2800 SOUTH

OFFICE / RETAIL

FOR LEASE

2800 SOUTH IH-35

AUSTIN, TEXAS 78704

LEASED + MANAGED BY:

ECR

OWNED BY:

THE SEPHIRA™ GROUP

RECENTLY RENOVATED







2800 SOUTH

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AVAILABILITY

SUITE 265

2,426 RSF

PROPERTY **FEATURES**

- Local & Responsive Ownership
- Building Improvements Underway
- 3.7/1,000 Parking Ratio
- 196,372 Vehicles Per Day
- Pylon Signage Opportunity

Google Fiber

LOCATION **INFORMATION**

- 10 minutes from Downtown
- 10 minutes from ABIA Airport
- 10 minutes from East Austin
- 5 minutes from East Riverside
- 5 minutes from St. Elmo District
- 2 minutes from St. Edward's University
- High Traffic Counts and Visibility from IH-35
- Easy Ingress and Egress from IH-35 Feeder Rd
  - 1 minute to Woodward St
  - 1 minute to US-HWY 71/290 (Ben White Blvd)
  - 1 minutes to East Oltorf St
  - 5 minutes to South Congress Ave
  - 5 minutes to South 1st St
  - 5 minutes to South Lamar Blvd

PATRICK LEY, SIOR, CCIM
512.505.0002
pley@ecrtx.com

SEAN COUEY
512.505.0027
scouey@ecrtx.com

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FORTHCOMING **IMPROVEMENTS**

The next round of upgrades at 2800 South IH-35, building on the renovations already completed.





INSIDE **OF THE BUILDING**

BUILDING SYSTEMS

New HVAC units, a modernized elevator, and a roof replacement.

COMMON AREAS

Refreshed lobby flooring and new wayfinding and drop-off signage.

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2800
SOUTH


DOWNTOWN AUSTIN
E OLTORF STREET
S IH-35 FRONTAGE ROAD
INTERSTATE
35
2800
SOUTH
ST. EDWARDS DRIVE
.5 MILES TO
WOODWARD
U-TURN

2800 SOUTH

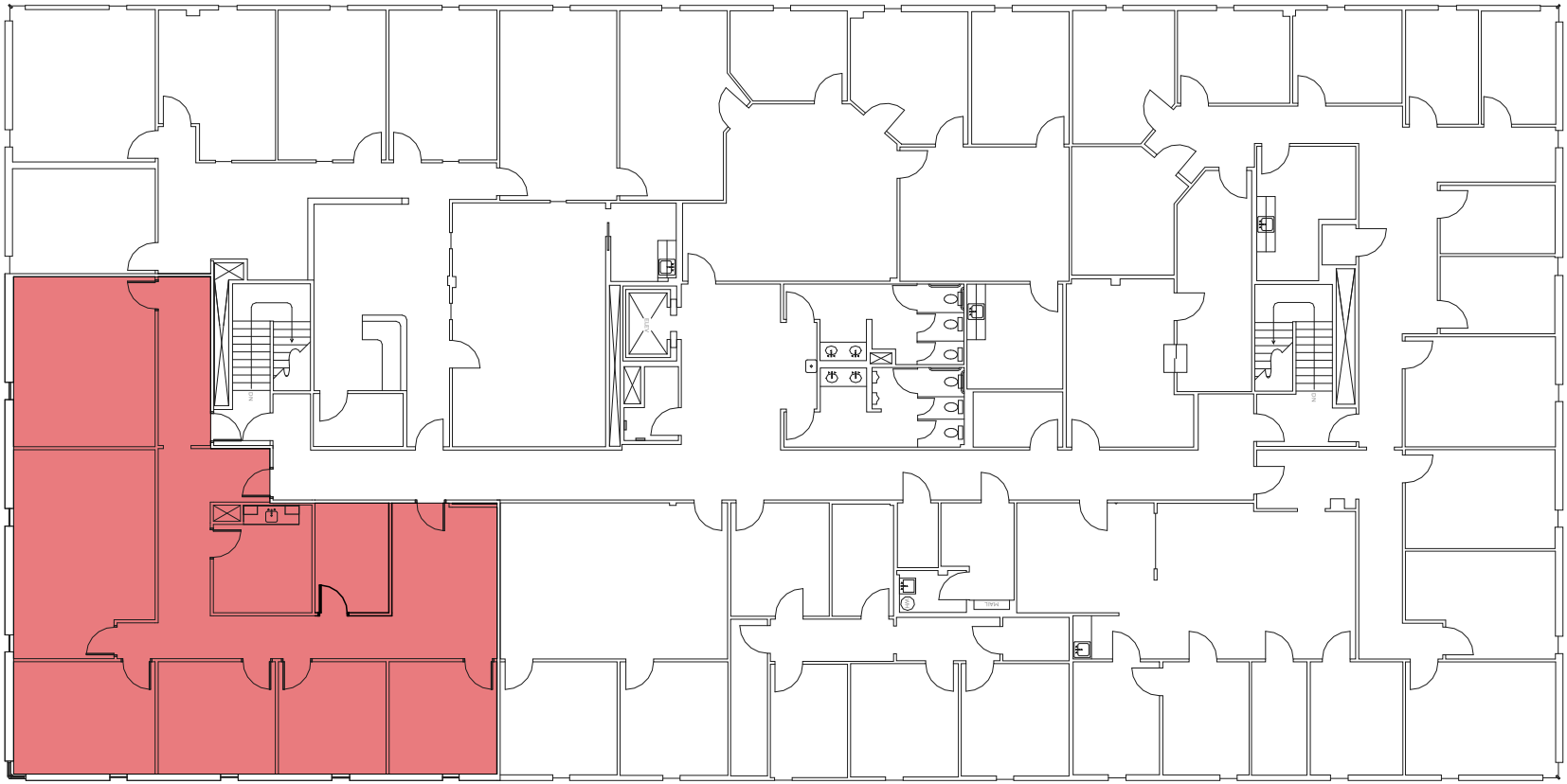
LEVEL TWO

SUITE 265

2,426 RSF

ST EDWARDS DR

IH-35 FRONTAGE RD



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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
Patrick Ley	593295	pley@ecrtx.com	512.505.0002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____