

OFFICE & WET LAB FOR LEASE

TWO BUILDINGS IN NORTHEAST AUSTIN

8605 & 8609 CROSS PARK DRIVE, AUSTIN, TX

WALNUT CREEK BUSINESS PARK



**MATHIAS
PARTNERS**



34,033 Total SF Available

8605 Cross Park—15,700 SF (Office)

8609 Cross Park—18,333 SF (Office and Wet Lab)

Located in Walnut Creek Business Park at the
junction of US-183 and US-290.

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The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Interested parties should conduct their own independent investigation and rely on those results. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, lease or withdrawal without notice.

8605 & 8609 Cross Park Drive Austin, TX



LISTING DETAILS

8605 Cross Park Drive (Office)

Size: 15,700 SF
Lease Rate: \$14.00/SF NNN
Parking: 2.74/1,000 SF
Availability: Dec 2021
Zoning: IP



8609 Cross Park Drive (Office & Wet Lab)

Size: 18,333 SF
Lease Rate: \$14.00/SF NNN
Parking: 2.67/1,000 SF
Availability: Dec 2021
Zoning: IP



PROPERTY DETAILS

- Lease individually or jointly
 - Ample parking
- Excellent access to US-183, SH-130, IH-35 and US-290
 - 6 miles from ABIA
- Low cost space for tech, associations, offices or labs

DEMOGRAPHICS

2 MILES

Total 2020 Households: 19,942
Total 2020 Population: 57,467
Average HH Income: \$62,405

5 MILES

Total 2020 Households: 127,935
Total 2020 Population: 316,595
Average HH Income: \$83,852

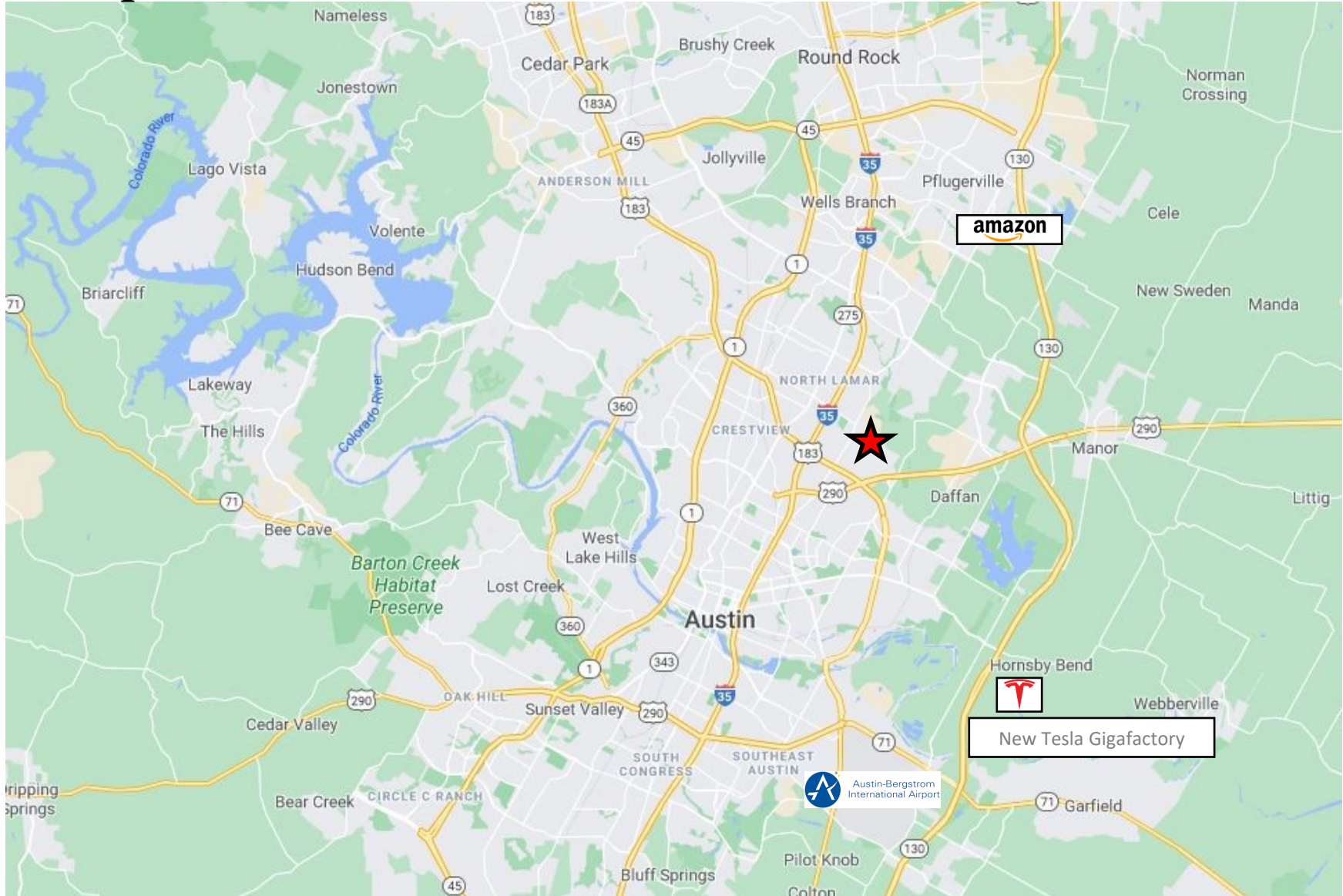
10 MILES

Total 2020 Households: 337,984
Total 2020 Population: 827,629
Average HH Income: \$97,679

8605 & 8609 CROSS PARK DRIVE AUSTIN, TX



Location Map



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8605 & 8609 Cross Park Drive AUSTIN, TX



Aerial Map



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8605 & 8609 CROSS PARK DRIVE AUSTIN, TX



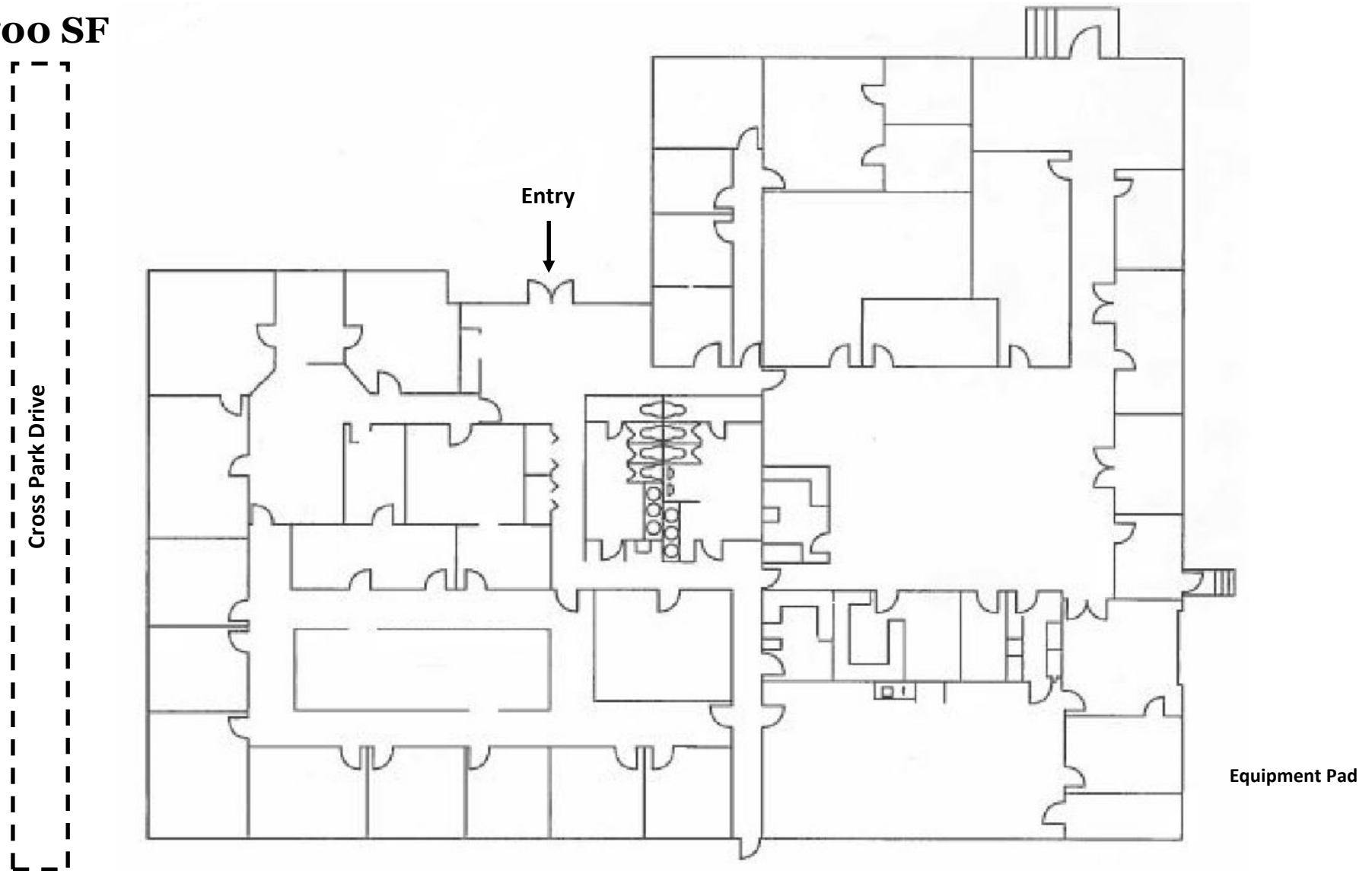
Aerial Map



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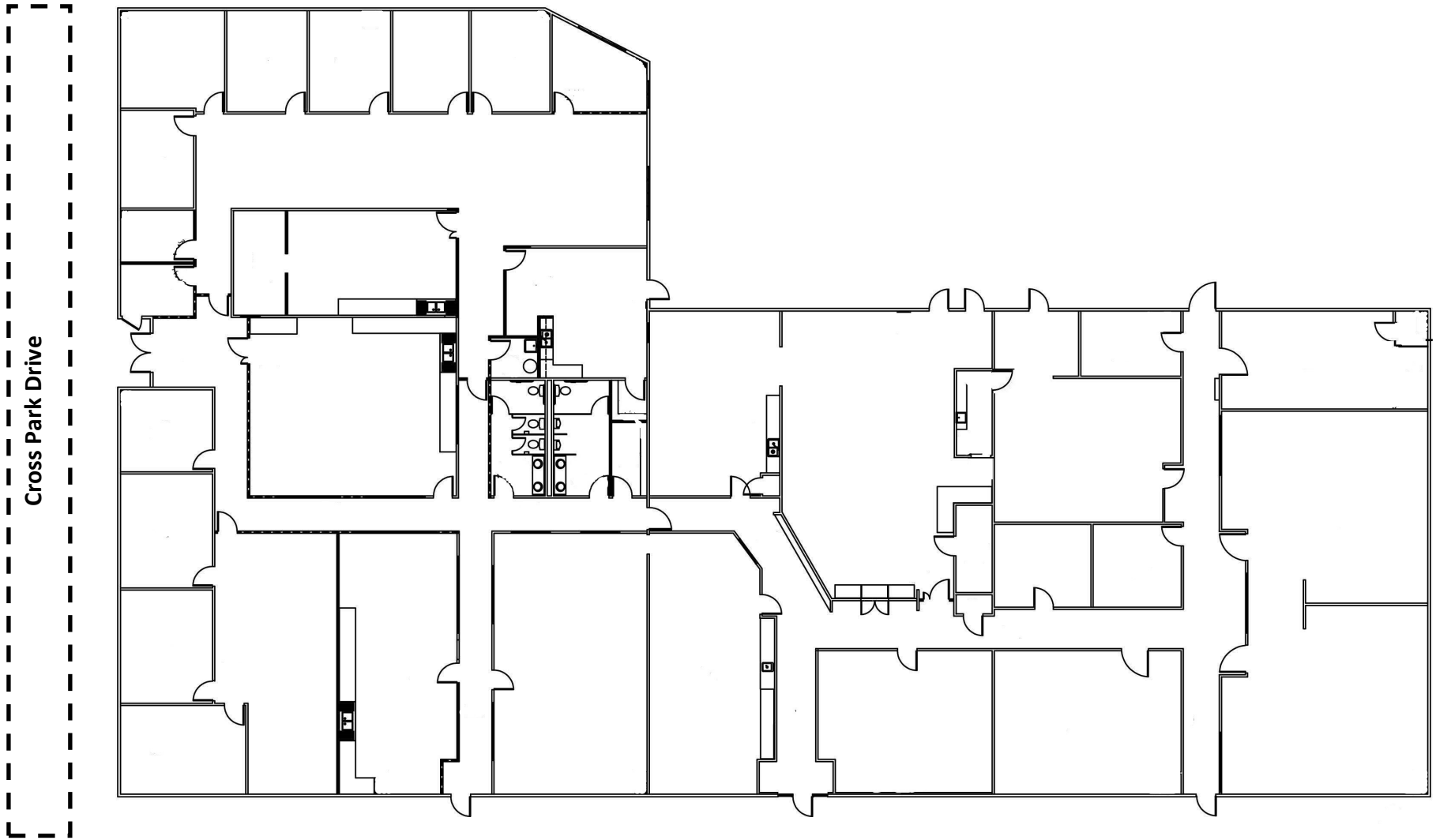
Floor Plan—8605 Cross Park Drive

15,700 SF



Floor Plan—8609 Cross Park Drive

18,333 SF





11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Mathias Partners	602940	matt@mathiaspartners.com	512-330-9111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Mathias	265888	matt@mathiaspartners.com	512-330-9111
Designated Broker of Firm	License No.	Email	Phone
Jerry Smith	458413	jsmith@mathiaspartners.com	512-330-9111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at
www.trec.texas.gov/ABS-1-0