



For Lease

2403 East Highway 71
Austin, Texas 78617

1,750 +/- sq.ft. Retail/Office/Restaurant

Location: Previously, the Premises served as the Austin office headquarters for Super Shuttle (Blue Delivery Vans). The Premises are prominently located due north of Austin Bergstrom International Airport on the westbound service road of Highway 71, approximately one block west of Presidential Blvd., which is the main entrance into Austin Bergstrom International Airport. In fact, all airport traffic that leaves through the main gate and returns to Austin must pass directly in front of the Premises.

Description: The Premises consist of the easternmost 1,750 gross leasable square feet of the 3,000 sq. ft free-standing commercial building ("Building"). The Building is located on a parcel of land containing approximately 26,400 square feet (with 132+/- feet of frontage on the westbound access road of Highway 71, by a depth of approximately 200 feet). The Premises' amenities include: seven individual offices plus open area, 200 amps of electrical power, one restroom with shower, central heating and air conditioning, break room sink, surface parking for approximately 15-20 autos (which includes portions of the front paved parking area and the fenced/gated compound). All parking spaces are shared between 2401 and 2403 East Highway 71. A twenty-foot (20') tall electrified pylon sign standard that is shared with the neighboring occupant of the Building.

Lease Term: Five (5) years (preferably), with the possibility of options.

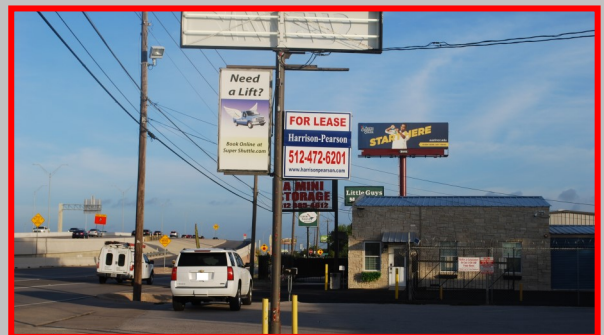
Base Rent: For the first year of the Lease Term, the Base Rent is payable in installments of \$2,000.00 per month or \$13.71/square foot/annum.

Additional Rent for Taxes & Insurance: The estimated tax and insurance escrow payments combine to total \$800.00 (rounded) per month or \$5.60/square foot/annum.

Utilities: Tenant will contract directly with the utility provider, for electrical and gas services, which are both individually metered. The water and wastewater service is commonly metered between the Premises and the neighboring retail location in the Building.

Zoning: Commercial Services ("CS-CO"), which is adequate for most retail uses.

Availability: Currently Available



Sam Calliham or Joe Calliham

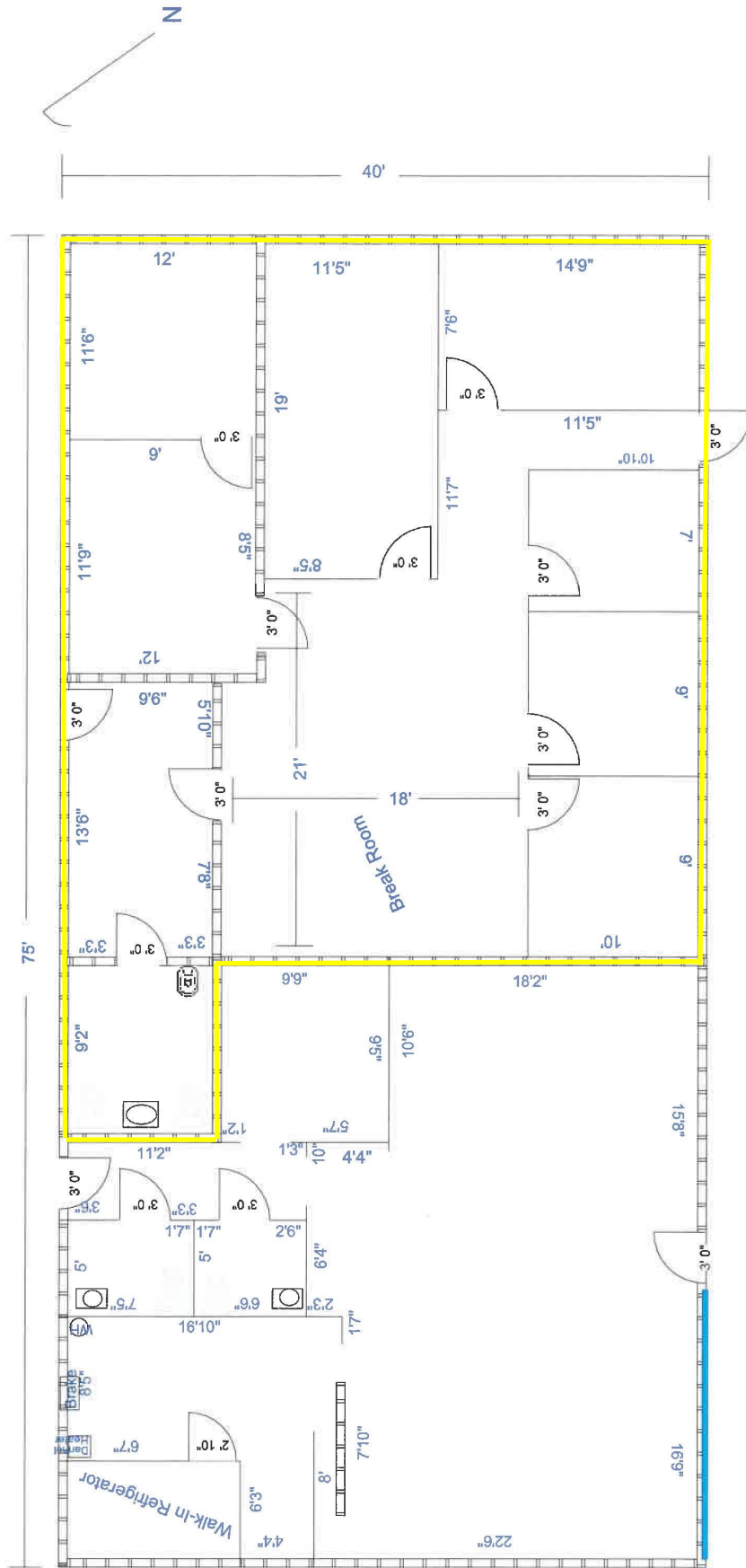
Harrison-Pearson Associates, Inc.
4014 Medical Parkway, Ste.100
Austin, Texas 78756

Mobile: (512) 517-9191 or (512) 799-8800

Office: (512) 472-6201 Ext.#105 or Ext.# 109

e-mail: sam@hpaoffice.com or joe@hpaoffice.com

All information contained in this offering, while based on information furnished by the owner and is believed to be reliable, is subject to verification and Harrison-Pearson makes no representation, express or implied, as to its accuracy. Said information is subject to errors, omissions or changes and is subject to change of price or terms, or withdrawal without notice.



2401 & 2403 East HWY 71

DEPICTS 2403 East Highway 71



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>Harrison-Pearson Assoc., Inc.</u>	<u>389551</u>	<u>sam@hpaoffice.com</u>	<u>(512)472-6201</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Sammy Lee Calliham</u>	<u>244209</u>	<u>sam@hpaoffice.com</u>	<u>(512)472-6201</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Associate			
<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
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date