



360° VIRTUAL TOUR

LOCATION DESCRIPTION

Prime Westlake office location with quick connectivity to MoPac and Capital of Texas Highway. Positioned near numerous shopping centers, restaurants, and service retailers, this property delivers excellent accessibility and convenience within one of Austin's most desirable corridors. The available space is well suited for both medical and traditional office users seeking a highly visible and amenity-rich setting.

PROPERTY HIGHLIGHTS

- 2,107 SF second-generation medical space
- Large reception and waiting area
- Built-out kitchen/breakroom
- Eight (8) exam rooms with efficient clinical layout
- Suitable for medical or traditional office users

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,107 SF
Building Size:	5,096 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	117	629	3,643
Total Population	350	1,828	8,916
Average HH Income	\$277,130	\$251,533	\$223,286

Chris Thompson

512.447.2222

cthompson@csarealtygroup.com



Chris Thompson

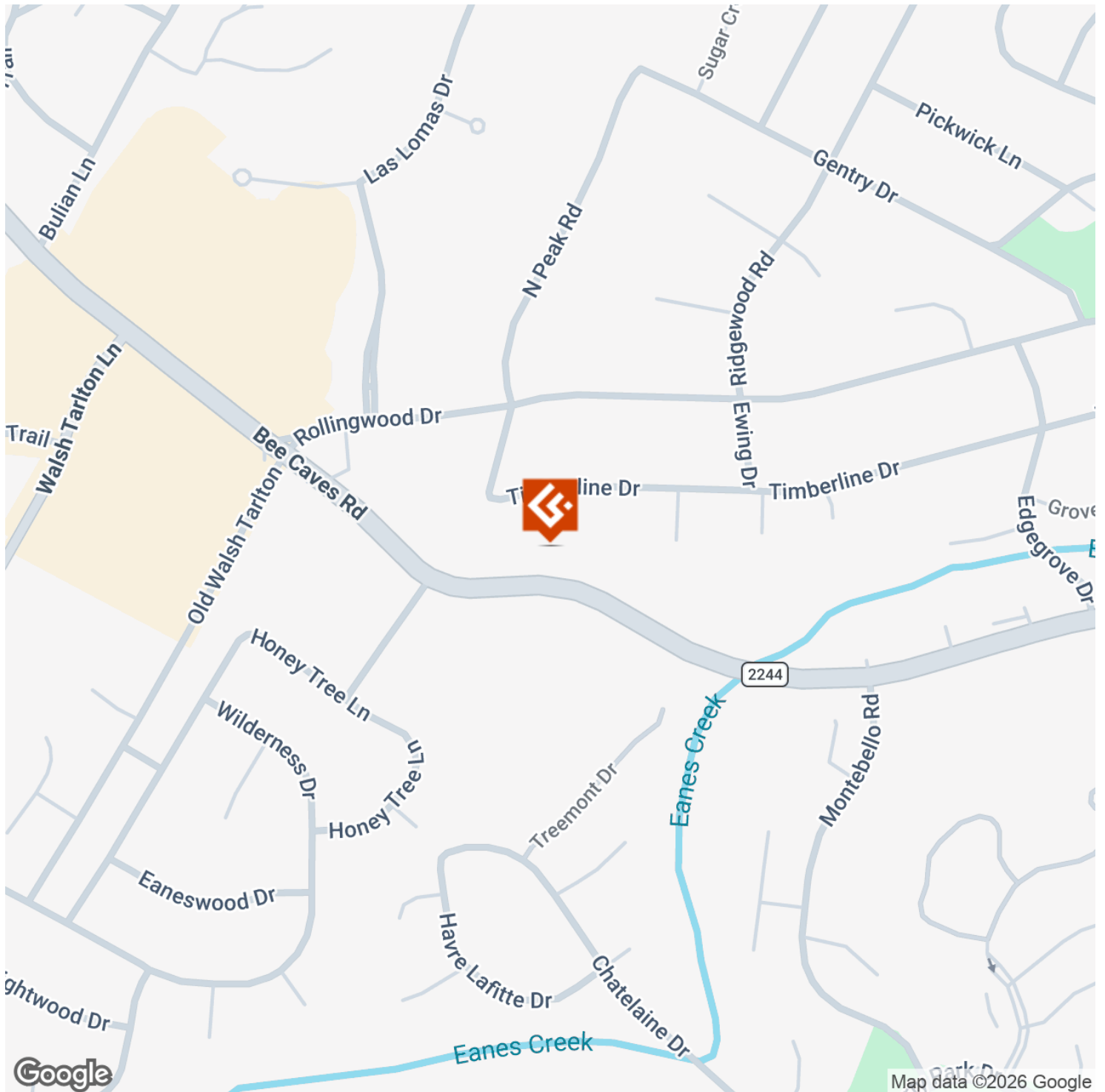
512.447.2222

cthompson@csarealtygroup.com



3010 BEE CAVES ROAD
AUSTIN, TX 78746

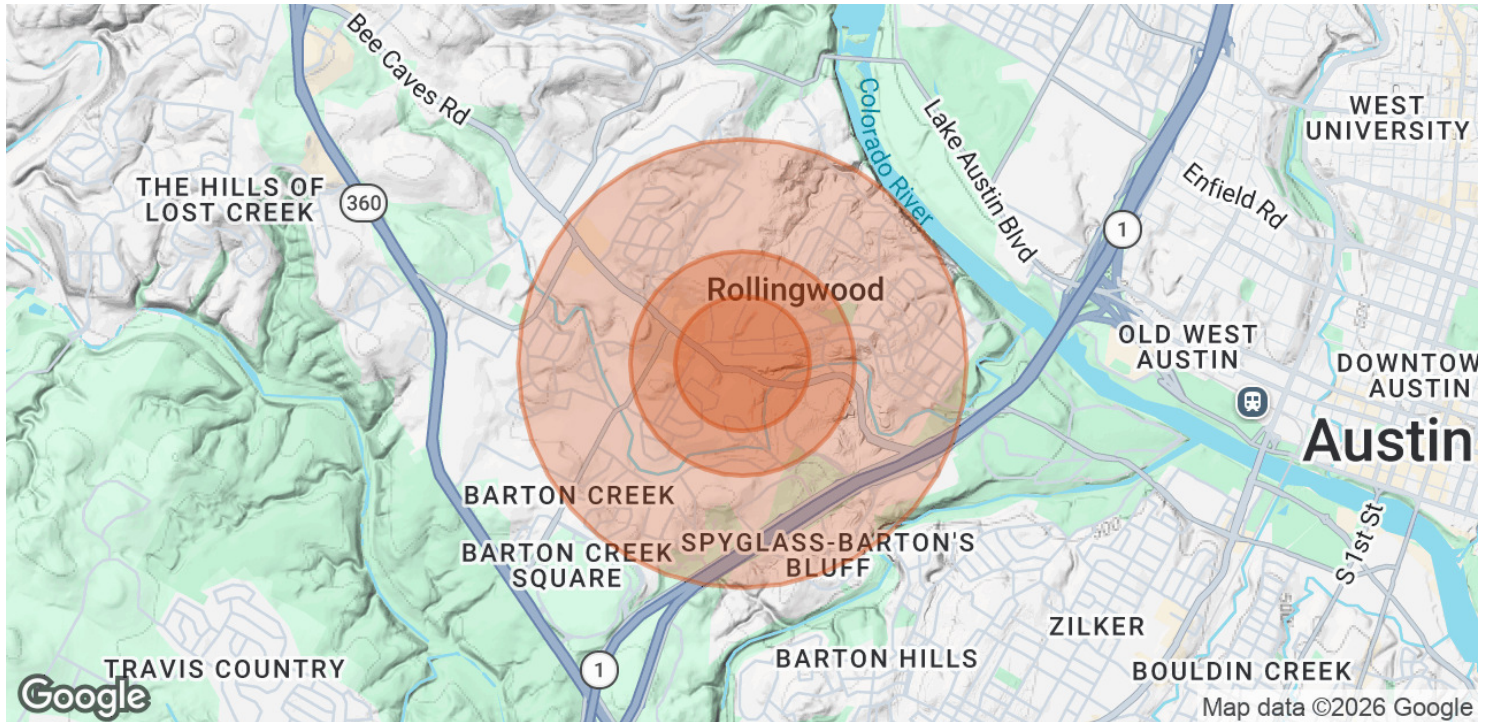
cthompson@csarealtygroup.com



Chris Thompson

512.447.2222

cthompson@csarealtygroup.com



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	350	1,828	8,916
Average Age	40	42	40
Average Age (Male)	38	40	39
Average Age (Female)	41	44	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	117	629	3,643
# of Persons per HH	3	2.9	2.4
Average HH Income	\$277,130	\$251,533	\$223,286
Average House Value	\$1,494,134	\$1,457,900	\$1,361,722

2020 American Community Survey (ACS)

Chris Thompson

512.447.2222

cthompson@csarealtygroup.com



Information About Brokerage Services

Texas law requires all real estate licensees 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 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.

<u>Juan G. Creixell/ CSA Realty Group, Inc.</u>	<u>410837</u>	<u>juan@csarealtygroup.com</u>	<u>(512)447-2222</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Juan G. Creixell</u>	<u>410837</u>	<u>juan@csarealtygroup.com</u>	<u>(512)447-2222</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Andres Creixell</u>	<u>475342</u>	<u>andrew@csarealtygroup.com</u>	<u>(512)447-2222</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR-2501

CSA Realty Group, 8305 Shoal Creek Blvd Austin TX 78757
Andrew Creixell

Information available at www.trec.texas.gov

IABS 1-0 Date

Manor Industrial -

Phone: 5124472222

Fax:

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com