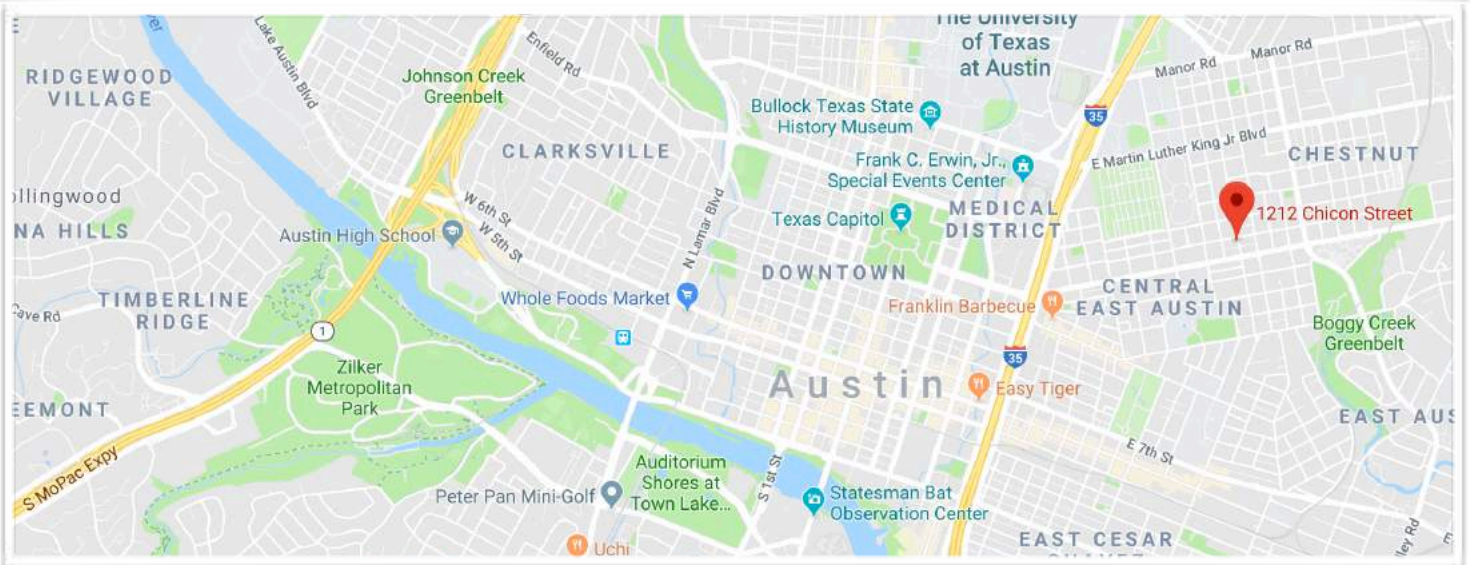


For Lease: The Joyce . Suite 103

1212 Chicon St., Austin, TX 78702





Contact: Linda Asaf | Adam Fike
Office: 512-458-8153 ext 205 | 210
(Linda) Mobile: 512-619-3303
email: linda@swsg.com | adam@swsg.com

1212 Chicon St., Suite 103

Austin, TX 78702



DESCRIPTION/USE: Retail/Office

SQUARE FOOTAGE: 947 SF

TERM: 5 - 10 years

LEASE RATE: \$32/SF

NNN: \$12.50 (Estimated)

TI: Negotiable

Convenient urban core location:

- 1 mile to MLK MetroRail Station & UT Austin
- 1.5 miles to Texas State Capitol
- 2 miles to Austin Convention Center
- 7 miles to Austin Bergstrom International Airport (AIBA)

The Chicon is a mixed-use condominium development, aimed to preserve and support the history, legacy and culture of the Chestnut Neighborhood, once a flourishing artistic, cultural and commercial hub on Austin's east side. The Chicon is comprised of two buildings, along Chicon, between 12th & 14th Streets. The development offers residential units atop ground level retail, restaurant and office spaces in one of the most vibrant neighborhoods in Austin.



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Floor plan

Austin, Texas 78702

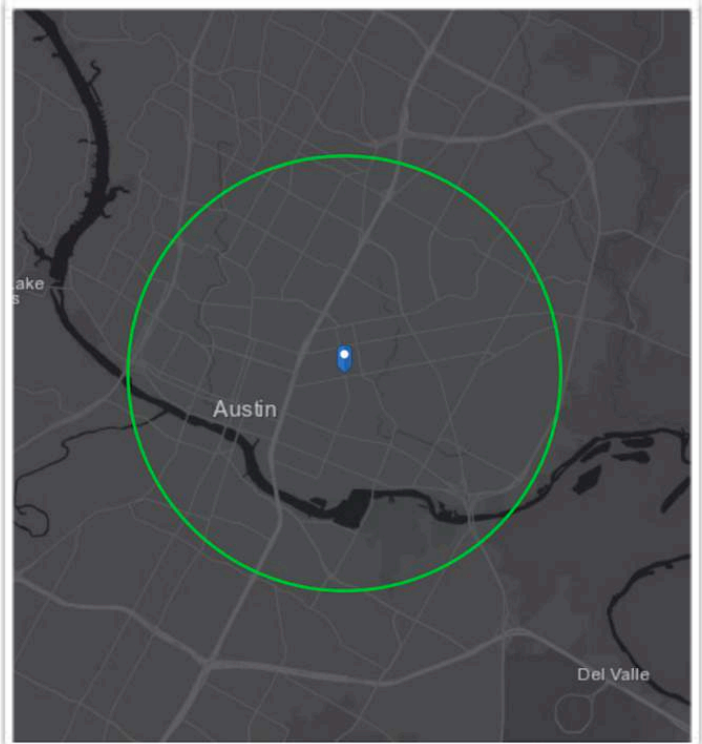
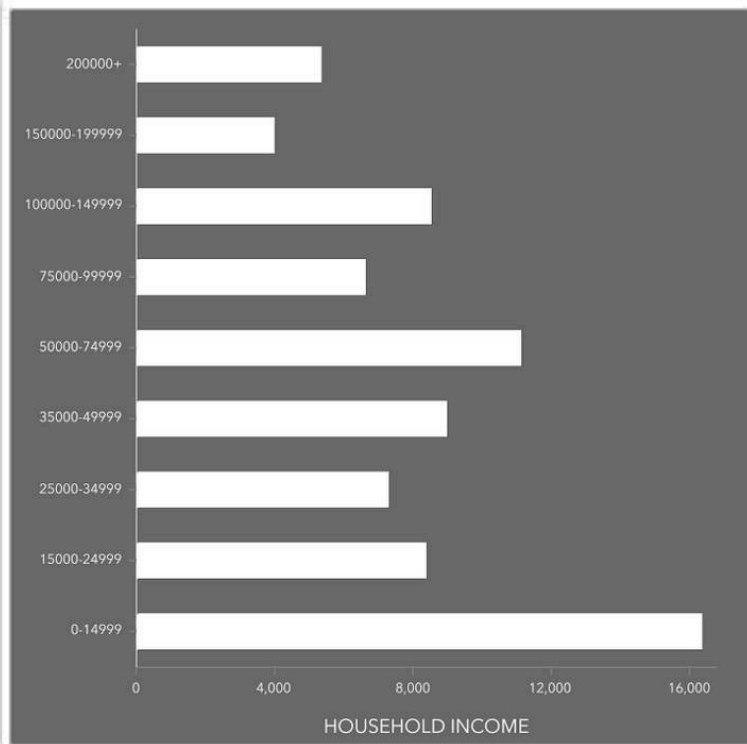




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Demographic Information

Austin, TX 78702



<p>White Collar</p>	72%
<p>Blue Collar</p>	11%
<p>Services</p>	17%

4.4%

Unemployment Rate

<p>3B Metro Renters</p> <p>17,678 households</p>	23.1%	of Households
<p>14C Dorms to Diplomas</p> <p>12,349 households</p>	16.1%	of Households
<p>14B College Towns</p> <p>8,788 households</p>	11.5%	of Households



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Tapestry Segmentation





Austin, TX 78702

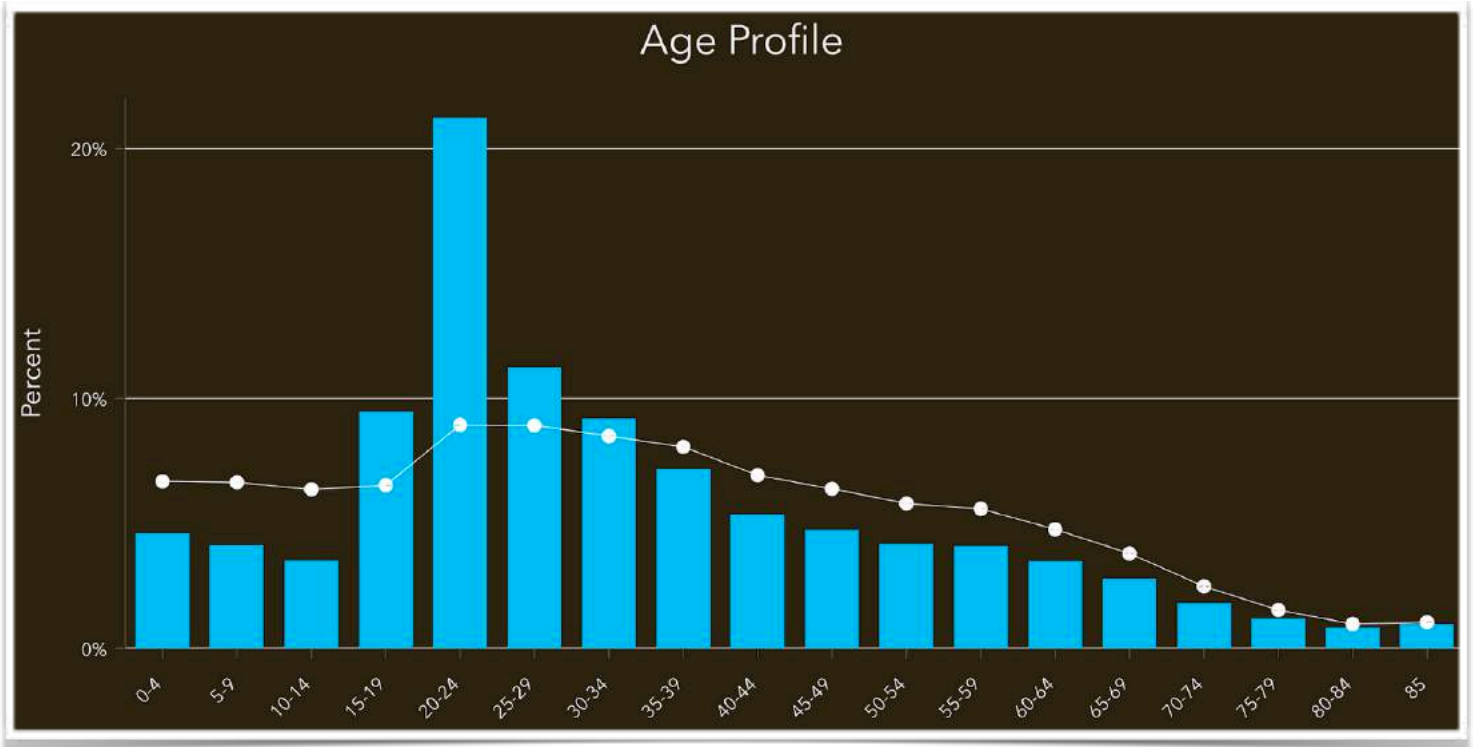
Tapestry Profile
 1212 Chicon St, Austin, Texas, 78702 (3 miles)
 1212 Chicon St, Austin, Texas, 78702
 Ring of 3 miles



TAPESTRY SEGMENTATION
 The Fabric of America's Neighborhoods

Education

			
58%	18%	13%	11%
Degree or Higher	Some College	HS Graduate	No HS Diploma





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.

Southwest Strategies Group	515931	john@swsg.com	512-458-8153 ext 202
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Roth	219120	danny@swsg.com	512-458-8153 ext 201
Designated Broker of Firm	License No.	Email	Phone
Danny Roth	219120	danny@swsg.com	512-458-8153 ext 201
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Linda Asaf	619464	linda@swsg.com	512-458-8153 ext 205
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

IABS 1-0



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