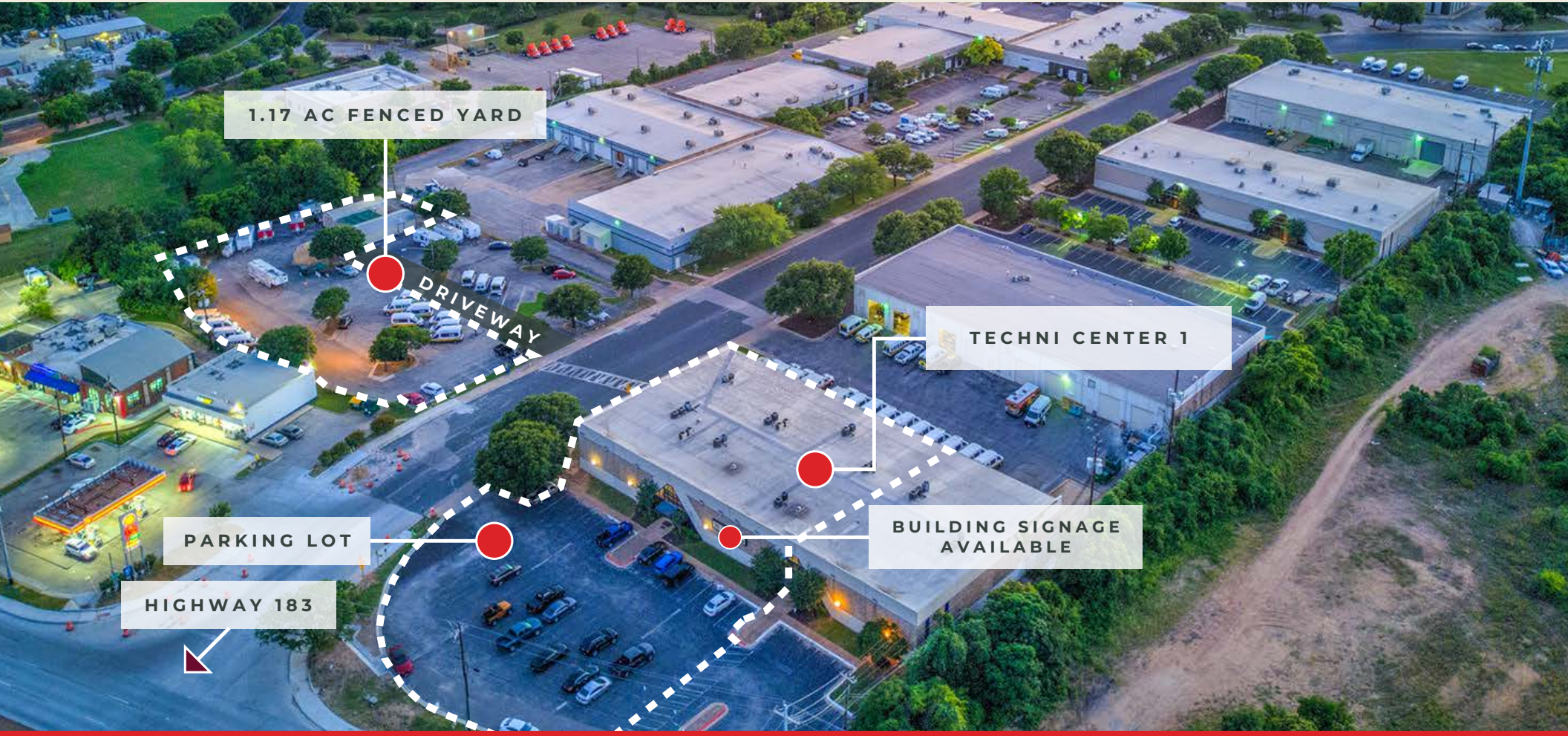
# Techni Center 1




LEASE

4100 ED BLUESTEIN BOULEVARD // AUSTIN, TEXAS // 78721

INDUSTRIAL +YARD

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# Techni Center 1

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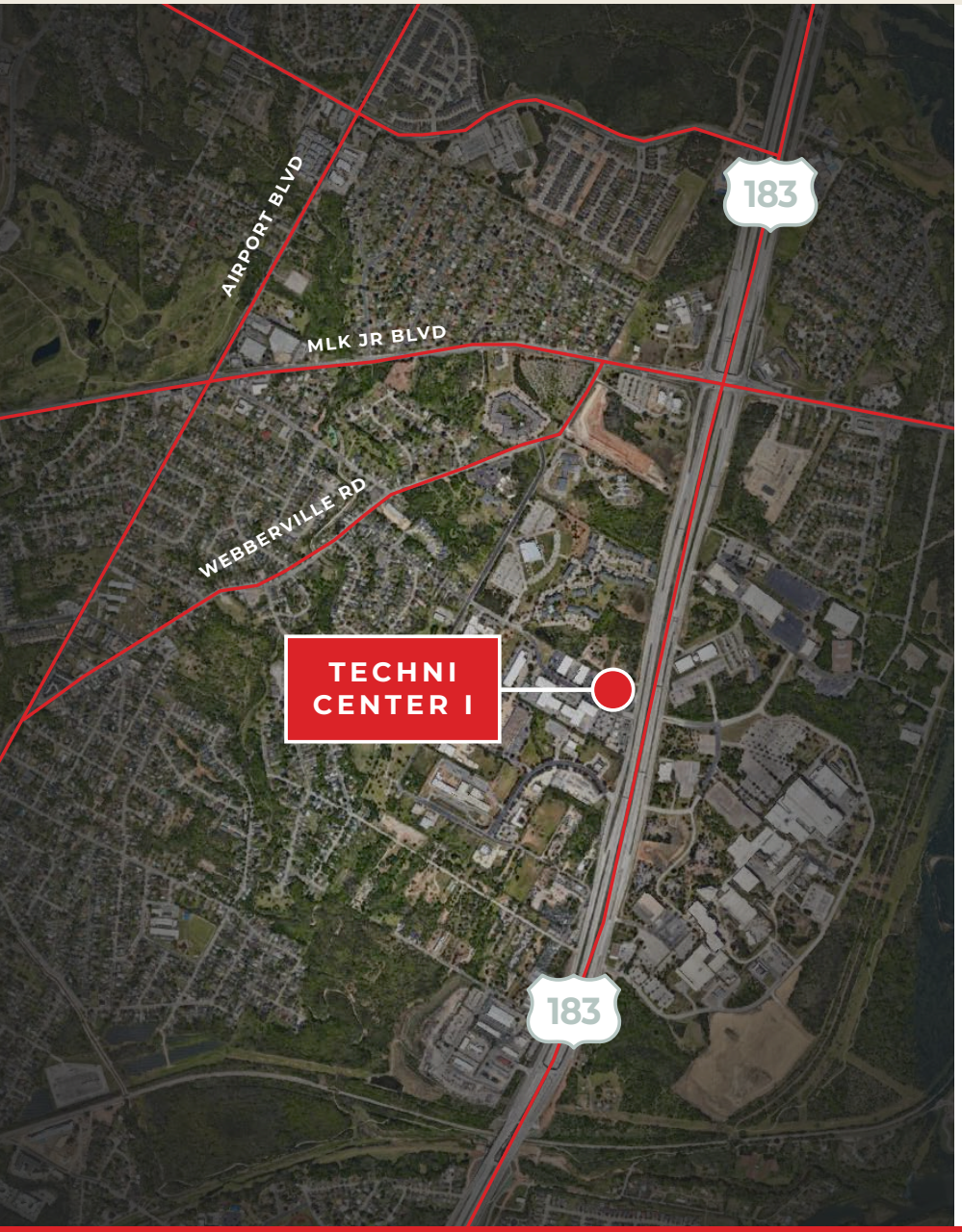



*Techni Center is ideally located in East Austin, 5 miles from downtown and 7 miles from Austin-Bergstrom International Airport, with frontage and direct access to Hwy 183. The project offers a prime opportunity for businesses seeking a strategic and convenient hub for their industrial operations.*

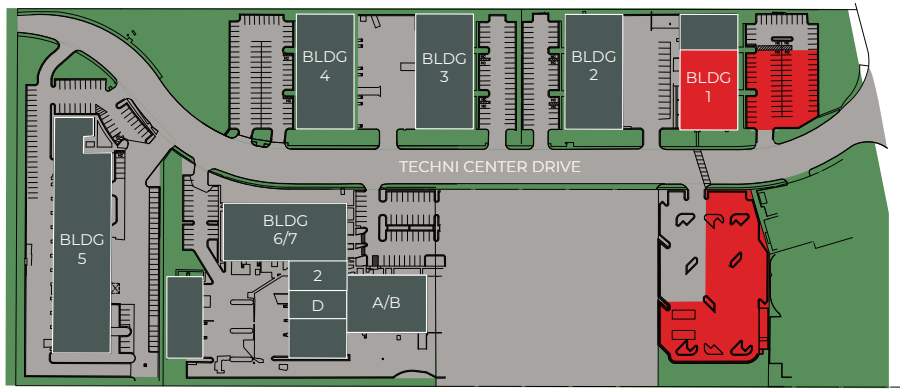
## AVAILABILITY

**Suite 1-100** 19,376 RSF

- Warehouse - 9,035 RSF
- First Floor Office - 5,157 RSF
- Second Floor Mezzanine Office - 5,184 RSF

## FEATURES

- Use of 1.17-acre paved, lighted, and fenced yard across the street at 6101 Techni Center Dr
- Convenient ingress/egress with direct access to Hwy 183
- Hwy 183 frontage with building signage available
- 3-Phase 400 amp electrical service
- 40 on-site parking spaces & additional parking/105 across the street
- Able to be 100% HVAC controlled
- (2) 12x14 grade level overhead doors installed on west side of building
- Fully renovated 2026 with all new mechanical units

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# Techni Center 1

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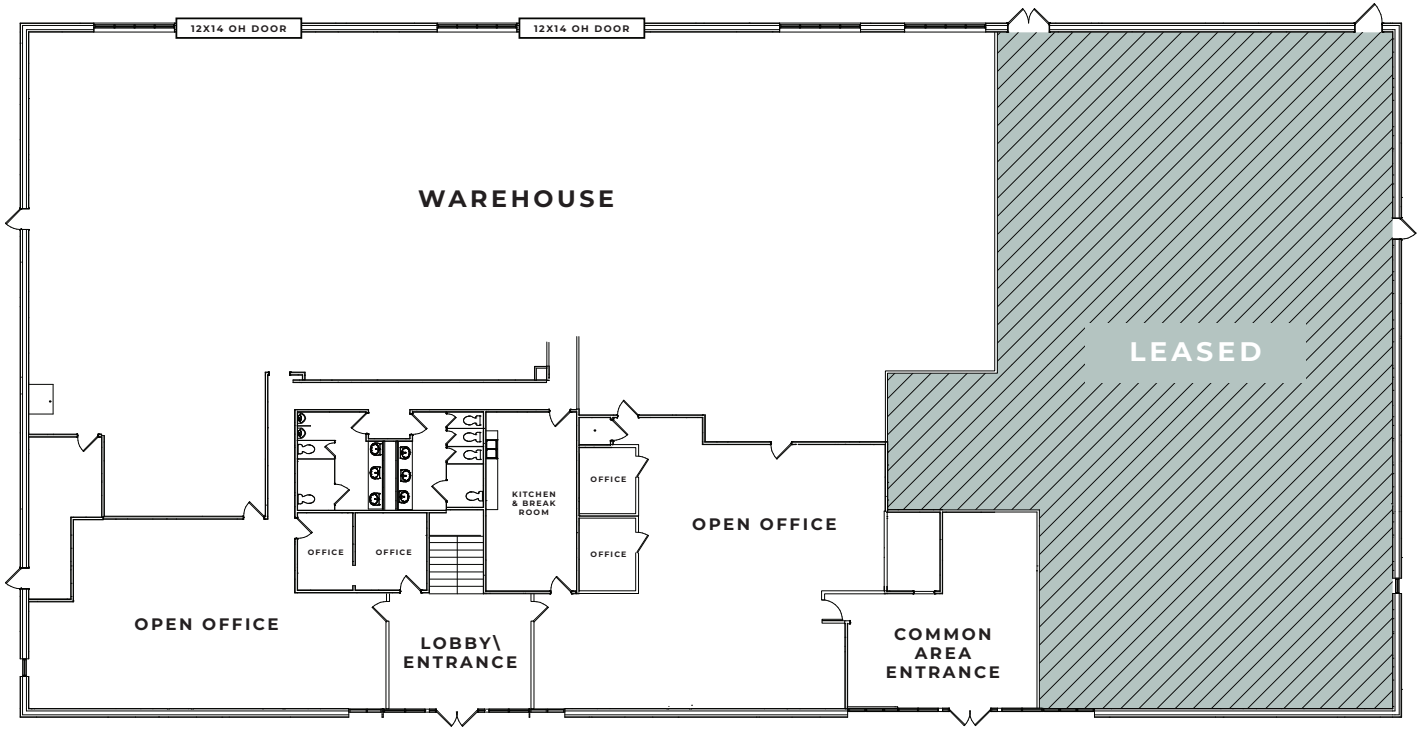
FIRST LEVEL

## Suite 1-100

19,376 RSF

Warehouse - 9,035 RSF
First Floor Office - 5,157 RSF
Second Floor Mezzanine Office - 5,184 RSF




**CLICK OR SCAN**
TO VIRTUALLY TOUR
SUITE 1-100

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# Techni Center 1

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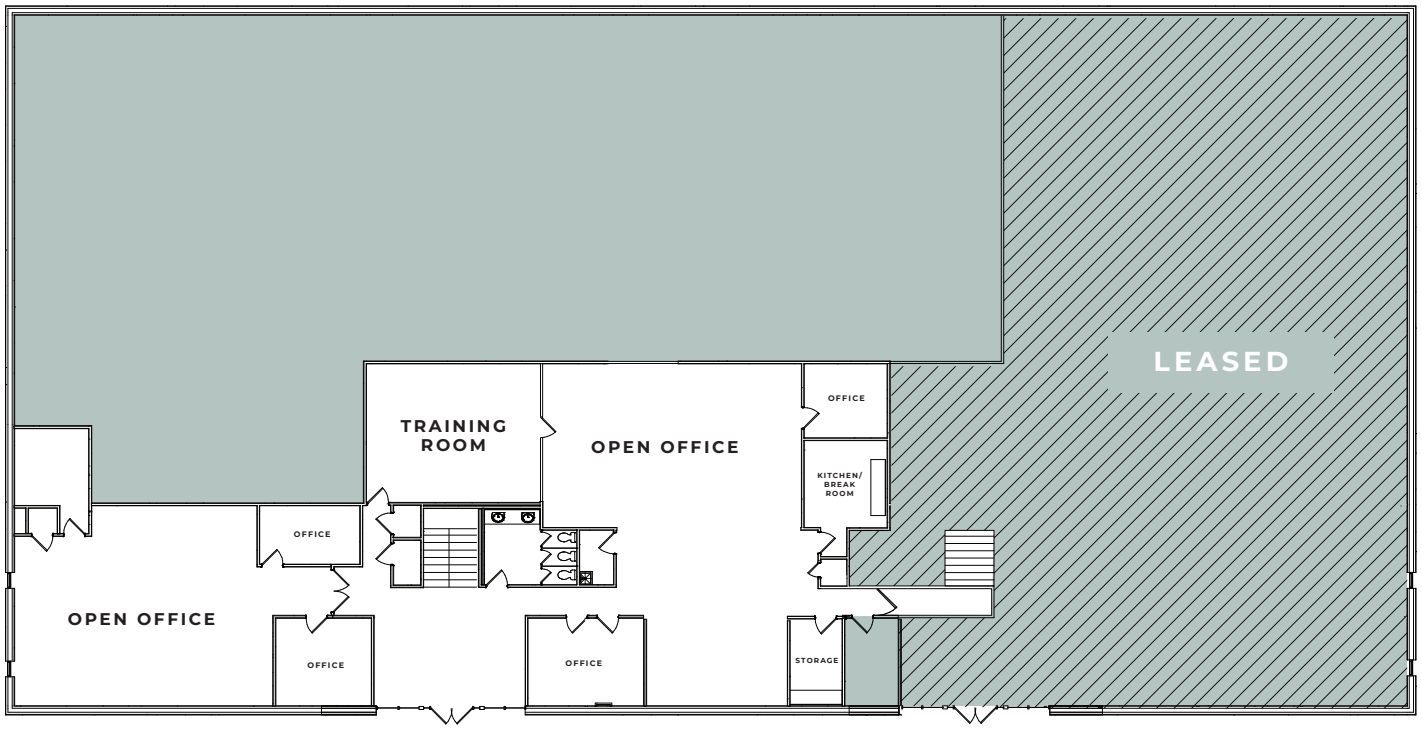
## MEZZANINE LEVEL

## Suite 1-100

19,376 RSF

Warehouse - 9,035 RSF
First Floor Office - 5,157 RSF
Second Floor Mezzanine Office - 5,184 RSF

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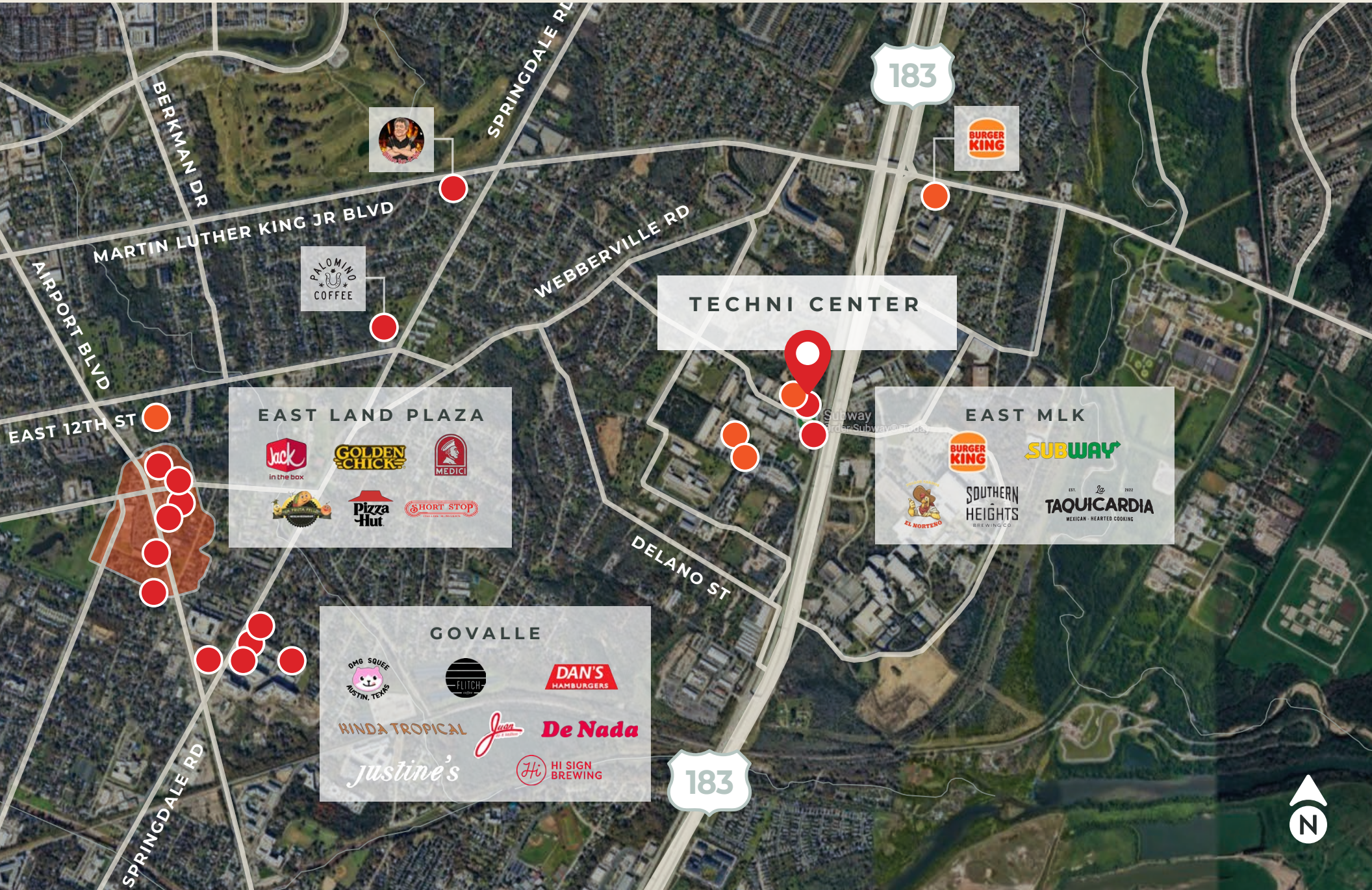

# Techni Center 1

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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<br>Licensed Broker/Broker Firm Name or Primary Assumed Business Name | 603700<br>License No. | mlevin@ecrtx.com<br>Email | 512.505.0000<br>Phone |
| Matt Levin<br>Designated Broker of Firm | 548312<br>License No. | mlevin@ecrtx.com<br>Email | 512.505.0001<br>Phone |
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| Nick Owens<br>Sales Agent/Associate's Name | 717202<br>License No. | nowens@ecrtx.com<br>Email | 512.505.0005<br>Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____