

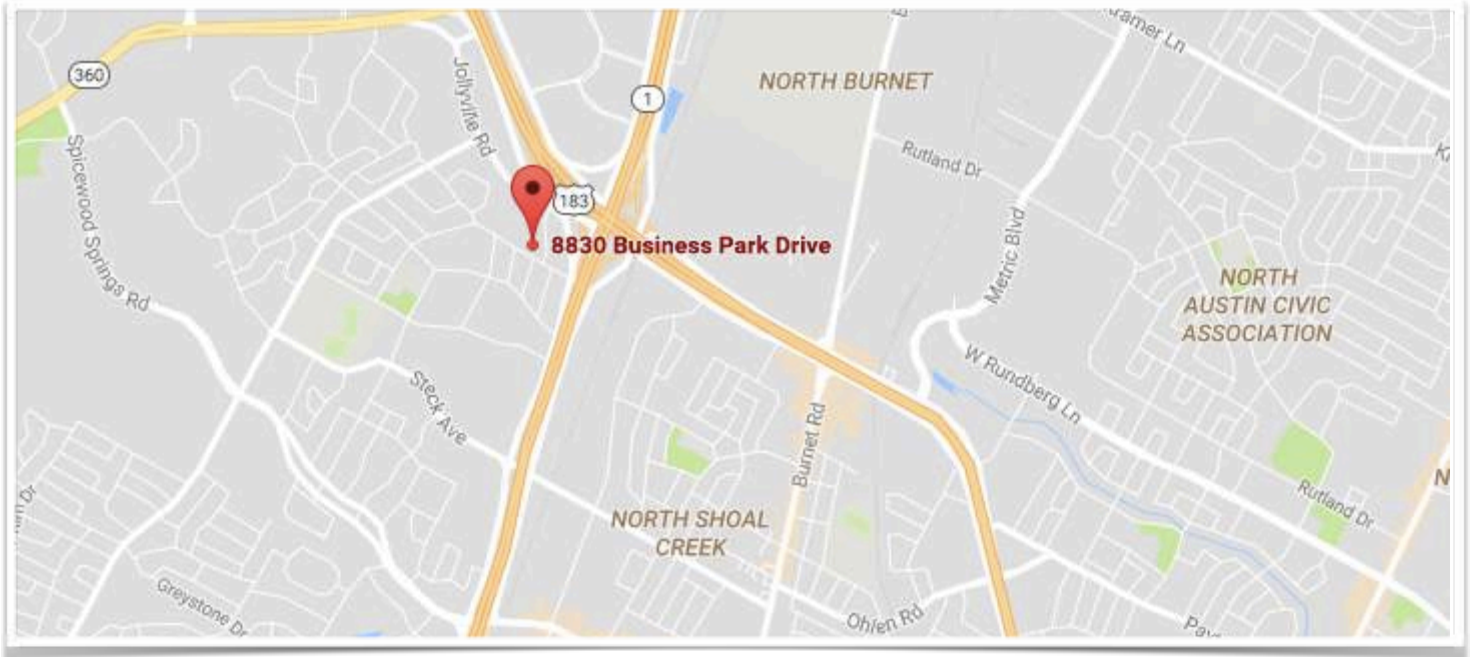
For Sale: 8830 Business Park Dr

Austin, Texas 78759



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PRICE: \$1,150,000 **PER SF:** \$236
SQUARE FOOTAGE: 4,859 SF **ACREAGE:** 0.39 AC
DESCRIPTION/USE: Office Condominium **AGE:** 1982
OPEX: \$6.86/SF (Taxes: \$4.12/SF, COA: \$2.74/SF)
SECTOR: Northwest Austin **ZONING:** CS

PROPERTY HIGHLIGHTS:

8830 Business Park Drive is a well located, three suite office condominium in Austin's Northwest office submarket. This property has been meticulously and professionally managed since 2002. There have been continuous interior and exterior upgrades over the years and the building is in turnkey condition; perfect for an owner user or investor. See attached rent roll.

AREA HIGHLIGHTS: The property is strategically positioned at the SW corner of Hwy 183 and Mopac, making it very conveniently located off of two major thoroughfares. The area boasts some of Austin's best shopping and dining destinations such as The Arboretum and The Domain. It is also very close to many major retail corridors such as Anderson Lane, Burnet Rd, Lamar Blvd and Far West Blvd.

Photos

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Contact: Adam Fike
Contact Info: Office: 512-458-8153
Extension: 210
email: adam@swsg.com

Photos

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Rent Roll

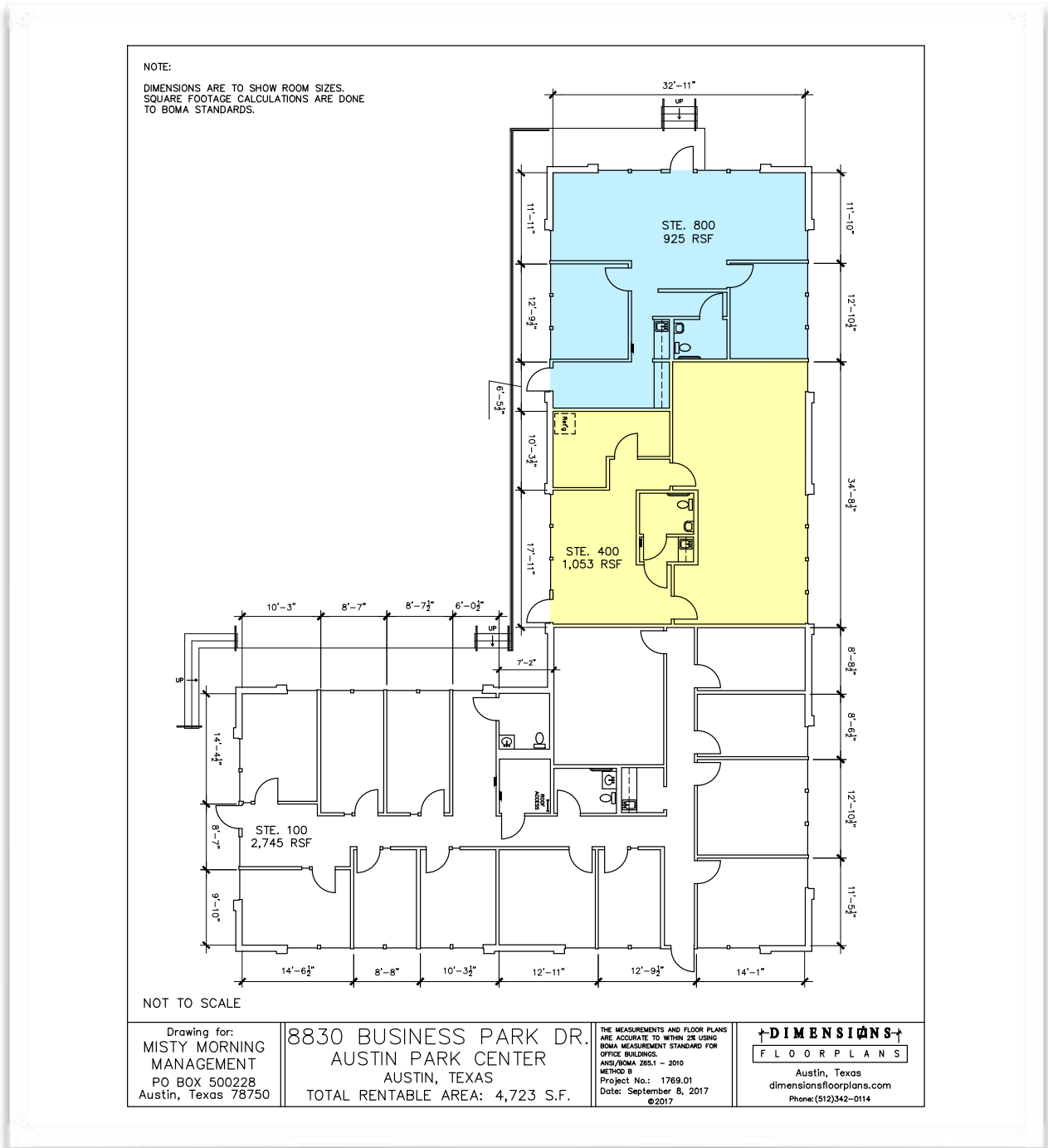
Tenant	Square Footage	Lease Year	Rent/Mo	Lease Type	Utilities Separately Metered	Current Deposit	Lease From	Lease To	Options
Suite 400	1080	2016	\$1,250.00	Gross + E & J	Y	\$1,080.00	July 1, 2016	June 30, 2019	No
		2017	\$1,250.00						
		2018	\$1,250.00						
		2019	\$1,250.00						
Suite 800	1029	2015	\$1,200.00	Gross + E & J	Y	\$1,200.00	March 1, 2015	August 31, 2018	No
		2016	\$1,200.00						
		2017	\$1,200.00						
		2018	\$1,200.00						



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Floor plan

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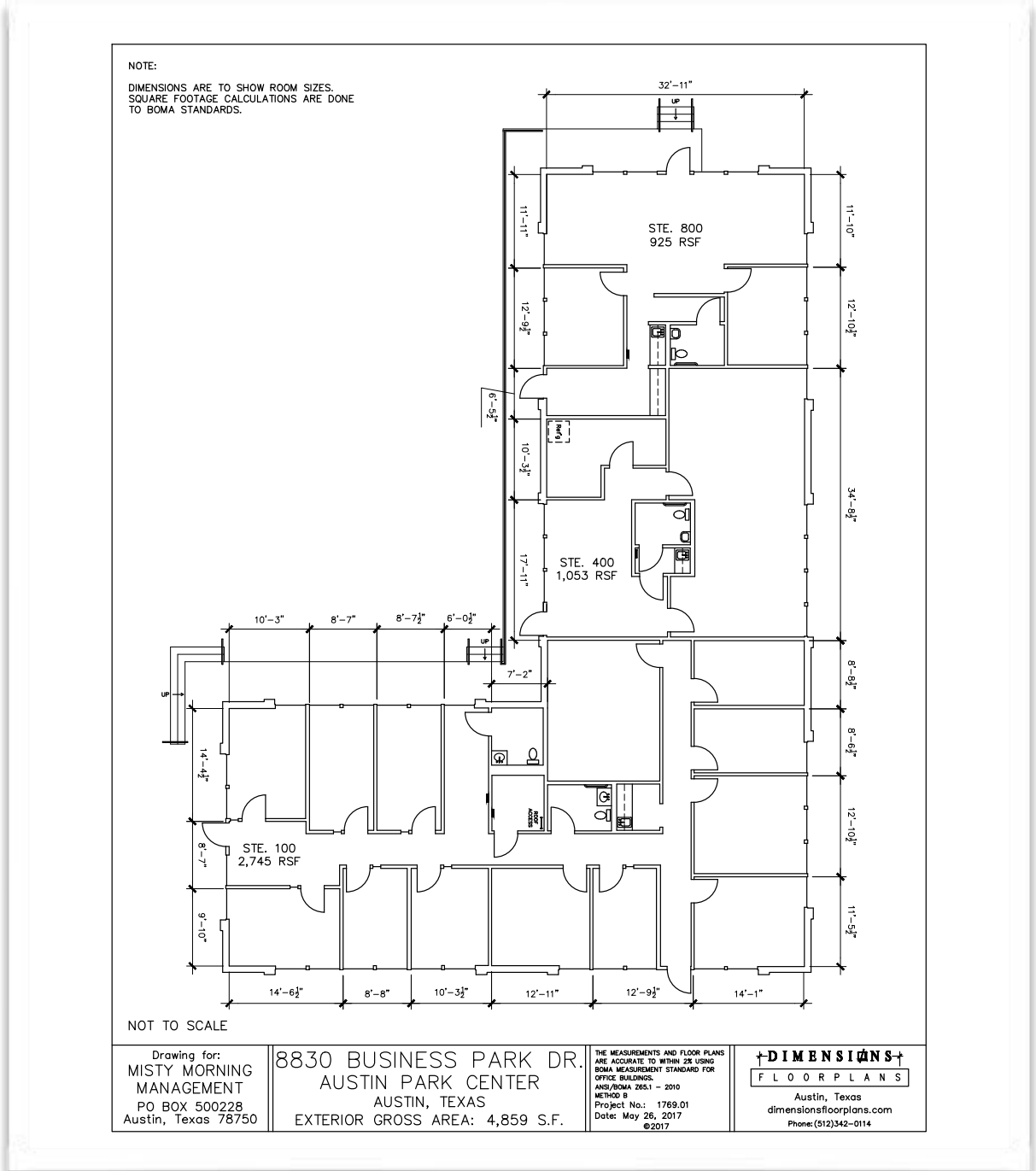
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adam Fike	497227	adam@swsg.com	512-458-8153 ext 210
Sales Agent/Associate's Name	License No.	Email	Phone

 Buyer/Tenant/Seller/Landlord Initials

 Date