands on experiences. Use the first floor for merch and store front and the third floor for office and admin.

Create your podcast studio and have your office in one place.

Set up multiple workstations, reception, lobby, break room, conference room, and 2 private office spaces

Create amazing massage rooms, nail salon, cosmetics, and more. Benefit from the two full private baths and laundry room

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5924 CONGRESS AVENUE

LEASE \$2,290/MONTH + NNN

PROPERTY FEATURES

- Full Kitchen with studio
- 2 private offices
- 4 bathrooms
- Show room
- Pylon sign on Congress Ave
- Finished Garage
- Conference room
- Sprinklers



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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 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

Buyer/Tenant/Seller/Landlord Initials

Date