



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

For Lease: 12131 Pecan St.

Austin, Texas 78727



SOUTHWEST STRATEGIES GROUP: 222 West Ave . Suite 200 . Austin . Texas 78701

www.swsg.com

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DESCRIPTION/USE: Office

SQUARE FOOTAGE: 1,900 SF

ACRE: .27 (12,014 SF)

RATE: \$18 NNN

OPEX: (\$3.58/SF)

PROPERTY DESCRIPTION:

12131 Pecan Street is a very functional freestanding office property positioned on a large lot. The property has ample parking and a small fenced yard in the rear and on the sides of the buildings. Ideal uses are small contractors, creative office, and service companies with a small fleet. The property is comprised of 5 private offices, two open office areas, kitchen and restroom.

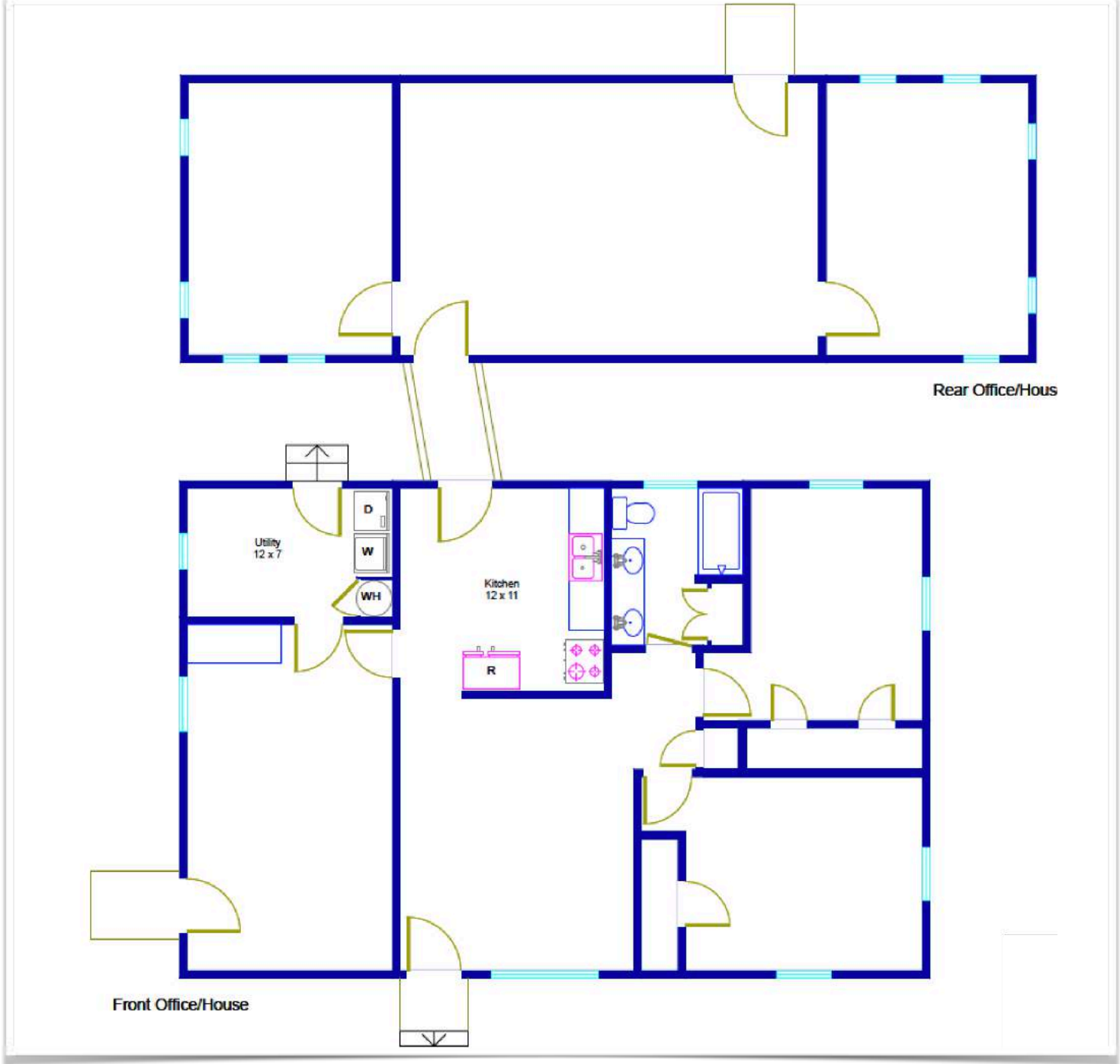
The McNeil area and Northwest Austin Submarket have seen consistent rental growth and appreciation over the past 3 years as the development potential for this market is somewhat limited. This submarket enjoys one of the lowest overall vacancy rates in the Austin area with office space hovering right at 8% over the past 12 months and industrial and retail both around 2%.



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Floorplan

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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.

Southwest Strategies Group	515931	john@swsg.com	512-458-8215 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
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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