

FOR SALE

HTH

HEALTHCARE REAL ESTATE SERVICES



For More Information Contact

HTH Capital, Ltd.

RYAN FREY

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Northfield Professional Building

101 W. Koenig Lane, Suite 100

Austin, TX 78751

SALE PRICE: \$4,000,000

PROPERTY ADDRESS

101 W. Koenig Ln. St.100
Austin, TX 78751

BUILDING SIZE

14,985 SF.

YEAR BUILT

1969 – MAJOR REMODEL 2009*

LAND SIZE AC

.871 (TCAD)

ZONING

CS-MU-V-CI-NP

DESCRIPTION PROPERTY

Unique stand alone, one story building located in central Austin, Airport Blvd. corridor. The building was built in 1969 with major renovations done in 2009.

TENANT INFORMATION

Pain Management Consultants, PA / Luv Puppies

EXISTING TENANT LEASE TERMS

Pain Management Consultants, PA – 6,500 SF with a 7 year lease at \$23.00 NNN Luv Puppies (commercial kitchen) 2,000 SF – 3 year lease at \$12.50 NNN

VACANT SPACE FOR LEASE

+/- 6,359 RSF of vacant space
Current condition: warm shell

ESTIMATED OPERATING EXPENSES

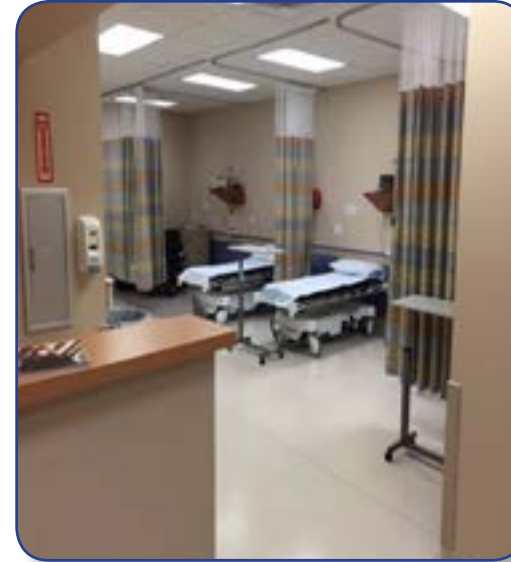
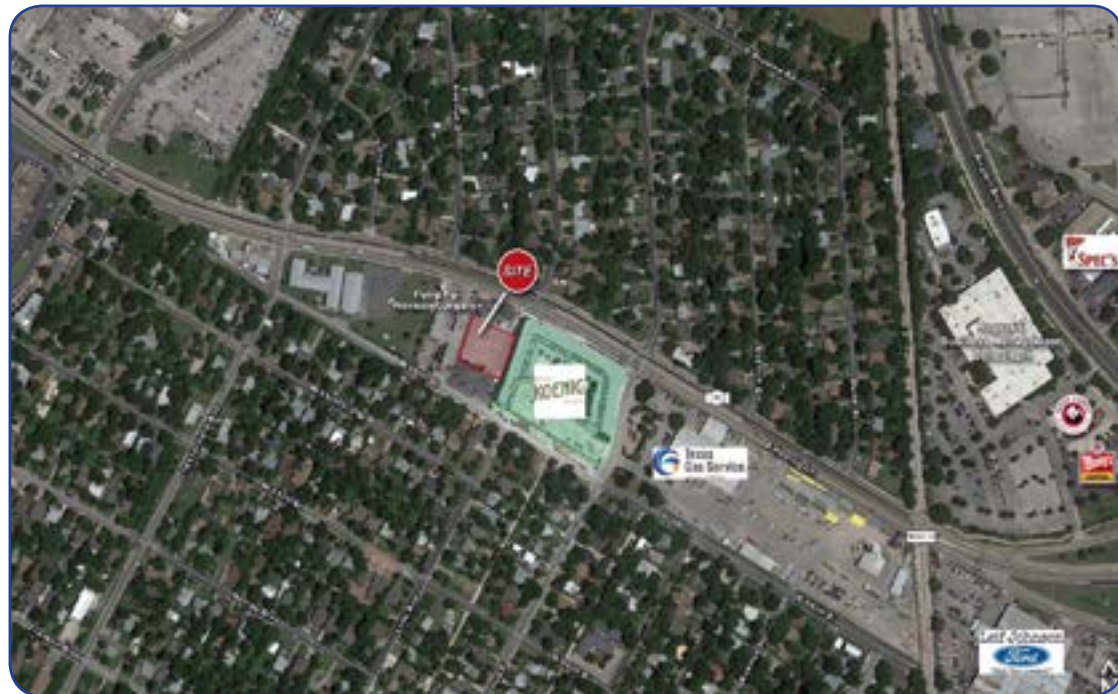
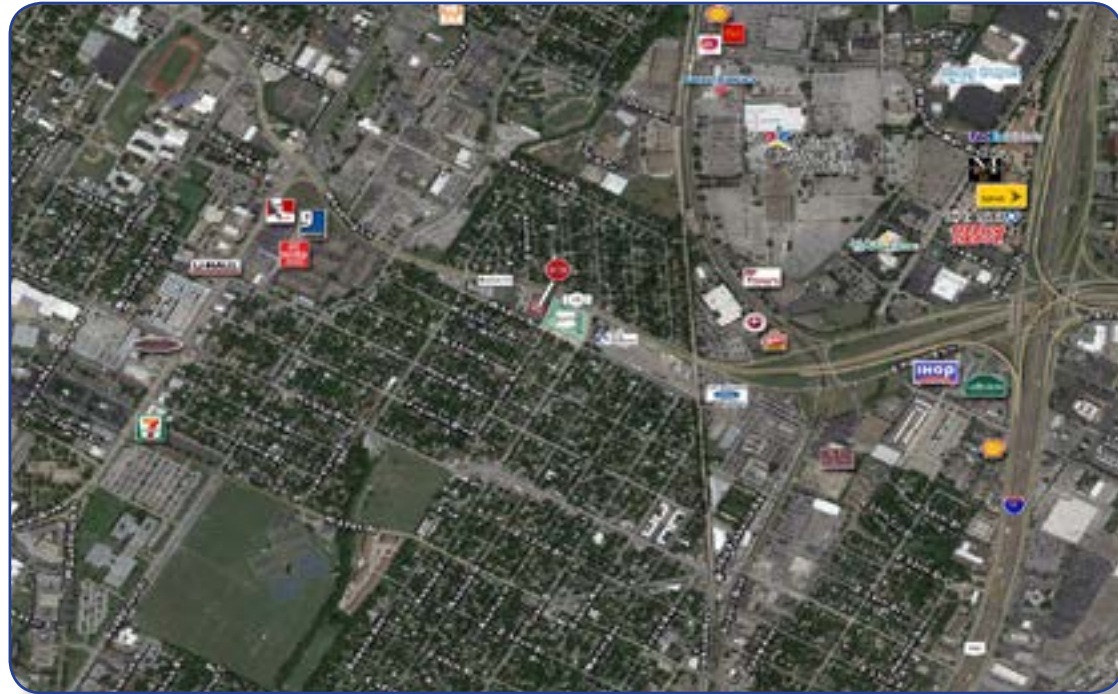
\$7.50/ SF

PARKING

52 parking spaces with additional parking possible

All information regarding this property is from sources deemed reliable; however, HTH Capital, Ltd. has not made an independent investigation of this information and no warranty or representation is made by HTH Capital, Ltd. as to the accuracy thereof. Interested parties are encouraged to independently verify all information provided. This information is submitted subject to errors, omissions, change in price, rental or other conditions, prior sale, lease or withdrawal from the market without notice. No representations are made as to the conditions of the property or any environmental conditions that may affect the value or suitability of the property.

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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:
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date