



FOR LEASE

Wooten Building

109 E 10th St., Austin, TX 78701

Ross Colley

214.208.6900

RColley@asterra.com

Scott Lindauer

512.767.8654

SLindauer@asterra.com



📍 3305 Steck Ave. Suite 250, Austin, TX 78757

🌐 Asterra.com



PROPERTY DETAILS

109 E 10th Street, also known as the Wooten Building, was built in 1876 and remodeled in 1961. The building is located in Downtown Austin, a mere 0.2 miles from the Capitol. The building has 3 floors, two that are in the main part of the building, and an additional lower third floor that acts as an apartment office (107 E 10th St.)

The building consists of a dozen plus rooms, including a conference room on the bottom floor. Each floor consists of roughly 1,638 SF that can be used as office space. This building is perfect for any tenant that wants to be located in Downtown Austin and be in an antique style building.

Virtual tour of building available online. To view the virtual tour, go to bit.ly/109E10th.

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LISTING DETAILS

Lease Rate:	\$40/SF NNN
NNN:	TBD
SF Available:	4,916 SF
Stories:	3
Typical Floor:	1,638 SF
Year Built:	1876
Year Renovated:	1961
Zoning:	CBD

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DEMOGRAPHICS

1 MILE

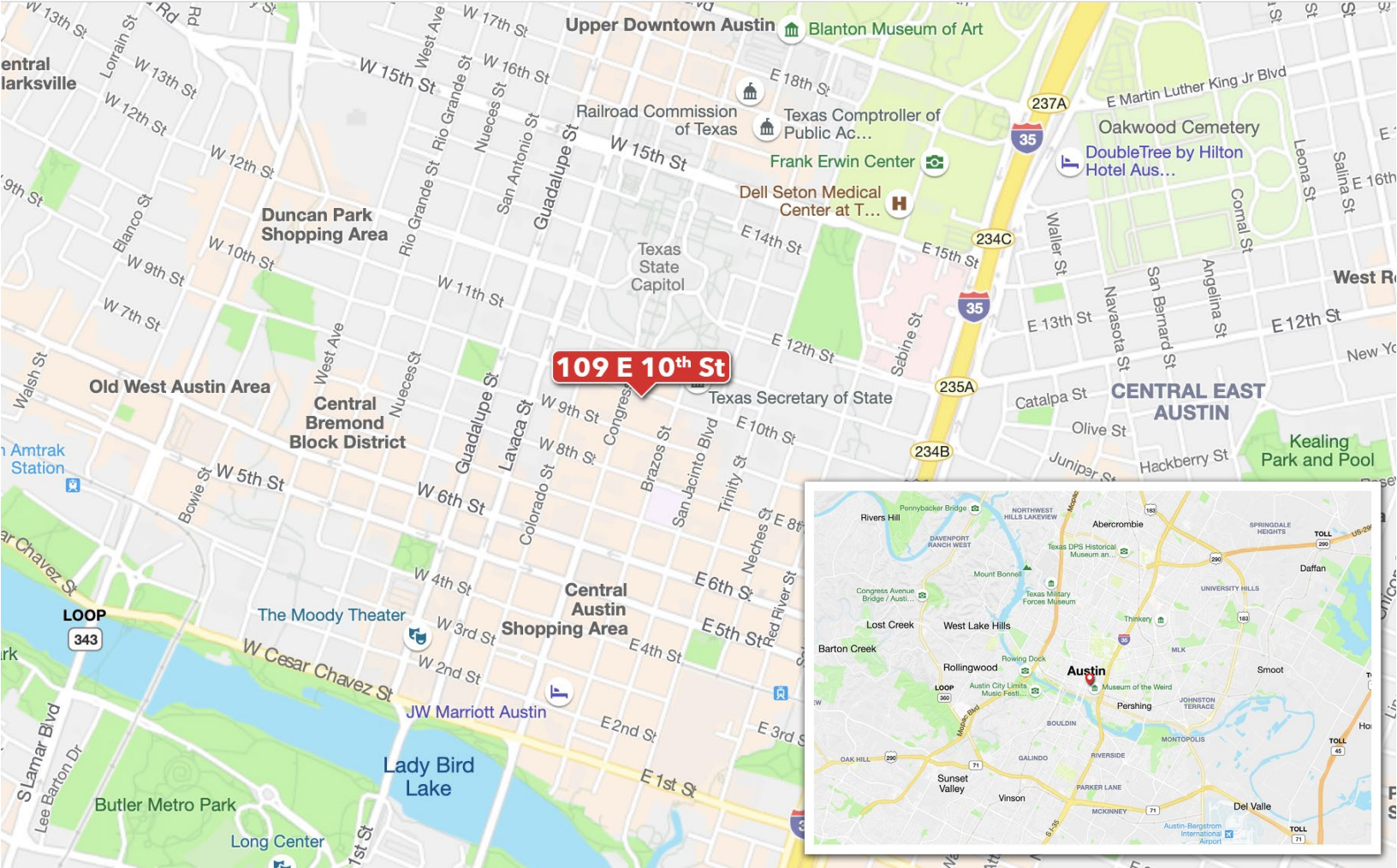
Total Households:	13,636
Total Population:	30,206
Average HH Income:	\$102,682

3 MILES

Total Households:	90,125
Total Population:	204,048
Average HH Income:	\$64,088

Population growth of 10.3+% expected 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.



IN THE VICINITY

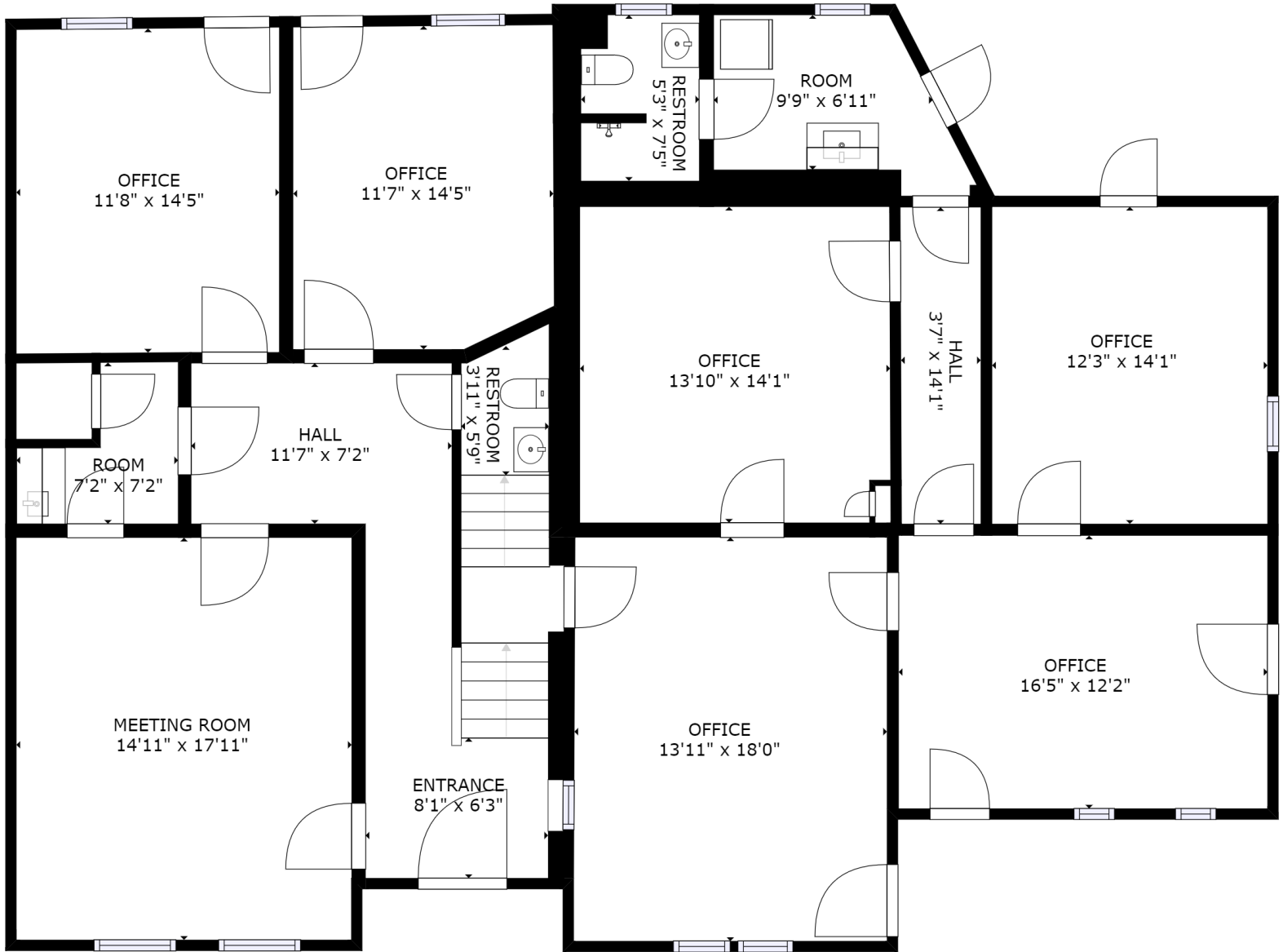
Amenities within a 0.5 mile radius, including:

- Austin Capitol
- Starbucks
- Quiznos
- Quattro Gatti Pizzeria
- Jimmy John's
- USPS
- Chipotle
- Roaring Fork
- Perry's Steakhouse
- Driskill Bar
- Gold's Gym
- Voodoo Doughnut
- Stubb's BBQ
- + More

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109 E 10th St
FIRST FLOOR



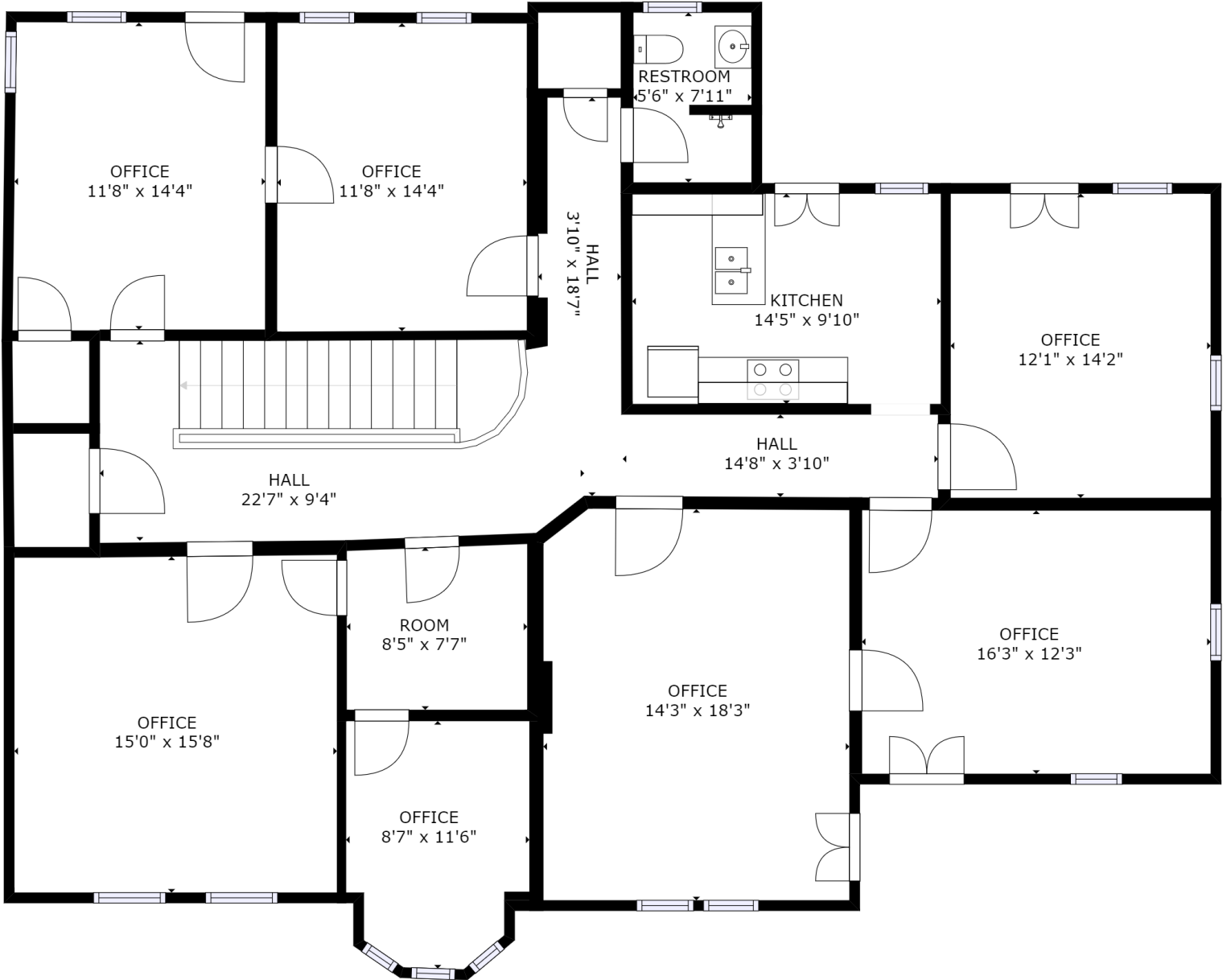
GROSS INTERNAL AREA
FLOOR 1: 1733 sq ft, FLOOR 2: 1664 sq ft
TOTAL: 3397 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR PLANS

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109 E 10th St
SECOND FLOOR



GROSS INTERNAL AREA
FLOOR 1: 1733 sq ft, FLOOR 2: 1664 sq ft
TOTAL: 3397 sq ft

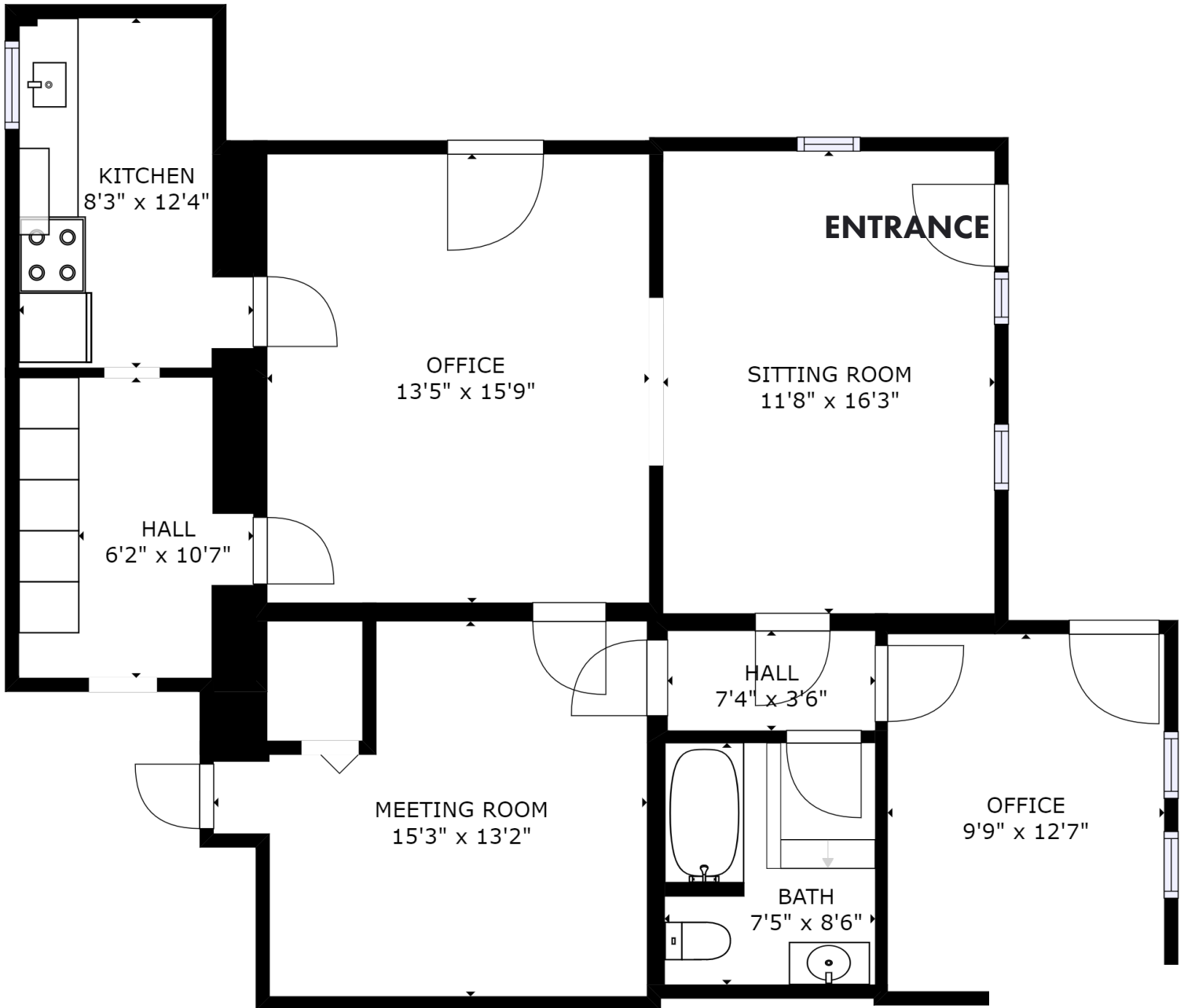
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109 E 10th St
APARTMENT OFFICE



FLOOR PLANS

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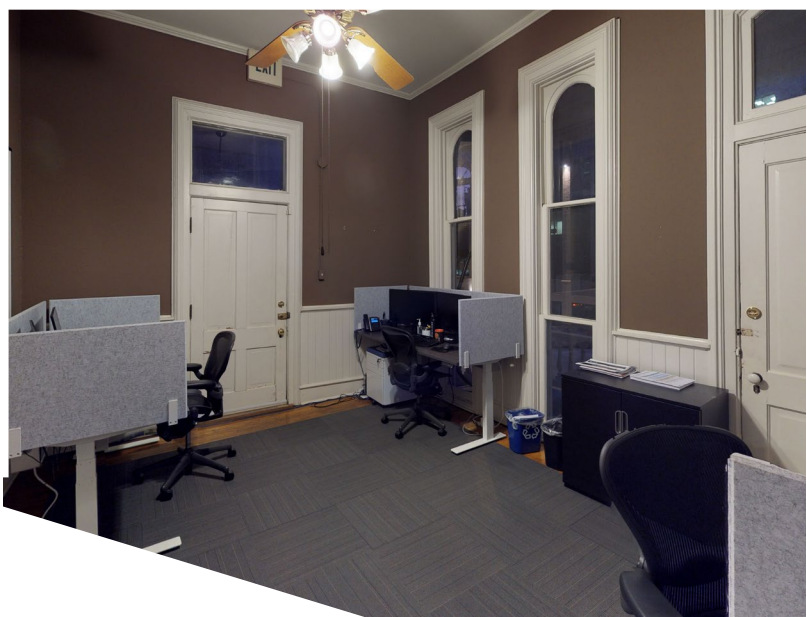
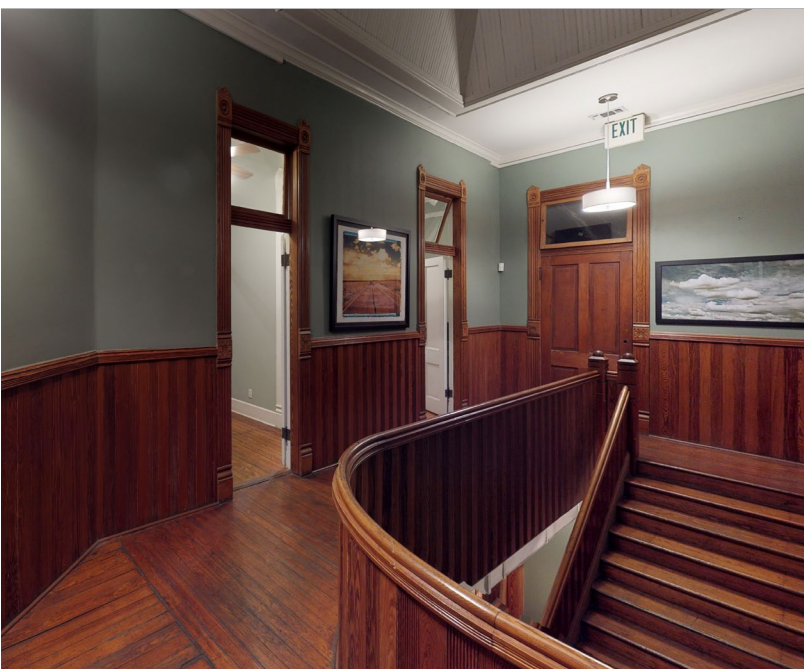
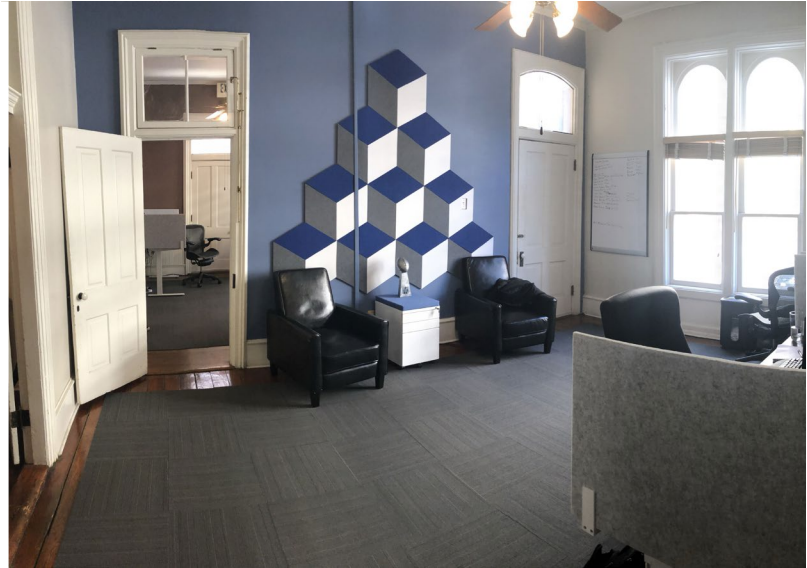
214.208.6900

RColley@asterra.com

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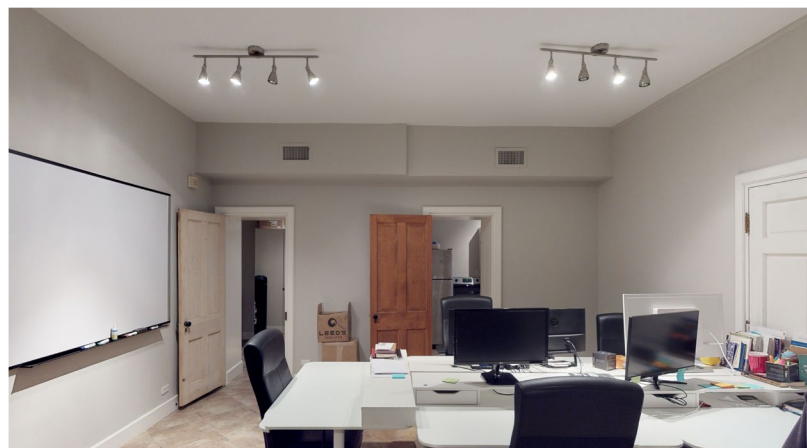
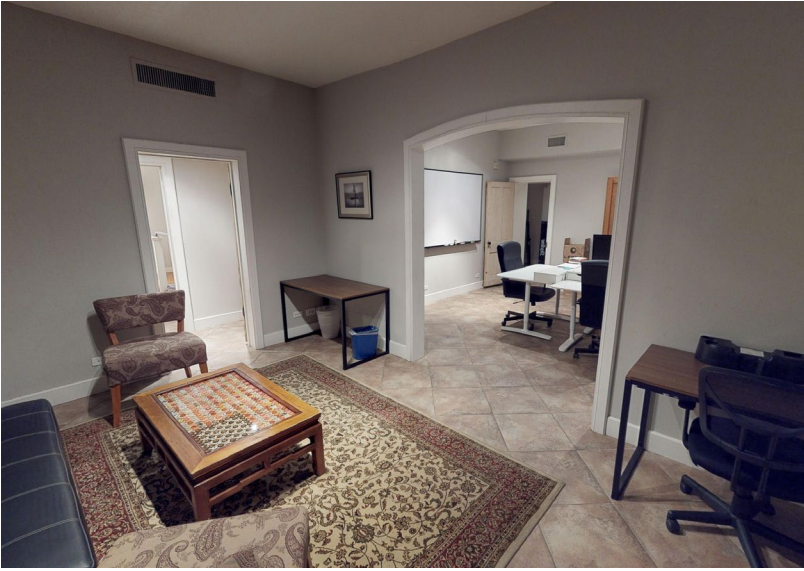
SLindauer@asterra.com



PHOTOS

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Information About Brokerage Services

11/2/2015

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 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.

<u>Asterra Commercial d/b/a Asterra Properties</u>	<u>9000901</u>	<u>info@asterra.com</u>	<u>512-231-2000</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Lucian Morehead</u>	<u>437479</u>	<u>lmorehead@asterra.com</u>	<u>512-231-2000 xt 300</u>
Licensed Broker / Broker Firm Name or	License No.	Email	Phone
<u>Lucian Morehead</u>	<u>437479</u>	<u>lmorehead@asterra.com</u>	<u>512-231-2000 xt 300</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Ross Colley</u>	<u>646588</u>	<u>rcolley@asterra.com</u>	<u>214-208-6900</u>
Sales Agent/Associate's Name	License No.	Email	Phone



📍 3305 Steck Ave. Suite 250, Austin, TX 78757

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