8000 Centre Park



LEASE

8000 CENTRE PARK DR // AUSTIN, TEXAS // 78754

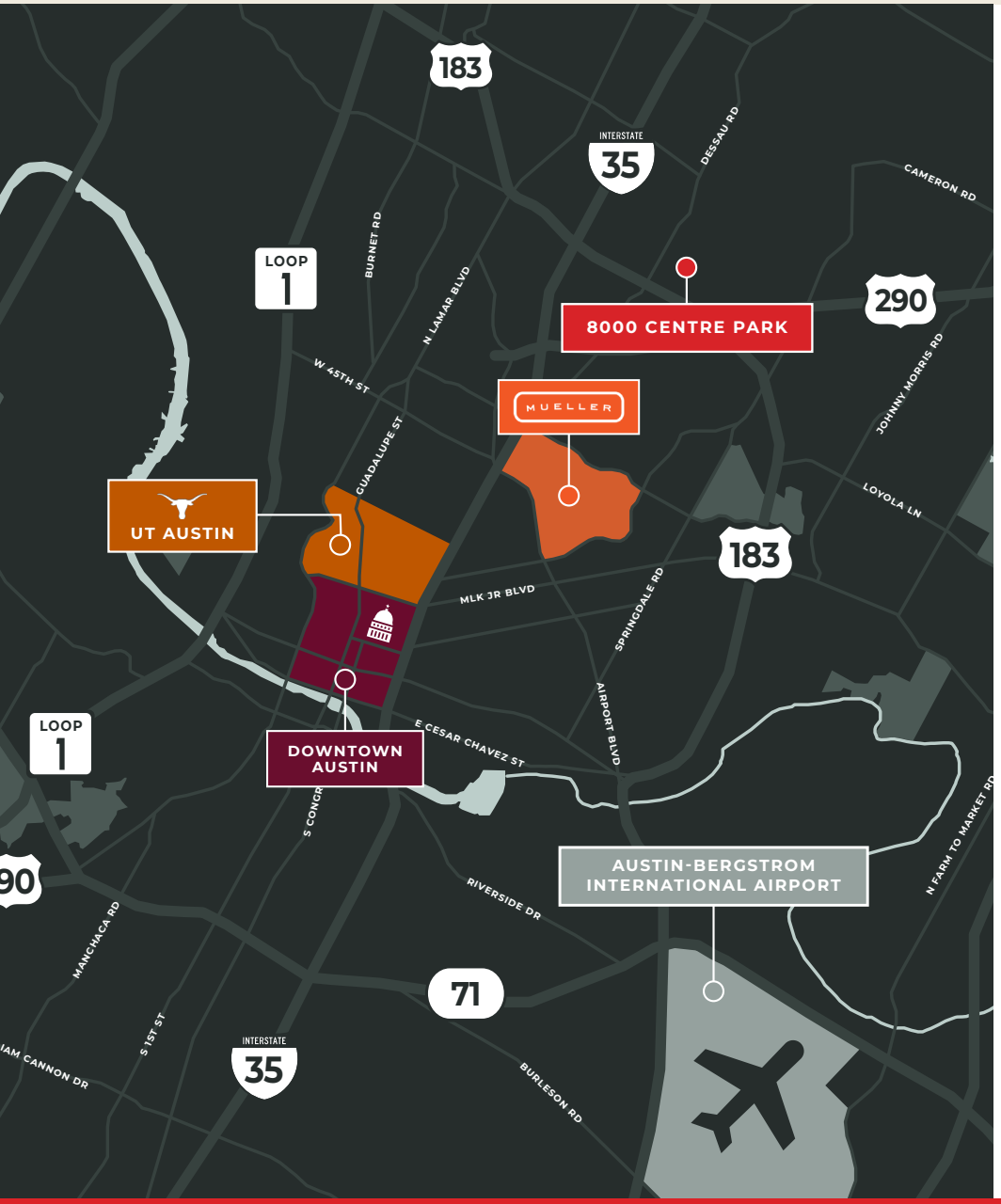
OFFICE

DAVID DAWKINS
DDAWKINS@ECRTX.COM
512.505.0022

HANNAH HUSKEY
HHUSKEY@ECRTX.COM
512.635.7760

8000 Centre Park

OFFICE // FOR LEASE



8000 Centre Park is a well-located, multi-tenant office building in Northeast Austin offering functional flexible space, building renovations, and convenient access to major thoroughfares ideal for a variety of users.

AVAILABILITY

Suite 100	950 - 2,579 RSF
Suite 160	7,836 RSF
Suite 290	11,515 RSF
Suite 330	2,030 RSF*
Suite 370	2,529 RSF
Suite 390	1,379 RSF*

*Contiguous up to 3,409 RSF

FEATURES

- Flexible spaces sizes ranging from 950 SF - 11,515 SF
- Parking Ratio: 3.3 per 1,000 RSF
- Lunch Drop available
- Renovated ADA compliant restrooms on all 3 floors
- New LED lighting in commons areas and in most suites
- Upgraded elevator cabs
- New TPO roof
- 23 HVAC units upgraded

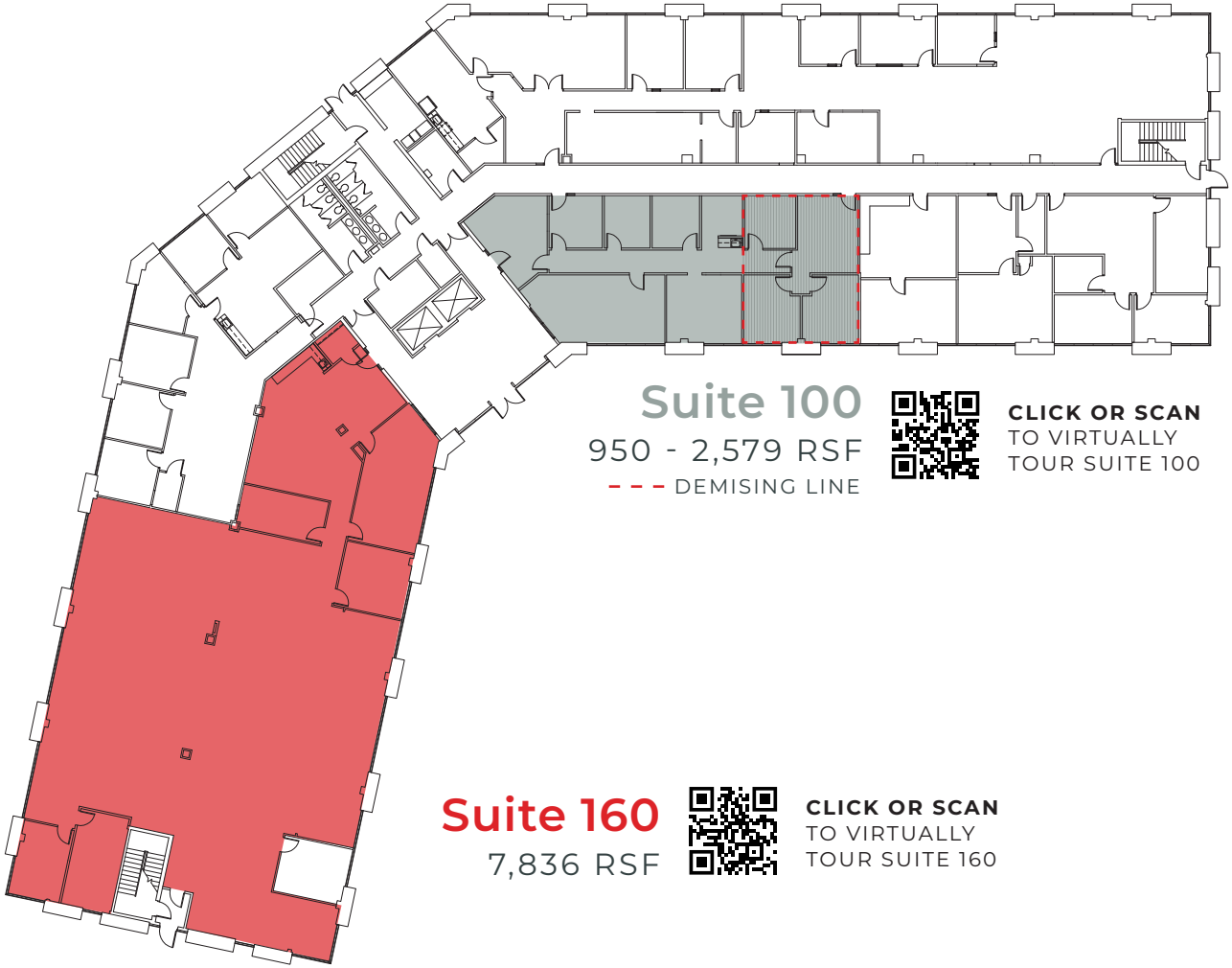
8000 CENTRE PARK DR // AUSTIN, TEXAS 78754

DAVID DAWKINS // DDAWKINS@ECRTX.COM // HANNAH HUSKEY // HHUSKEY@ECRTX.COM // 512.505.0000

8000 Centre Park

OFFICE // FOR LEASE

1 LEVEL ONE



Suite 100

950 - 2,579 RSF

- - - DEMISING LINE

CLICK OR SCAN TO VIRTUALLY TOUR SUITE 100

Suite 160

7,836 RSF

CLICK OR SCAN TO VIRTUALLY TOUR SUITE 160

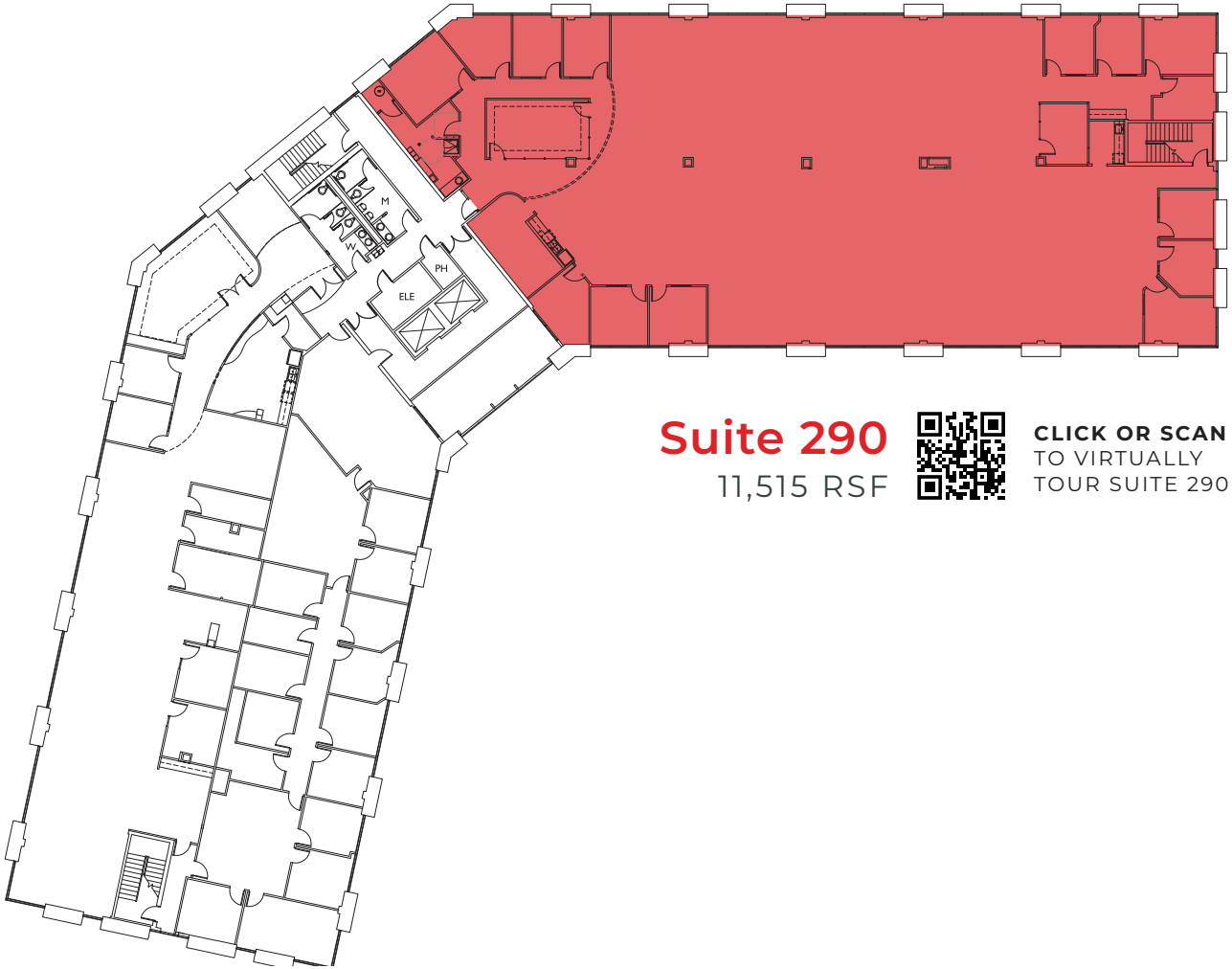
8000 CENTRE PARK DR // AUSTIN, TEXAS 78754

DAVID DAWKINS // DDAWKINS@ECRTX.COM // HANNAH HUSKEY // HHUSKEY@ECRTX.COM // 512.505.0000

8000 Centre Park

OFFICE // FOR LEASE

2 LEVEL TWO



Suite 290

11,515 RSF

CLICK OR SCAN TO VIRTUALLY TOUR SUITE 290

8000 CENTRE PARK DR // AUSTIN, TEXAS 78754

DAVID DAWKINS // DDAWKINS@ECRTX.COM // HANNAH HUSKEY // HHUSKEY@ECRTX.COM // 512.505.0000

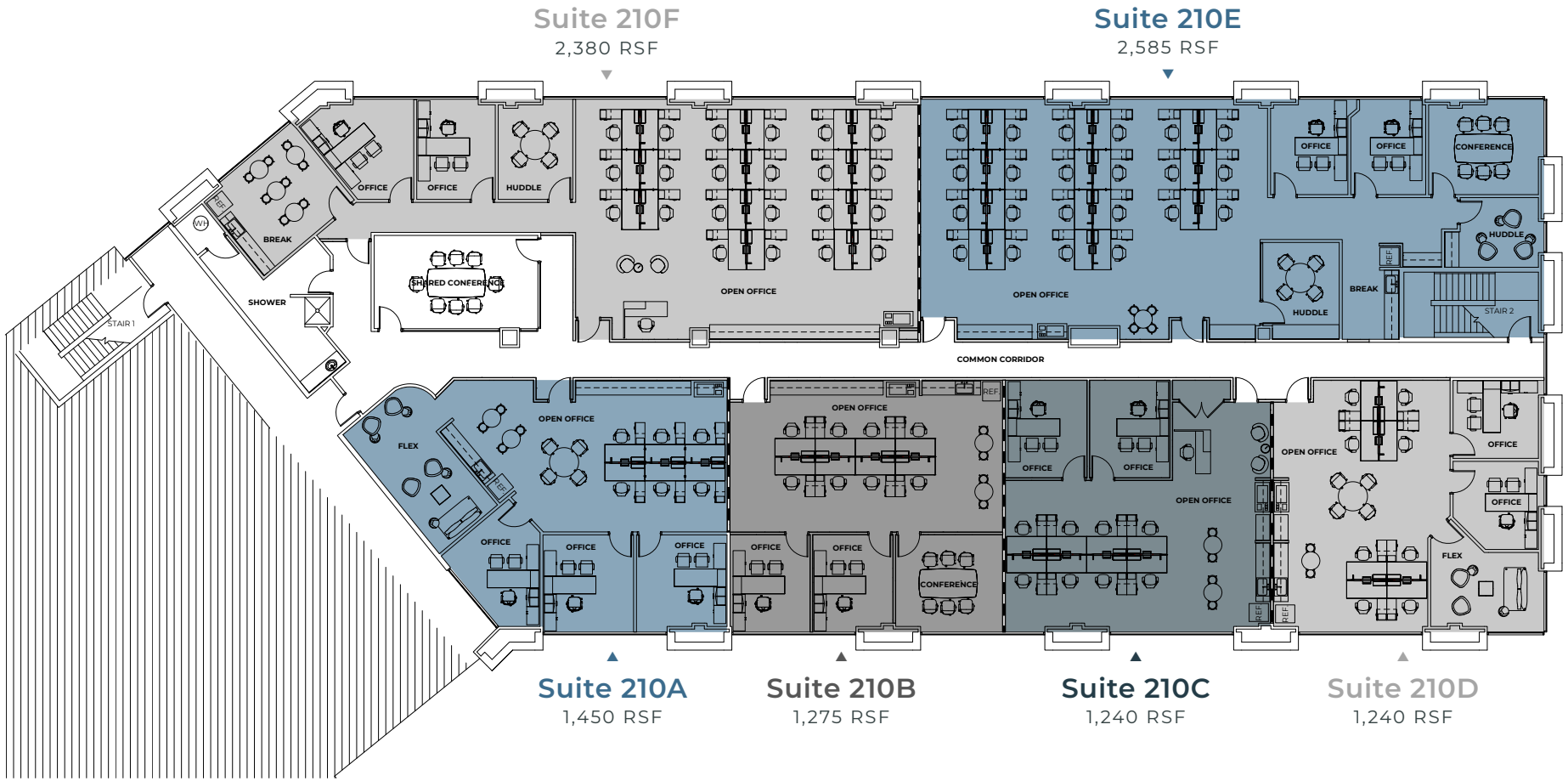
8000 Centre Park

OFFICE // FOR LEASE

2 LEVEL TWO

SUITE 290 POTENTIAL DEMISING PLAN

Spaces varying in sizes from **1,240 SF to 2,585 SF**



8000 CENTRE PARK DR // AUSTIN, TEXAS 78754

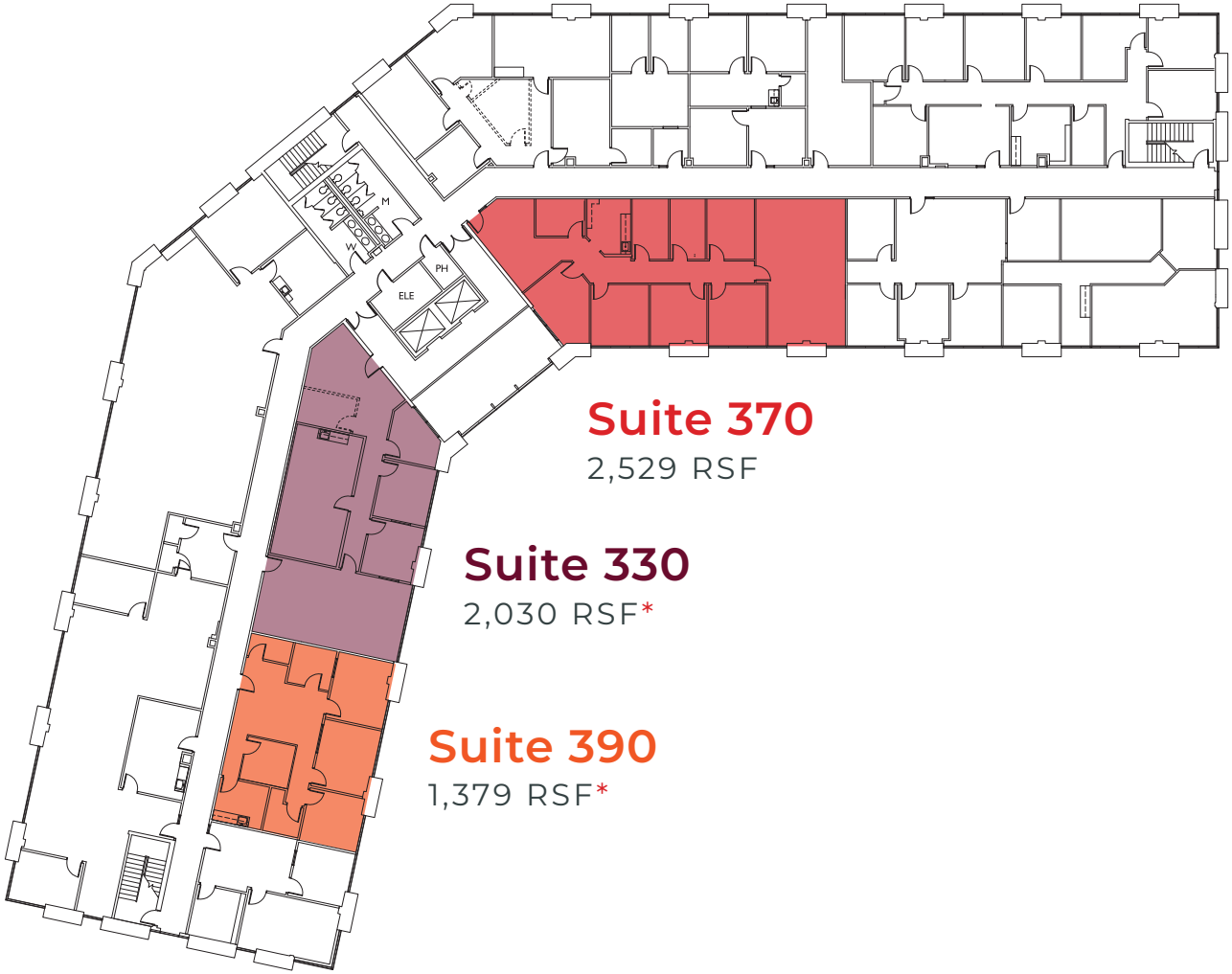
DAVID DAWKINS // DDAWKINS@ECRTX.COM // HANNAH HUSKEY // HHUSKEY@ECRTX.COM // 512.505.0000

8000 Centre Park

OFFICE // FOR LEASE

3 LEVEL THREE

*Contiguous up to 3,409 RSF



Suite 370
2,529 RSF

Suite 330
2,030 RSF*

Suite 390
1,379 RSF*

8000 CENTRE PARK DR // AUSTIN, TEXAS 78754

DAVID DAWKINS // DDAWKINS@ECRTX.COM // HANNAH HUSKEY // HHUSKEY@ECRTX.COM // 512.505.0000

8000 Centre Park

OFFICE // FOR LEASE









8000 Centre Park

OFFICE // FOR LEASE



DAVID DAWKINS // DDAWKINS@ECRTX.COM // HANNAH HUSKEY // HHUSKEY@ECRTX.COM // 512.505.0000

8000 Centre Park

Austin, Texas 78754

DAVID DAWKINS
DDAWKINS@ECRTX.COM
512.505.0022

HANNAH HUSKEY
HHUSKEY@ECRTX.COM
512.635.7760

ECR // 114 WEST 7TH STREET
SUITE 1000 // AUSTIN, TX // 78701
512.505.0000 // ECRTX.COM

EQUAL HOUSING OPPORTUNITY

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
David Dawkins	495930	ddawkins@ecrtx.com	512.505.0022
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____