

DOWNTOWN OFFICE SPACE FOR LEASE

1712 Rio Grande



Aggressive Gross Rates
Short-Term Leases Available



Property Highlights

Aggressive Gross Rates: Contact Broker

Abundant walkable amenities

Free surface parking available

Zoning: GO (General Office)

Central location provides easy access to Downtown Austin, The University of Texas, both Travis County Courthouses and the State Capitol

MATHIASPARTNERS.COM

3660 Stoneridge Road,
Building E, Suite 104
Austin, Texas 78746

±2,532-8,533 SF Available | Short-Term Leases Available

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Matt Mathias, Broker

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The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a tenant. Tenants should conduct their own independent investigation and rely on those results. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, lease or withdrawal without notice.



1712 RIO GRANDE

Austin, TX • 78701



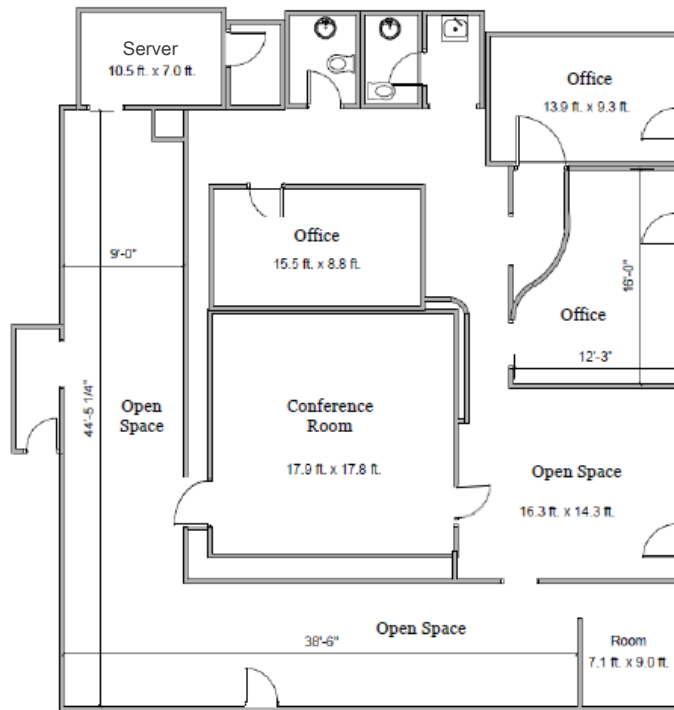
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Existing Floor Plan

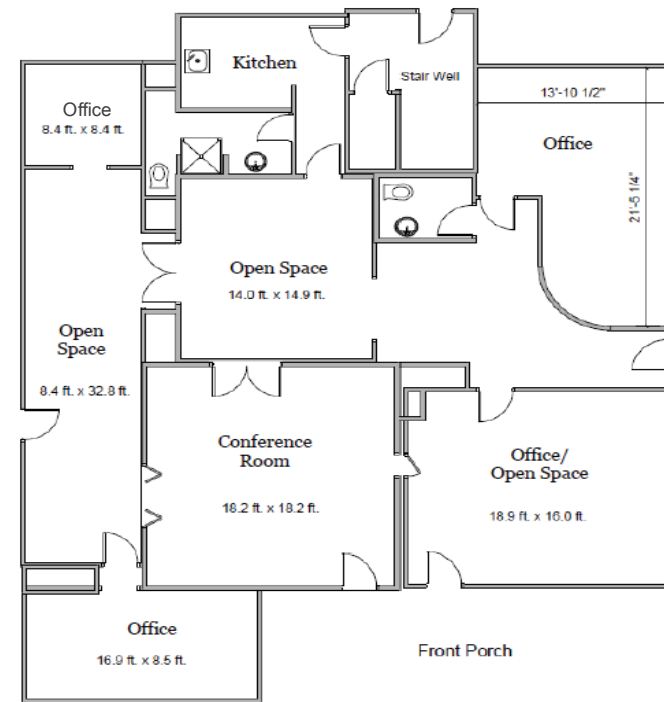
All square footages are approximate and according to TCAD

Drawings are not to scale and dimensions are not guaranteed accurate



Garden Level

2,832 sq ft



First Floor

2,532 sq ft

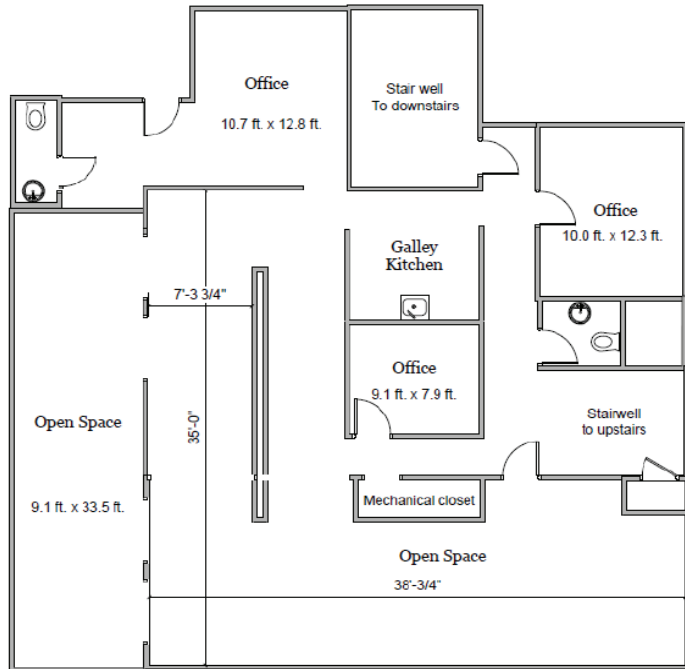
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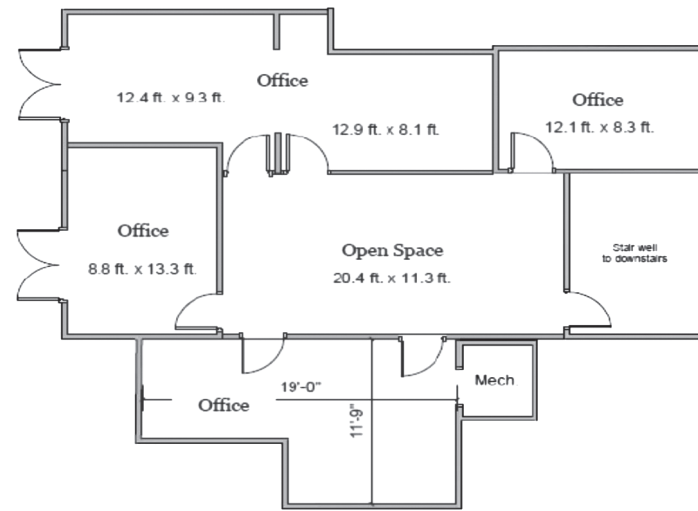
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Second Floor

2,160 sq ft



Third Floor

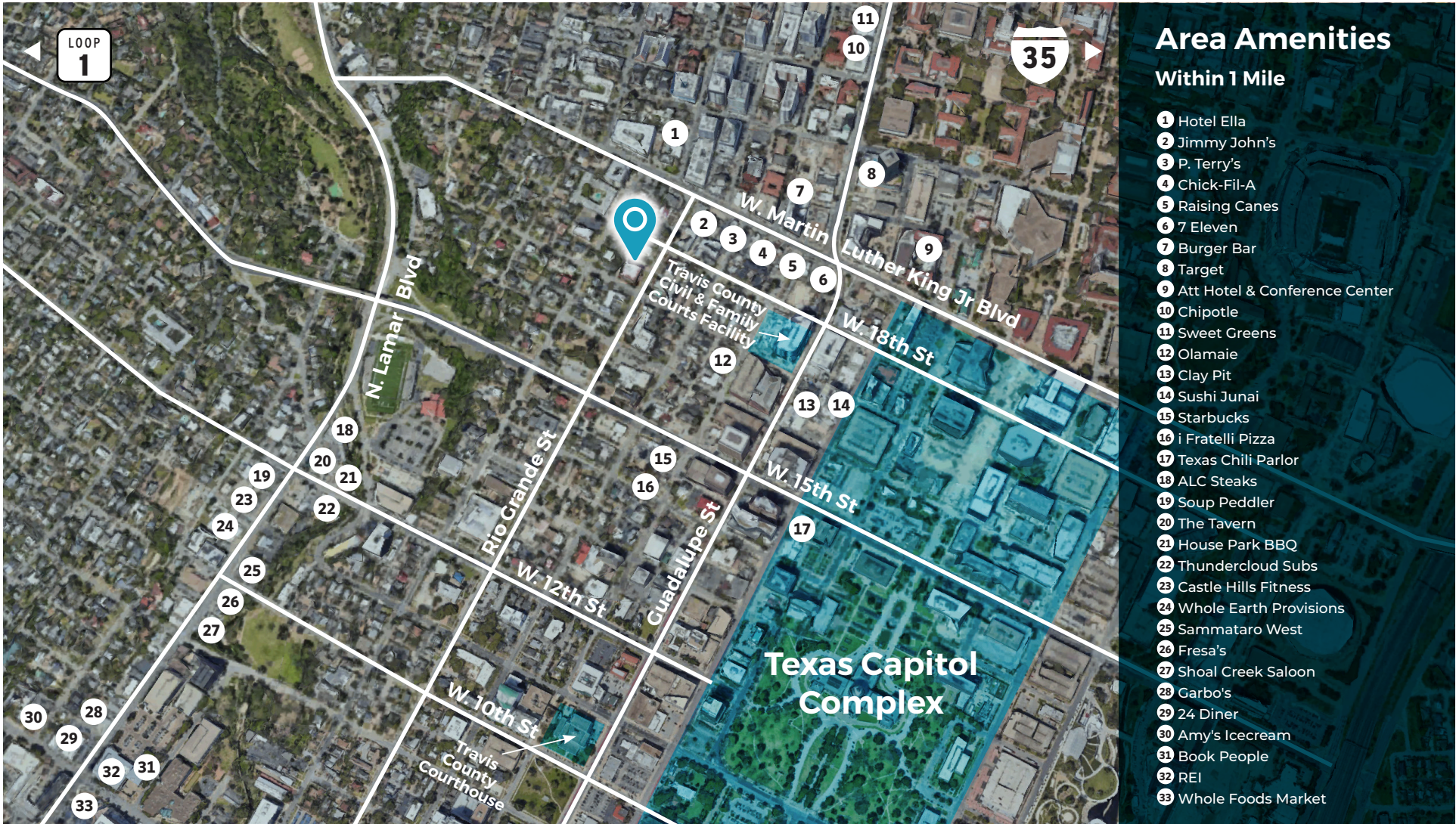
1,009 sq ft

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Area Amenities

Within 1 Mile

- 1 Hotel Ella
- 2 Jimmy John's
- 3 P. Terry's
- 4 Chick-Fil-A
- 5 Raising Cane's
- 6 7 Eleven
- 7 Burger Bar
- 8 Target
- 9 Att Hotel & Conference Center
- 10 Chipotle
- 11 Sweet Greens
- 12 Olamaie
- 13 Clay Pit
- 14 Sushi Junai
- 15 Starbucks
- 16 i Fratelli Pizza
- 17 Texas Chili Parlor
- 18 ALC Steaks
- 19 Soup Peddler
- 20 The Tavern
- 21 House Park BBQ
- 22 Thundercloud Subs
- 23 Castle Hills Fitness
- 24 Whole Earth Provisions
- 25 Sammataro West
- 26 Fresa's
- 27 Shoal Creek Saloon
- 28 Garbo's
- 29 24 Diner
- 30 Amy's Icecream
- 31 Book People
- 32 REI
- 33 Whole Foods Market

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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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Levy	551310	mlevy@mathiaspartners.com	(512)330-9111
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date