

FLEX // OFFICE // WAREHOUSE // CREATIVE // FOR LEASE

THE COLLECTIVE AT SOUTH CONGRESS // 7601 SOUTH CONGRESS AVENUE // AUSTIN, TEXAS 78745



MOVE-IN-READY SUITES AVAILABLE

The
COLLECTIVE
SOUTH CONGRESS

UP TO 80,818 SQUARE FEET OF FLEX SPACE PERFECT FOR WAREHOUSE, WORKSHOP, OFFICE AND RETAIL. SIX BUILDINGS ZONED FOR COMMERCIAL SERVICES (CS).

- 16'-24' EAVES HEIGHT
- 12' X 12' & 12' X 14' GRADE LEVEL DOORS
- 60'-80' BAY DEPTHS
- 3-PHASE ELECTRIC

The COLLECTIVE
SOUTH CONGRESS

SITE PLAN



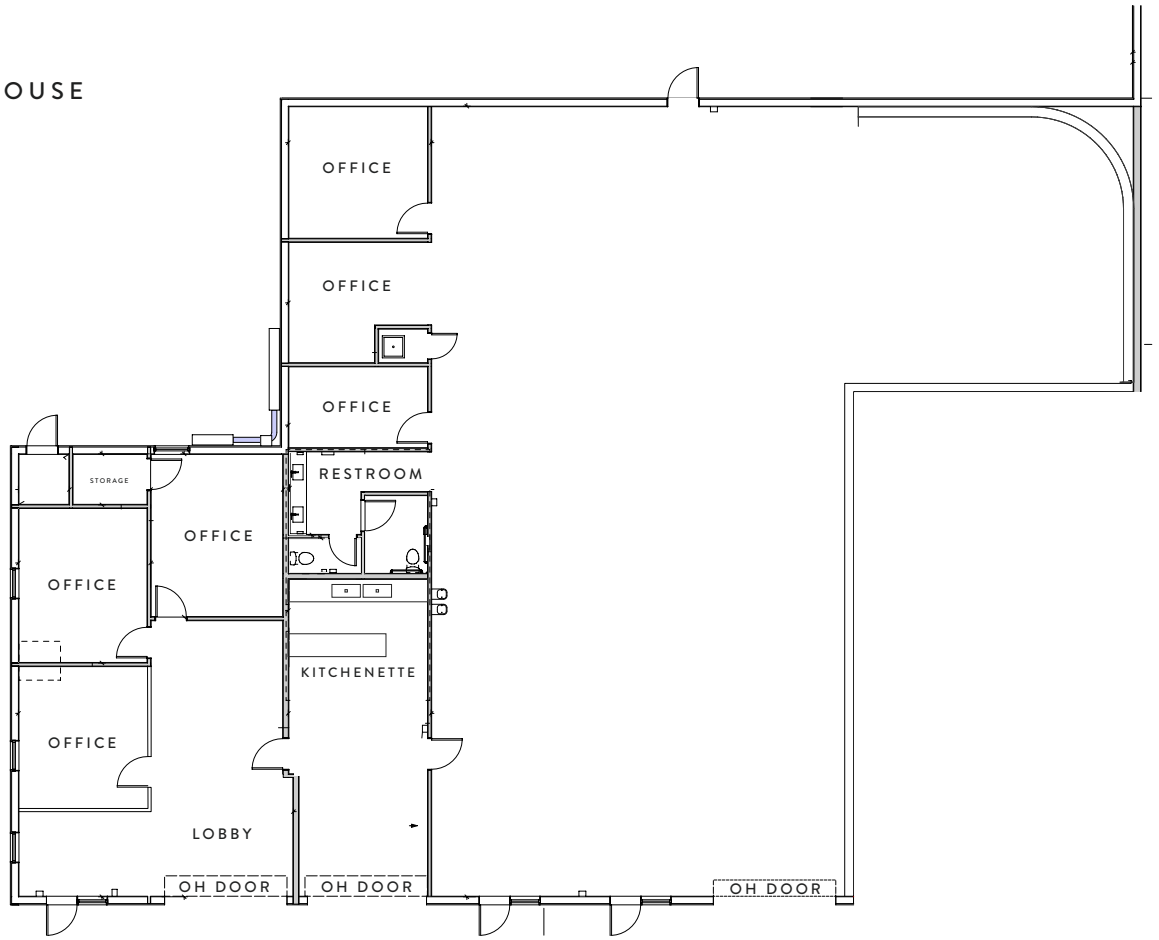
B1 Suite 100 // 6,482 RSF
B6 // 9,600 RSF // Divisible to 2,500 RSF

The COLLECTIVE
SOUTH CONGRESS

FLOOR PLANS

Building 1 Suite 100 // 6,482 RSF

- 3 GRADE LEVEL DOORS
- 40% OFFICE/60% WAREHOUSE
- 100% HVAC
- KITCHENETTE



CLICK OR SCAN
TO VIRTUALLY TOUR

FOR MORE INFORMATION
512.505.0000
WWW.THECOLLECTIVEAUSTIN.COM

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512.505.0015
hhuskey@ecrtx.com

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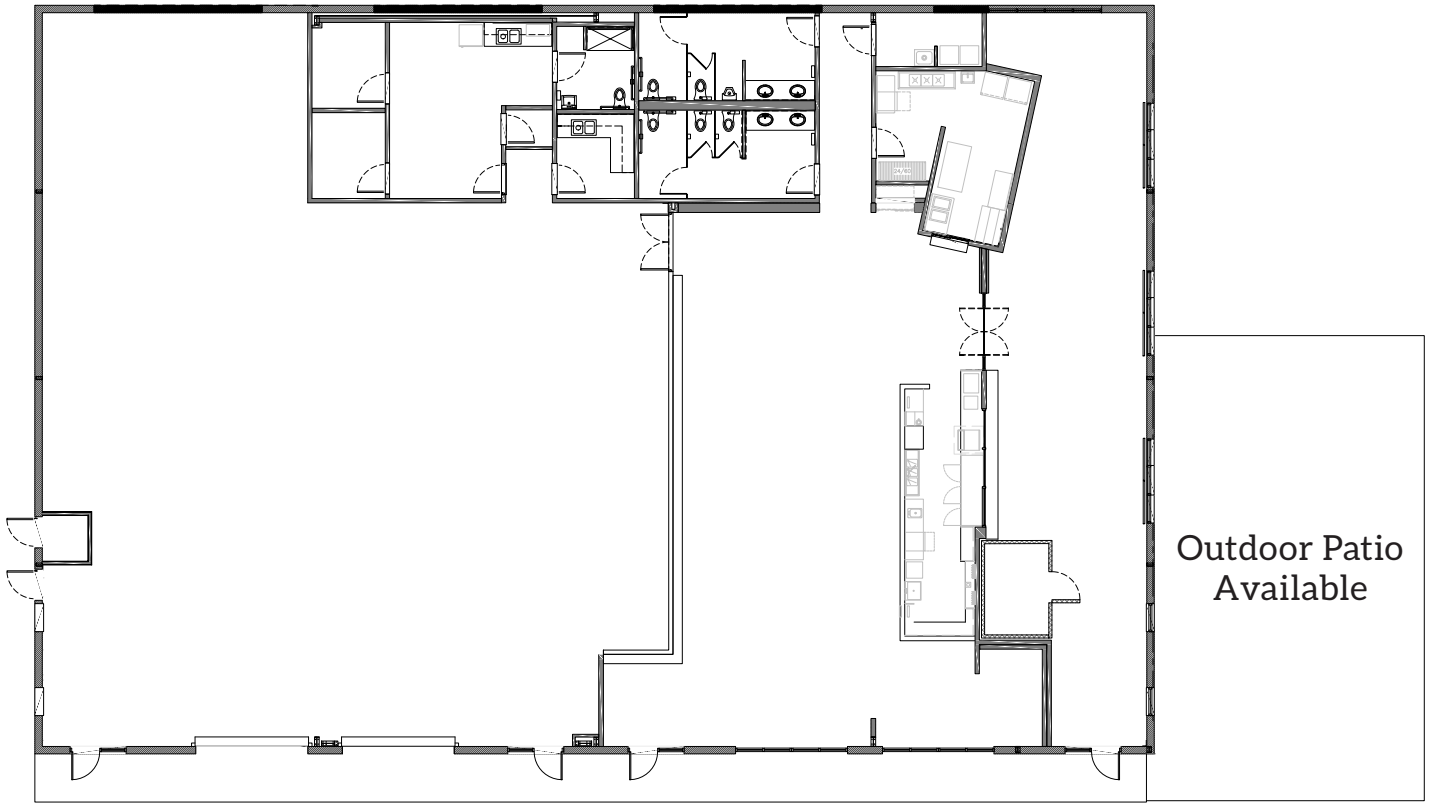
FLOOR PLANS

Building 6 // 9,600 RSF *Divisible to 2,500 RSF*

- 4 GRADE LEVEL DOORS
- SECOND GEN KITCHEN AVAILABLE
- 100% HVAC



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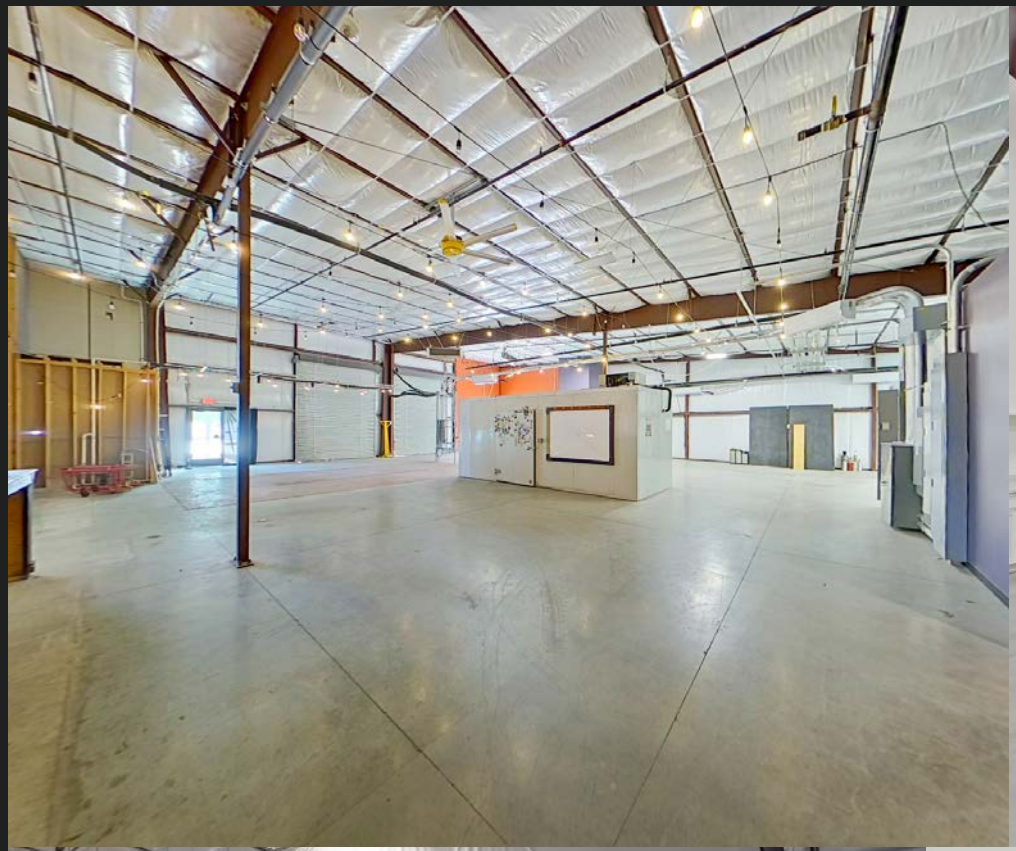







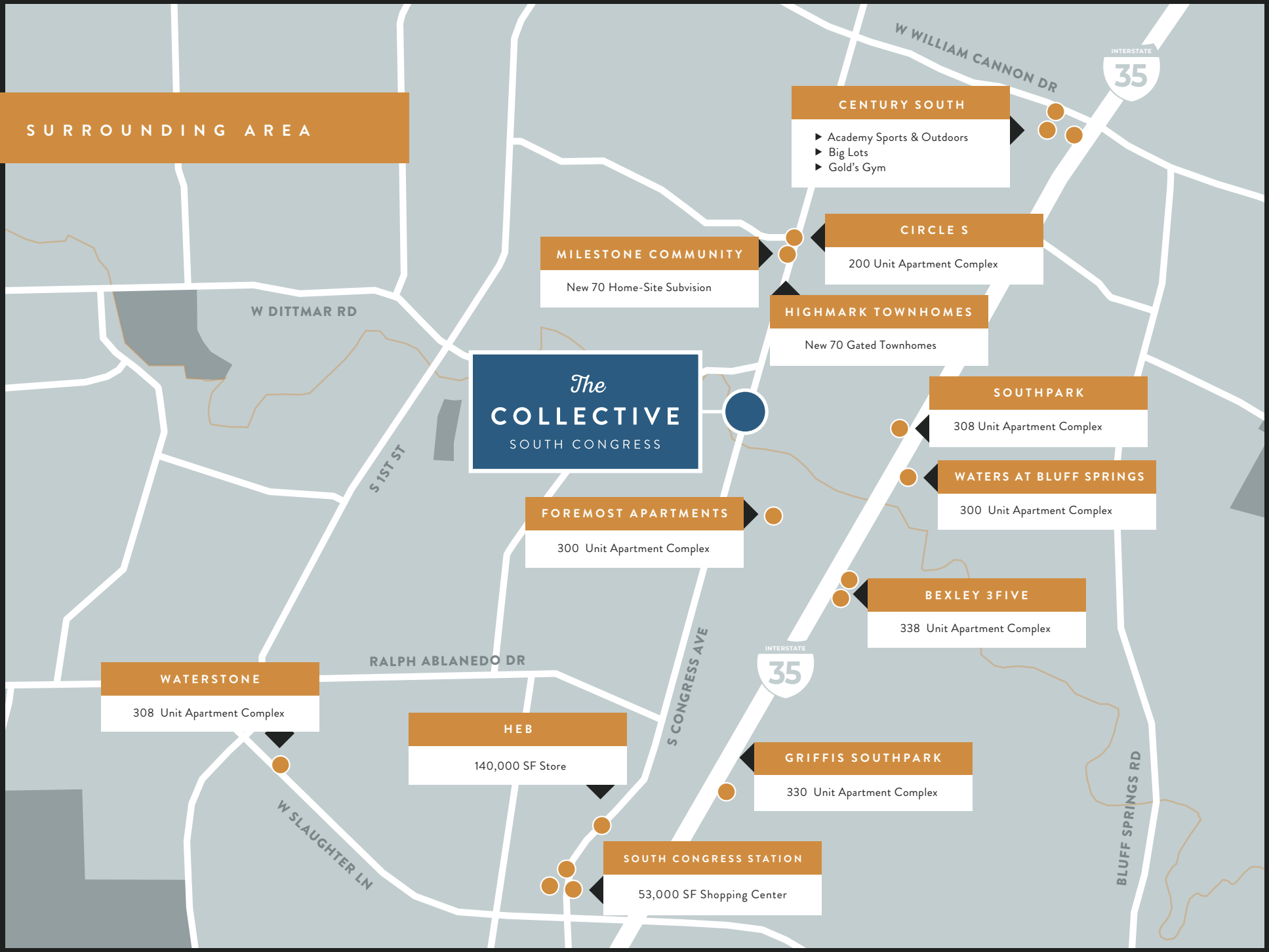
SURROUNDING AREA
W WILLIAM CANNON DR
INTERSTATE 35
CENTURY SOUTH
Academy Sports & Outdoors
Big Lots
Gold's Gym
CIRCLE S
200 Unit Apartment Complex
MILESTONE COMMUNITY
New 70 Home-Site Subvision
HIGHMARK TOWNHOMES
New 70 Gated Townhomes
W DITTMAR RD
The COLLECTIVE SOUTH CONGRESS
SOUTHPARK
308 Unit Apartment Complex
WATERS AT BLUFF SPRINGS
300 Unit Apartment Complex
S 1ST ST
FOREMOST APARTMENTS
300 Unit Apartment Complex
BEXLEY 3FIVE
338 Unit Apartment Complex
RALPH ABLANEDO DR
S CONGRESS AVE
INTERSTATE 35
WATERSTONE
308 Unit Apartment Complex
HEB
140,000 SF Store
GRIFFIS SOUTHPARK
330 Unit Apartment Complex
W SLAUGHTER LN
SOUTH CONGRESS STATION
53,000 SF Shopping Center
BLUFF SPRINGS RD


SOUTHPARK MEADOWS
Broken Egg Cafe
Chipotle
Crumble Cookies
Double Daves
Jason's Deli
Jersey Mikes
MOD Pizza
Starbucks
Little Woodrow's
Smoothie King
Waterloo Ice House
Wingstop
HEB + RETAIL
Ramen Tatsuya
P. Terry's
Torchy's Tacos
True Texas BBQ
Five Four
Tomlinsons
GOLD'S GYM + RETAIL
Schlotzsky's
Yoshiko Ramen & Sushi
Bill Miller BBQ
Walgreens
THE KNOLL
308 Multifamily Units
MULTI-FAMILY UNITS
The Martingale
The Presctott Apartments
FOREMOST APARTMENTS
300 Multifamily Units
The
COLLECTIVE
SOUTH CONGRESS


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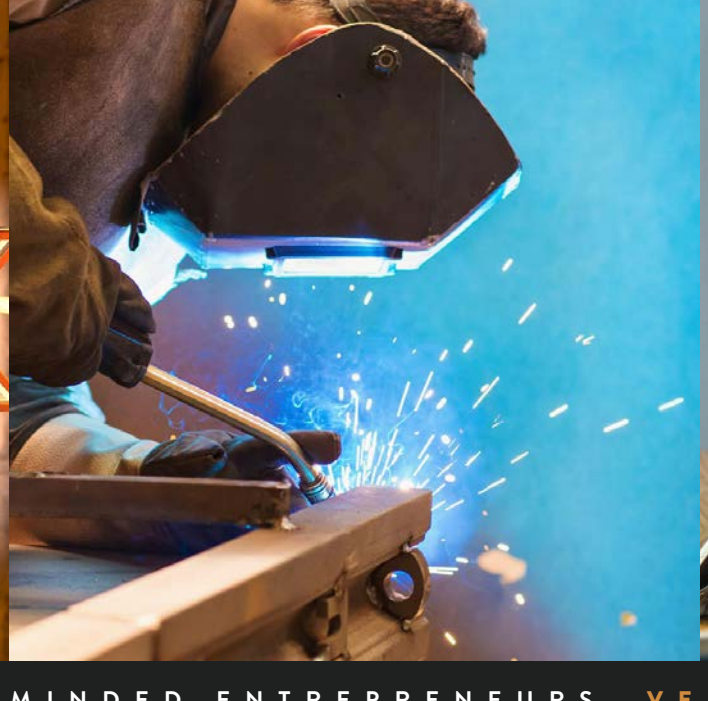


ASSEMBLING LIKE-MINDED ENTREPRENEURS. VENTURE TOGETHER.





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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 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 Licensed Broker/Broker Firm Name or Primary Assumed Business Name	603700 License No.	mlevin@ecrtx.com Email	512.505.0000 Phone
Matt Levin Designated Broker of Firm	548312 License No.	mlevin@ecrtx.com Email	512.505.0001 Phone
Matt Levin Licensed Supervisor of Sales Agent/ Associate	548312 License No.	mlevin@ecrtx.com Email	512.505.0001 Phone
Ryan Wilson Sales Agent/Associate's Name	513733 License No.	rwilson@ecrtx.com Email	512.505.0006 Phone

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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