1005 W 38th St



LEASE

1005 W 38TH ST // AUSTIN, TEXAS // 78705

OFFICE

SEAN COUEY
SCOUEY@ECRTX.COM
512.505.0027

ROSS CHUMLEY
RCHUMLEY@ECRTX.COM
512.505.0029

1005 W 38th St

OFFICE // FOR LEASE



1005 W 38th St. is located at the corner of 38th St and Lamar Blvd., truly in the heart of Austin and surrounded by several walkable amenities. The building is within minutes of the desirable Bryker Woods, Pemberton Heights, and Tarrytown neighborhoods.

AVAILABILITY

Suite 300 3,084 RSF

FEATURES

- 3,084 RSF move-in ready, creative spec suite with high-end finishes
- 8,640 total building SF
- Great visibility
- Easy ingress/egress
- Parking available on-site and additional parking available in nearby parking garage
- Exposed ceiling concept with an open roof deck and HVAC systems
- Across Lamar from Central Market
- Minutes from Bryker Woods, Pemberton Heights, and Tarrytown neighborhoods

SEAN COUEY
SCOUEY@ECRTX.COM // 512.505.0027

ROSS CHUMLEY
RCHUMLEY@ECRTX.COM // 512.505.0029

ECRTX.COM

1005 W 38th St

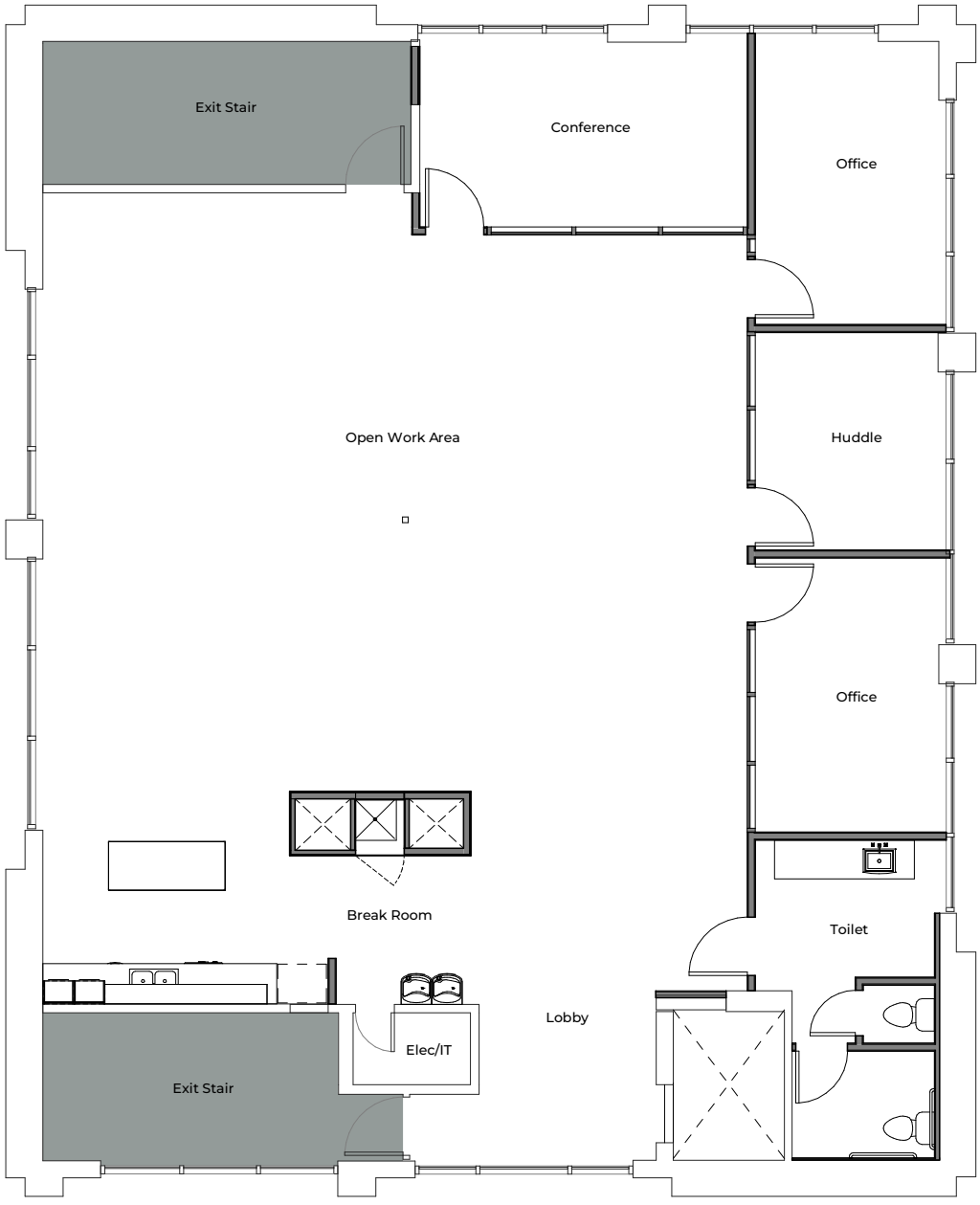
OFFICE // FOR LEASE

3 LEVEL THREE

Suite 300

3,084 RSF

CLICK OR SCAN TO VIRTUALLY TOUR



1005 W 38TH STREET // AUSTIN, TEXAS 78705

SEAN COUEY
SCOUEY@ECRTX.COM // 512.505.0027

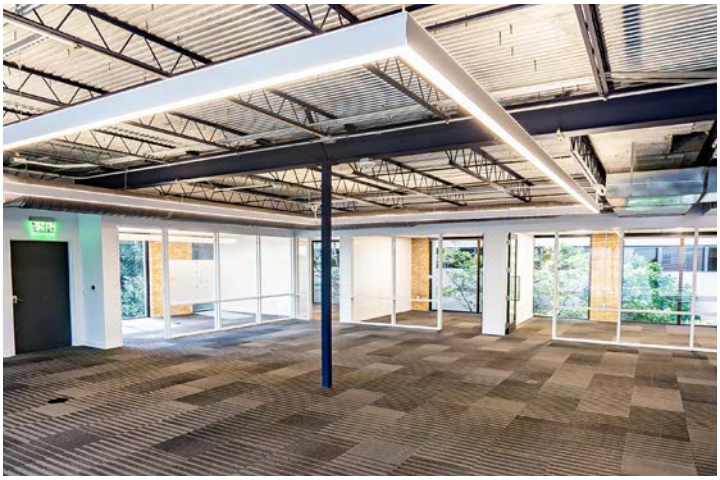
ROSS CHUMLEY
RCHUMLEY@ECRTX.COM // 512.505.0029

ECRTX.COM

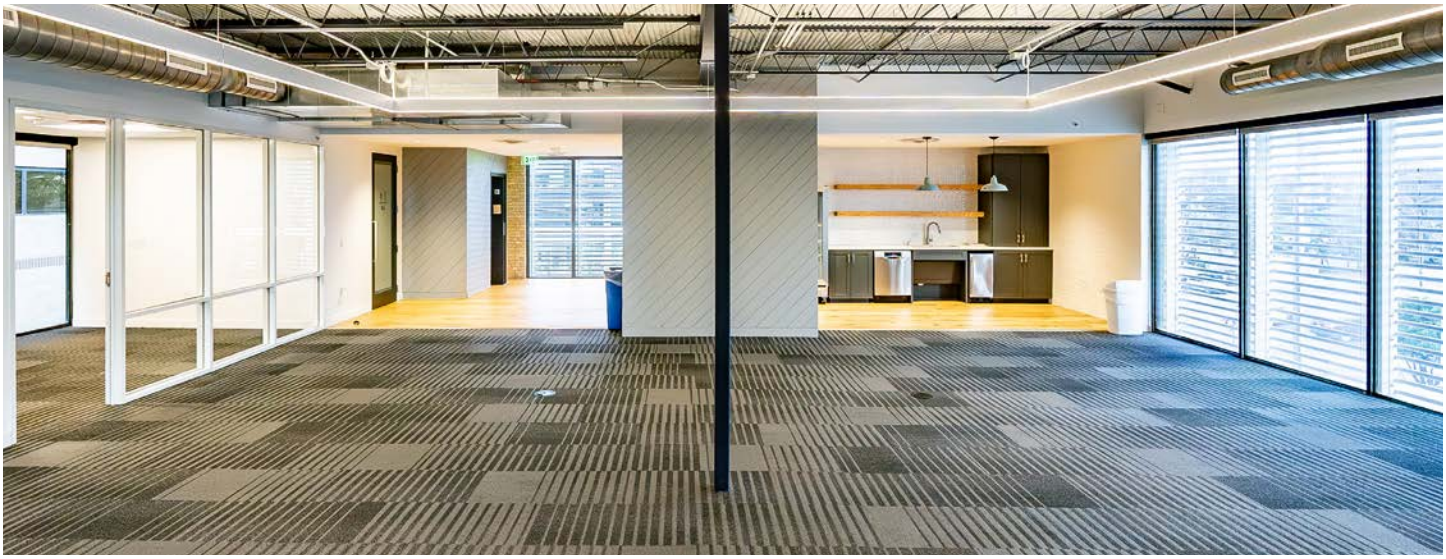
1005 W 38th St

OFFICE // FOR LEASE









1005 W 38th St

OFFICE // FOR LEASE



SEAN COUEY
SCOUEY@ECRTX.COM // 512.505.0027

ROSS CHUMLEY
RCHUMLEY@ECRTX.COM // 512.505.0029

ECRTX.COM

1005 W 38th St

OFFICE // FOR LEASE

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
Sean Couey	744757	scouey@ecrtx.com	512.505.0027
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

SEAN COUEY
SCOUEY@ECRTX.COM // 512.505.0027

ROSS CHUMLEY
RCHUMLEY@ECRTX.COM // 512.505.0029

ECRTX.COM