

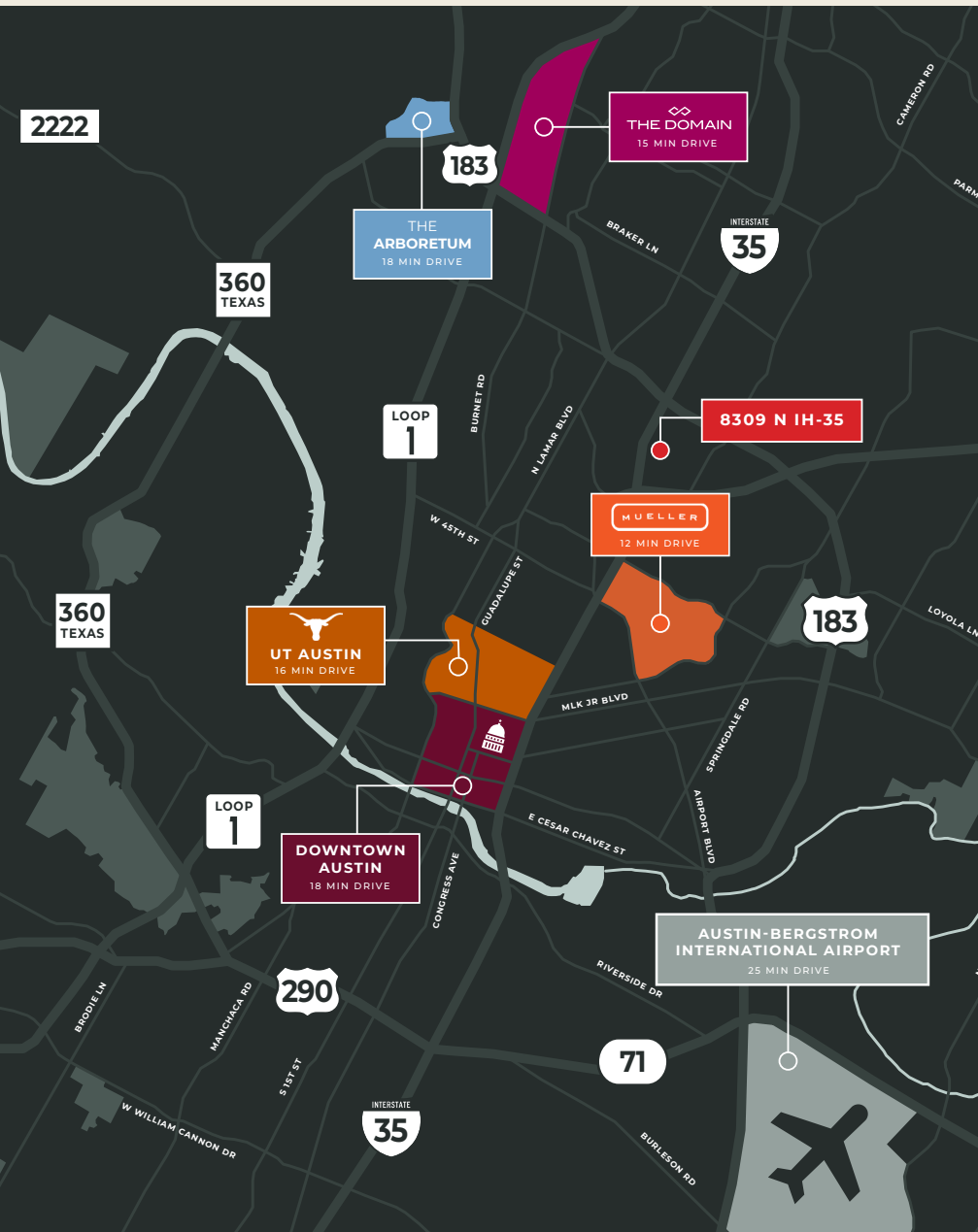
# 8390 N IH-35 Sublease



|          |                                        |                                                |
|----------|----------------------------------------|------------------------------------------------|
| SUBLEASE | 8390 N IH-35 // AUSTIN, TEXAS // 78753 |                                                |
|          | OFFICE                                 | NICK OWENS // NOWENS@ECRTX.COM // 512.505.0005 |

# 8309 N IH-35 Sublease

OFFICE // FOR SUBLEASE



*±3,337 RSF turn-key sublease available now at the KLBJ building. The suite offers IH-35 frontage, immediate US-183 access, and a central location just minutes from Mueller, The Domain, and downtown Austin. Home to KLBJ and other local radio stations, the property offers a unique Austin setting with excellent visibility and accessibility.*

## AVAILABILITY

**Suite 250**     3,337 RSF

## FEATURES

- ▶ Move-in ready with furniture available for use
- ▶ Available for immediate occupancy
- ▶ Short / Long Term Flexibility
- ▶ Efficient mix of open workstations and offices
- ▶ Kitchen Break Room, Conference Room, and Courtyard Access to subtenant
- ▶ Secure building with key card access
- ▶ Immediate access to US-183; minutes to The Domain, Q2 Stadium, and downtown Austin
- ▶ Parking ratio of 3.30 per 1,000 SF; 80 total spaces
- ▶ Well-maintained professional building with on-site management

8309 N IH-35 // AUSTIN, TEXAS 78753

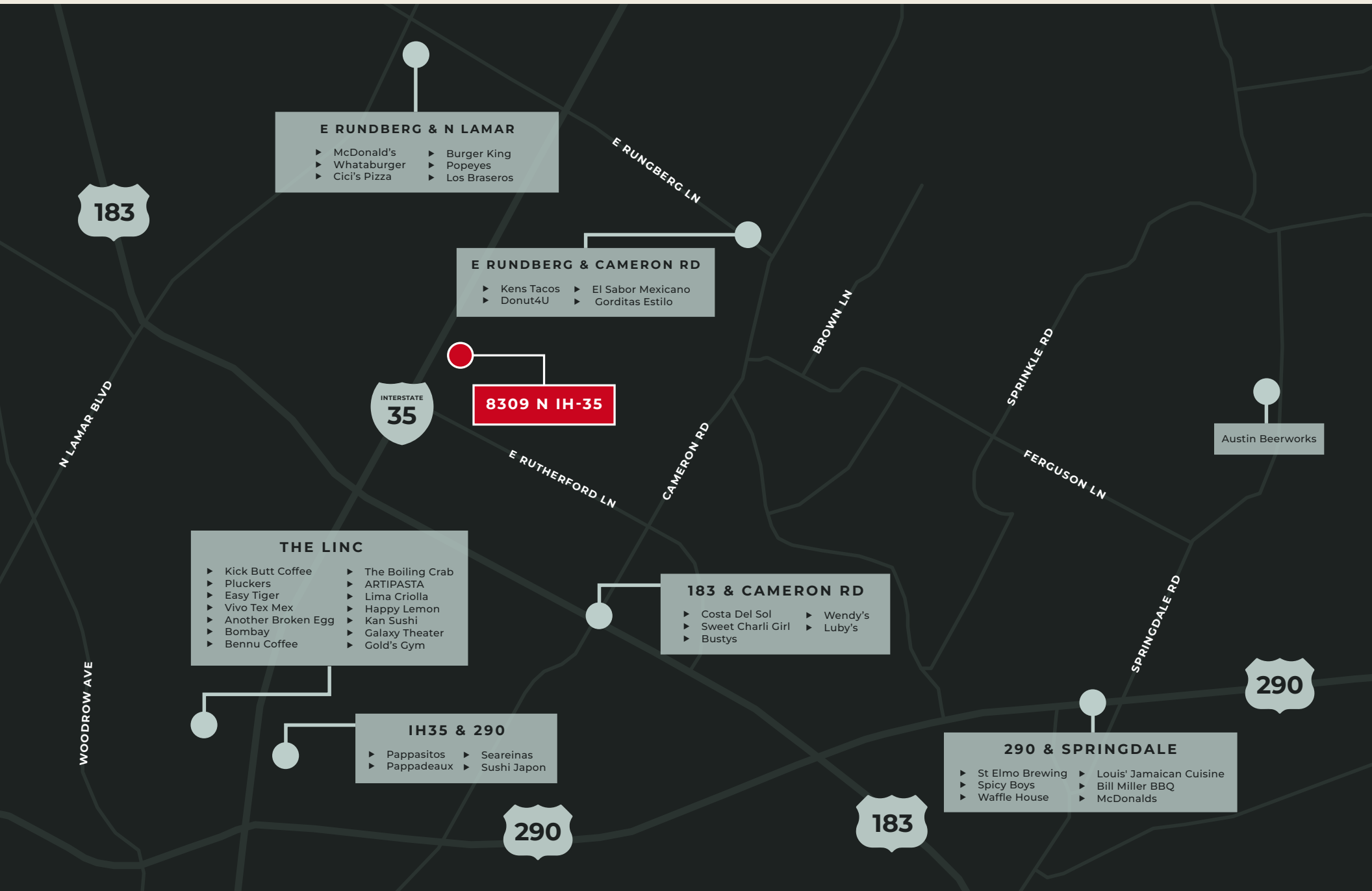
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OFFICE // FOR SUBLEASE



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OFFICE // FOR SUBLEASE



## E RUNDBERG & N LAMAR

- ▶ McDonald's
- ▶ Whataburger
- ▶ Cici's Pizza
- ▶ Burger King
- ▶ Popeyes
- ▶ Los Braseros

## E RUNDBERG & CAMERON RD

- ▶ Kens Tacos
- ▶ Donut4U
- ▶ El Sabor Mexicano
- ▶ Gorditas Estilo

8309 N IH-35

## THE LINC

- ▶ Kick Butt Coffee
- ▶ Pluckers
- ▶ Easy Tiger
- ▶ Vivo Tex Mex
- ▶ Another Broken Egg
- ▶ Bombay
- ▶ Bennu Coffee
- ▶ The Boiling Crab
- ▶ ARTIPASTA
- ▶ Lima Criolla
- ▶ Happy Lemon
- ▶ Kan Sushi
- ▶ Galaxy Theater
- ▶ Gold's Gym

## 183 & CAMERON RD

- ▶ Costa Del Sol
- ▶ Sweet Charli Girl
- ▶ Bustys
- ▶ Wendy's
- ▶ Luby's

## IH35 & 290

- ▶ Pappasitos
- ▶ Pappadeaux
- ▶ Seareinas
- ▶ Sushi Japon

## 290 & SPRINGDALE

- ▶ St Elmo Brewing
- ▶ Spicy Boys
- ▶ Waffle House
- ▶ Louis' Jamaican Cuisine
- ▶ Bill Miller BBQ
- ▶ McDonalds

Austin Beerworks

# 8309 N IH-35 Sublease

OFFICE // FOR SUBLEASE



2 LEVEL TWO



**Suite 250**

3,337 RSF



CLICK OR SCAN TO  
VIRTUALLY TOUR

8309 N IH-35 // AUSTIN, TEXAS 78753

FOR MORE INFORMATION // NICK OWENS // NOWENS@ECRTX.COM // 512.505.0000

# 8309 N IH-35 Sublease

Austin, Texas 78753



## 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 interest 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 say 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 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 interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

|                                                                   |             |                  |              |
|-------------------------------------------------------------------|-------------|------------------|--------------|
| Equitable Commercial Realty                                       | 603700      | mlevin@ecrtx.com | 512.505.0000 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email            | Phone        |
| Matt Levin                                                        | 548312      | mlevin@ecrtx.com | 512.505.0001 |
| Designated Broker of Firm                                         | License No. | Email            | Phone        |
| Matt Levin                                                        | 548312      | mlevin@ecrtx.com | 512.505.0001 |
| Licensed Supervisor of Sales Agent/Associate                      | License No. | Email            | Phone        |
| Nick Owens                                                        | 717202      | nowens@ecrtx.com | 512.505.0005 |
| Sales Agent/Associate's Name                                      | License No. | Email            | Phone        |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

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