Monterey Oaks

AGGRESSIVE LEASE INCENTIVES AVAILABLE – UP TO 9 MONTHS FREE RENT ON A 5 YEAR DEAL

LEASE

5508 HWY 290 WEST // AUSTIN, TEXAS // 78735

OFFICE

JASON STEINBERG, SIOR
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512.505.0004

DAVID DAWKINS
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512.505.0022

Monterey Oaks

OFFICE // FOR LEASE

High-quality interior finishes and systems, a two-story lobby, and a professional office environment in SW Austin

AVAILABILITY

Suite 150	12,832 RSF	*Available 5/31/27*
Suite 202	3,656 RSF	
Suite 230	1,505 RSF	
Suite 300	4,699 RSF	*Move-in Ready Spec Suite*

OFFERING SUBSTANTIAL LEASING INCENTIVES AT MONTEREY OAKS FOR QUALIFIED NEW TENANTS, INCLUDING UP TO 5 MONTHS OF ABATED BASE RENT ON 3-YEAR TERMS AND UP TO 9 MONTHS OF ABATED BASE RENT ON 5-YEAR TERMS.

FEATURES

- Local ownership
- On-site property management
- Abundant surrounding retail amenities
- High-quality Interior Finishes
- 4.1 per 1,000 RSF Parking
- Common Sitting and Break Areas
- Highway 290 West-bound frontage road
- 4 minutes to the Y at Oak Hill, 14 minutes to Downtown Austin
- 17 Miles to ABIA
- Easy Access to Hwy 290, Mopac, Hwy 71, SW Pkwy, and William Cannon

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OFFICE // FOR LEASE

1 LEVEL ONE

Suite 150

12,832 RSF

AVAILABLE 5/31/27

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2 LEVEL TWO

Suite 230
1,505 RSF

Suite 202
3,656 RSF

CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 202

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Monterey Oaks

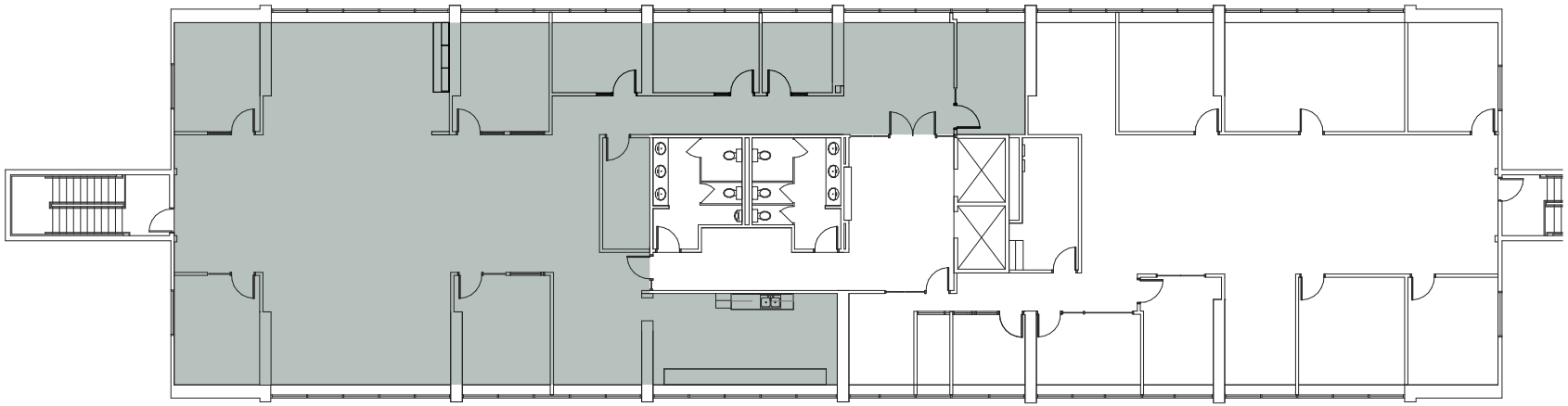
OFFICE // FOR LEASE

3 LEVEL THREE

Sample Furniture Plan On Next Page

Suite 300
4,699 RSF

CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 300



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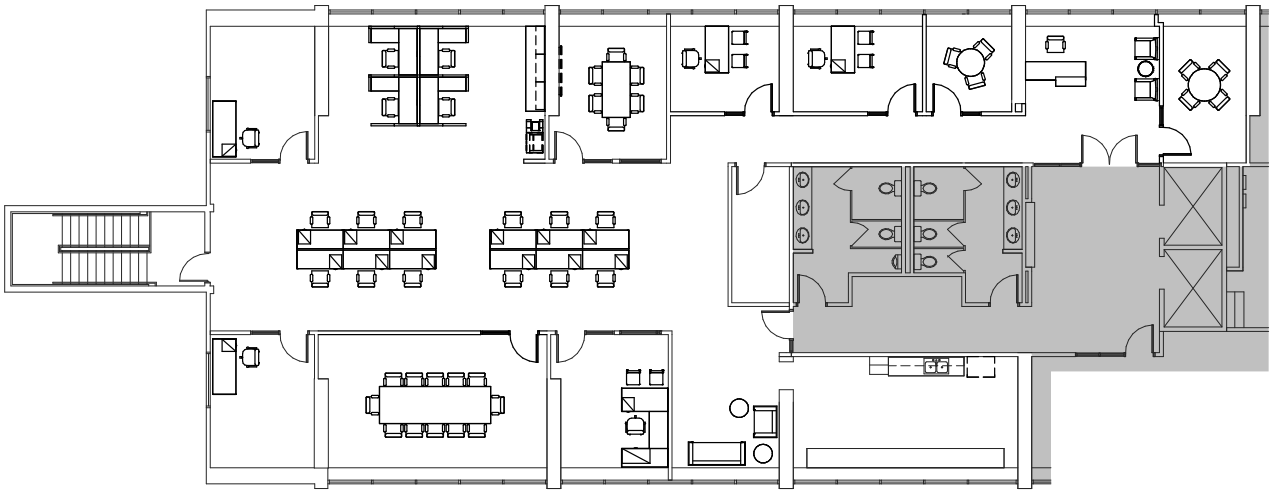
Monterey Oaks

OFFICE // FOR LEASE

3 LEVEL THREE

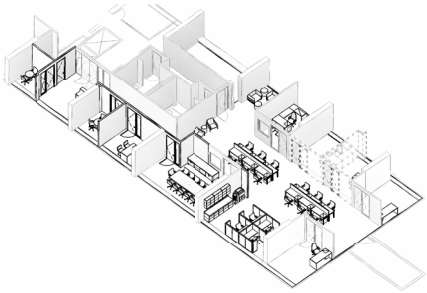
Sample Furniture Plan



SUITE 300 COUNTS	
Break Room:	1
Conference Room:	2
Office:	5
Huddle Room:	2
IT/Storage:	1
Reception	1
Open Work Area	1
Workstations	
5x5 Cubicle	4
Benching	12

Suite 300
4,699 RSF

CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 300



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Monterey Oaks

5508 Hwy 290 W, Austin, Texas 78735

CLICK OR SCAN TO VIEW
MONTEREY OAKS
AT ECRTX.COM

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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
Jason Steinberg	535355	jsteinberg@ecrtx.com	512.505.0004
Sales Agent/Associate's Name	License No.	Email	Phone

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