



THE LINC | 6406 N I-35, AUSTIN, TX 78752

Features

- 185,000 SF center located on I-35 and Hwy 290
- Home to Pluckers, Vivo Restaurant and Easy Tiger Bake Shop & Beer Garden (now open!)
- In the heart of the ACC Highland Redevelopment. Phase II, the \$152 million 400,000 SF redevelopment to be complete late 2019

FOR LEASE

MIN CONTIGUOUS SF: 1,432
MAX CONTIGUOUS SF: 8,356
CONTACT FOR MORE INFORMATION
NNN: \$7.57 PER SF/YR EST.

Traffic Counts

I-35 and Huntland Drive	224,540 VPD
E Hwy 290 at I-35	42,230 VPD

Demographics

	YEAR: 2019	1 MILE	3 MILE	5 MILE
Total Population		19,438	159,160	357,498
Daytime Population		29,105	205,746	559,789
Average HH Income		\$68,235	\$81,252	\$93,375
Total Households		7,587	66,880	145,298

Area Retailers & Businesses



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Brett Maze
 Vice President
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 bmaze@weitzmangroup.com

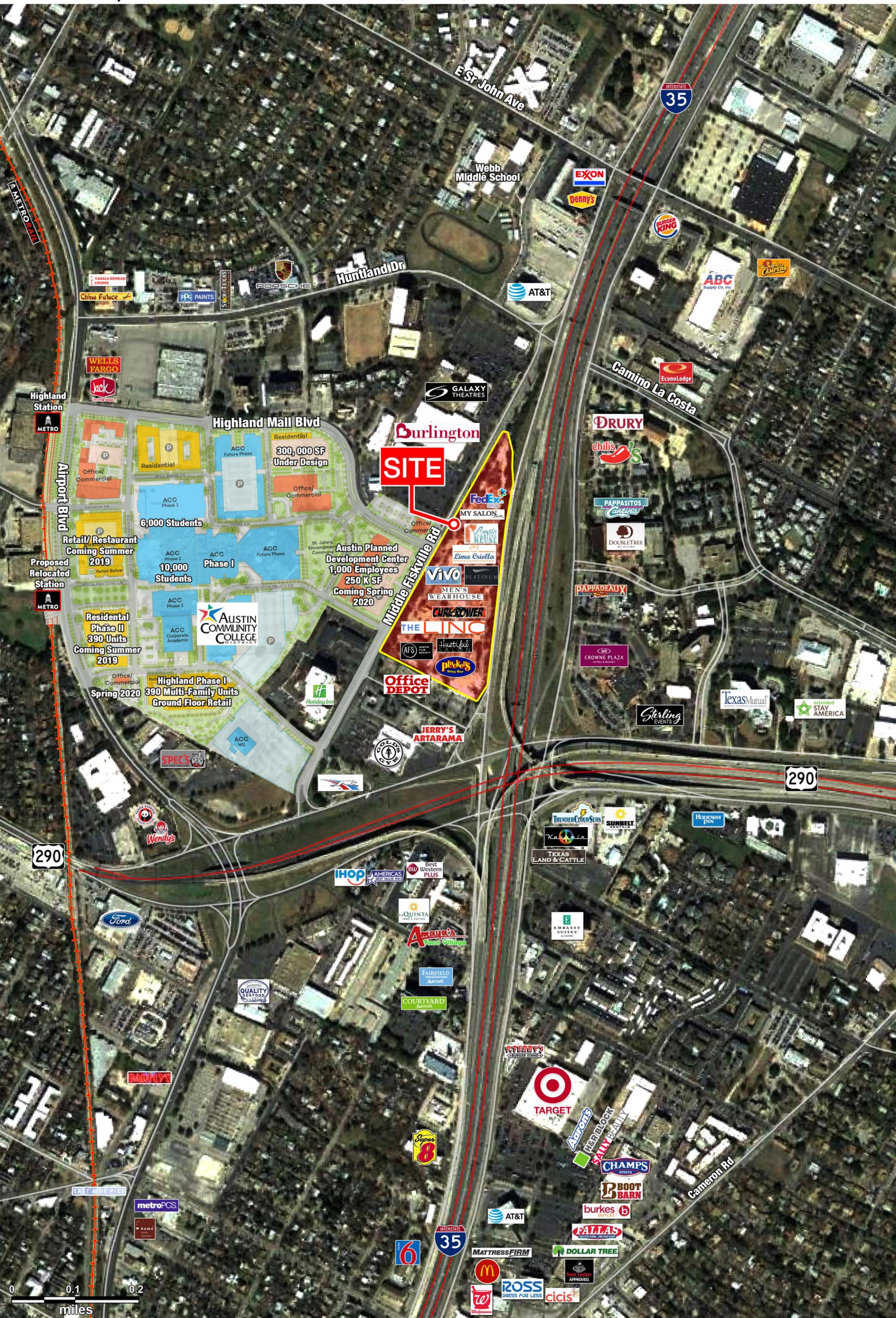
Cameron Longmire
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THE LINC | 6406 N I-35 FRONTAGE ROAD, AUSTIN, TX 78752

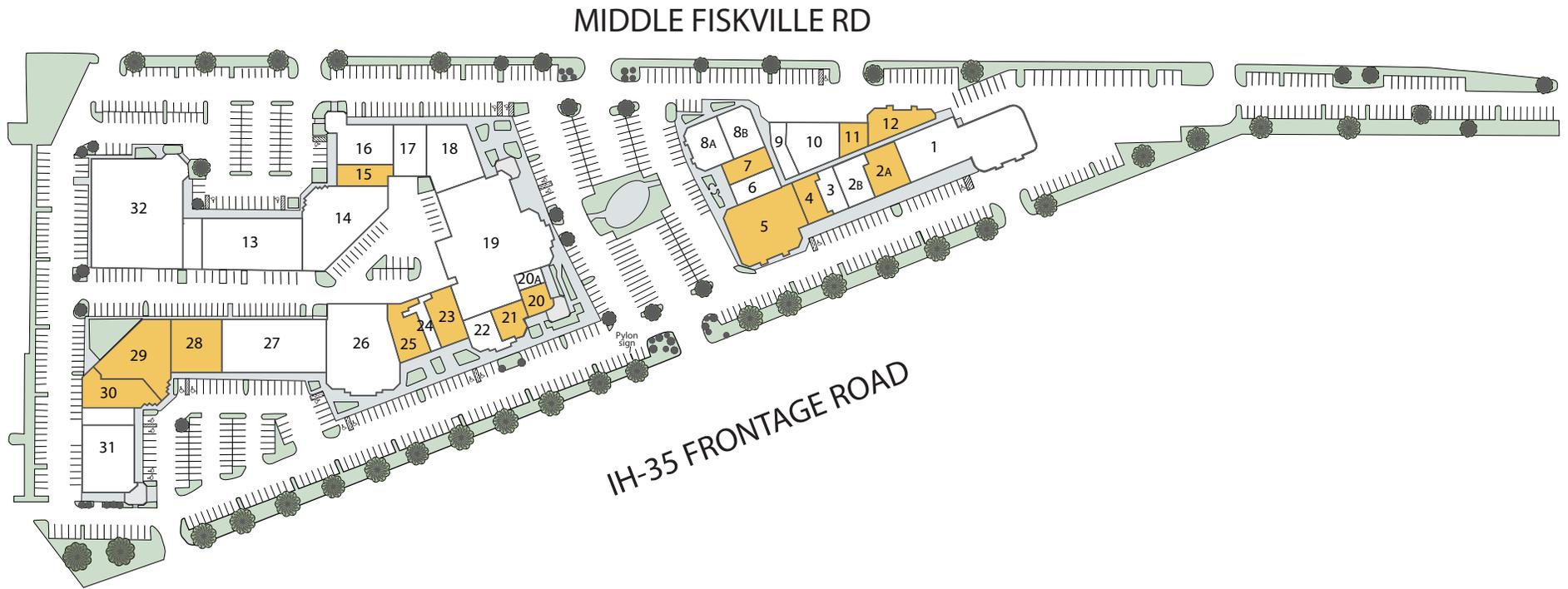


The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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Available Space			
2A	2,845 sf	15	2,143 sf
4	1,802 sf	20	1,432 sf
5	8,356 sf	21	2,049 sf
7	1,857 sf	23	3,326 sf
9**	1,601 sf	25	2,967 sf
11	1,508 sf	28	4,690 sf
12	2,817 sf	29	6,748 sf
		30	3,376 sf

* CS-1 **Available 3/4/20

Current Tenants

1	Easy Tiger	16,362 sf	17	Vivo Restaurant	3,223 sf
2B	FedEx Office	2,560 sf	18	Men's Wearhouse	5,835 sf
3	At lease	1,692 sf	19	Tech Office	20,923 sf
6	Lima Criolla Restaurant	1,892 sf	20A	Tech Office	1,432 sf
8A	ColdTowne Conservatory	3,121 sf	22	Tio Pepe	1,482 sf
8B	BATL Axe Throwing	3,121 sf	24	Tree House Locators	1,263 sf
9**	Austin Creative Reuse	1,601 sf	26	Wellmed	10,080 sf
10	Sierra Club	4,082 sf	27	Wig & Beauty Shop	10,200 sf
13	Tech Office	11,040 sf	31	Pluckers Wing Bar	8,200 sf
14	Tech Office	8,995 sf	32	Austin Film Society	17,878 sf
16	My Salon Suite	4,193 sf			

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 on 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:

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The Weitzman Group

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