Franklin Square



LEASE

3724 JEFFERSON ST // AUSTIN, TEXAS // 78731

OFFICE

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512.505.0011

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512.505.0008

Franklin Square

OFFICE // FOR LEASE



Franklin Square is a centrally located office building with updated suites and attractive rates.

AVAILABILITY

Suite 114	2,950 RSF (Direct entry from exterior)
Suite 160	1,200 RSF
Suite 222	600-1,200 RSF*
Suite 309	1,028 RSF
Suite 312	1,200 RSF

*Two contiguous 600 RSF spaces with separate entries

FEATURES

- Tastefully Updated Building
- Premium Office Space
- Lots of Natural Light
- Plenty of Available Parking
- Near Major Highway Corridors (Mopac + IH-35)
- After Hour Access

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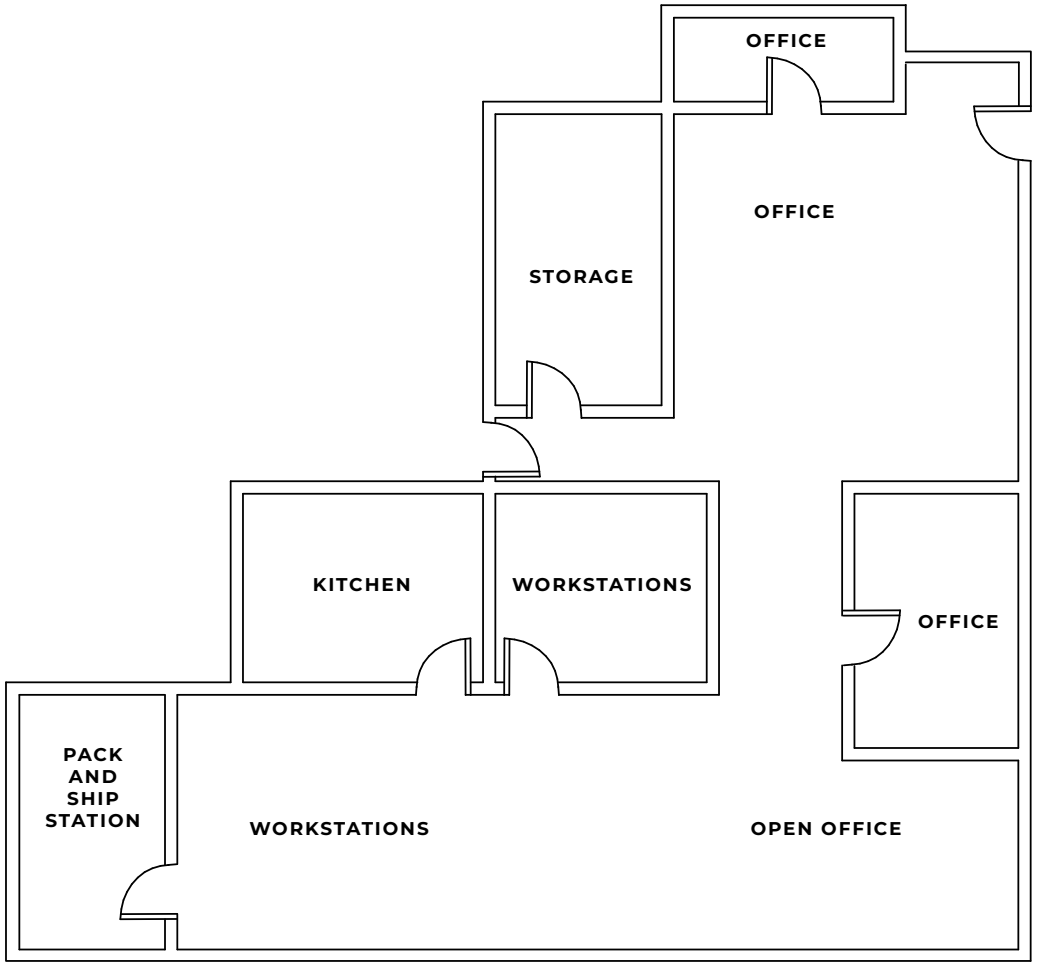
Franklin Square

OFFICE // FOR LEASE

1 LEVEL ONE

Suite 114

2,950 RSF



CLICK OR SCAN TO VIRTUALLY TOUR SUITE 114

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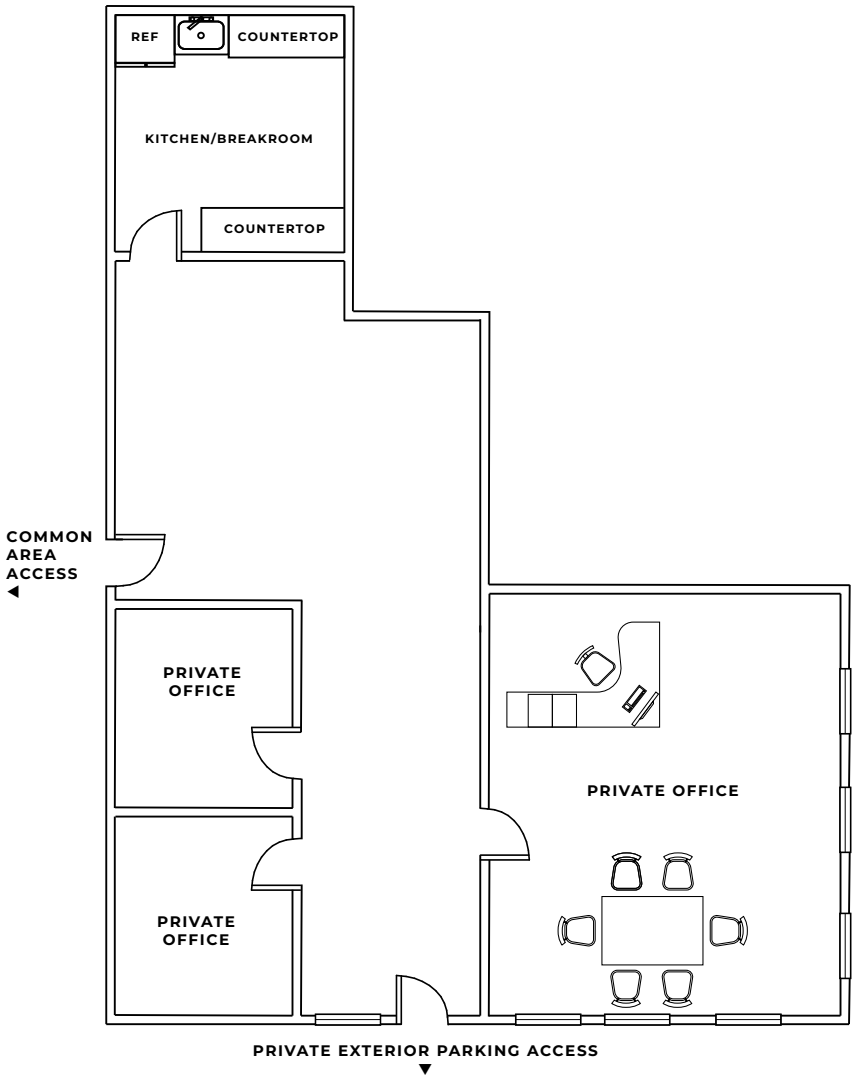
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OFFICE // FOR LEASE

1 LEVEL ONE

Suite 160

1,200 RSF



CLICK OR SCAN TO VIRTUALLY TOUR SUITE 160

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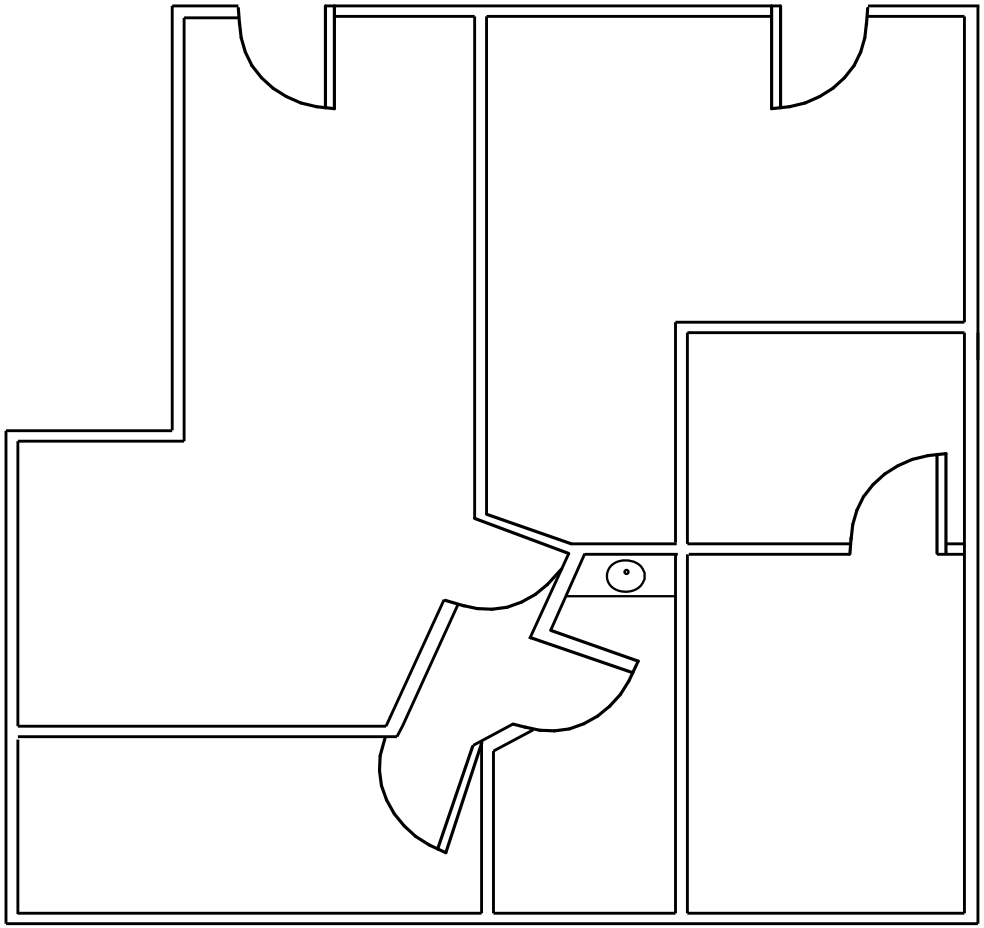
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OFFICE // FOR LEASE

2 LEVEL TWO

Suite 222

600 - 1,200 RSF*



*Two contiguous 600 RSF spaces with separate entries

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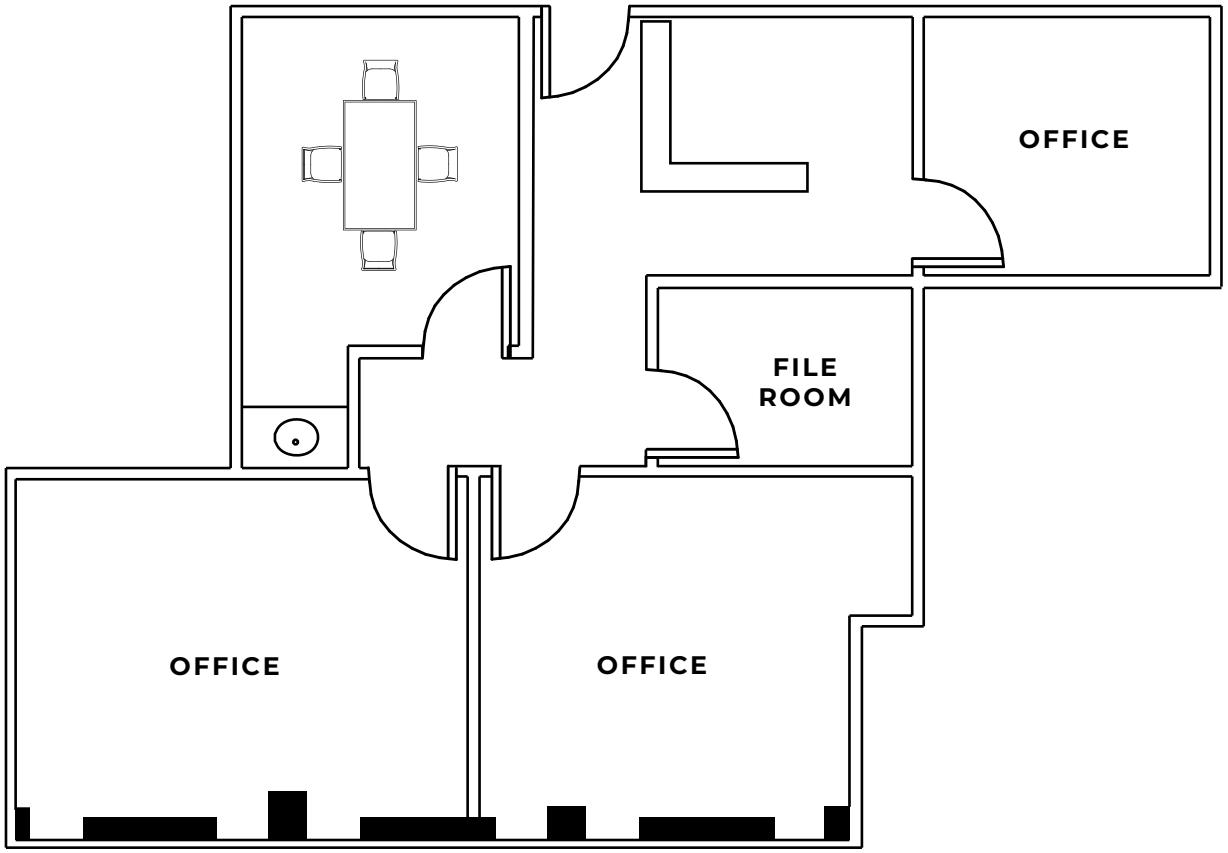
Franklin Square

OFFICE // FOR LEASE

3 LEVEL THREE

Suite 309

1,028 RSF



CLICK OR SCAN TO VIRTUALLY TOUR SUITE 309

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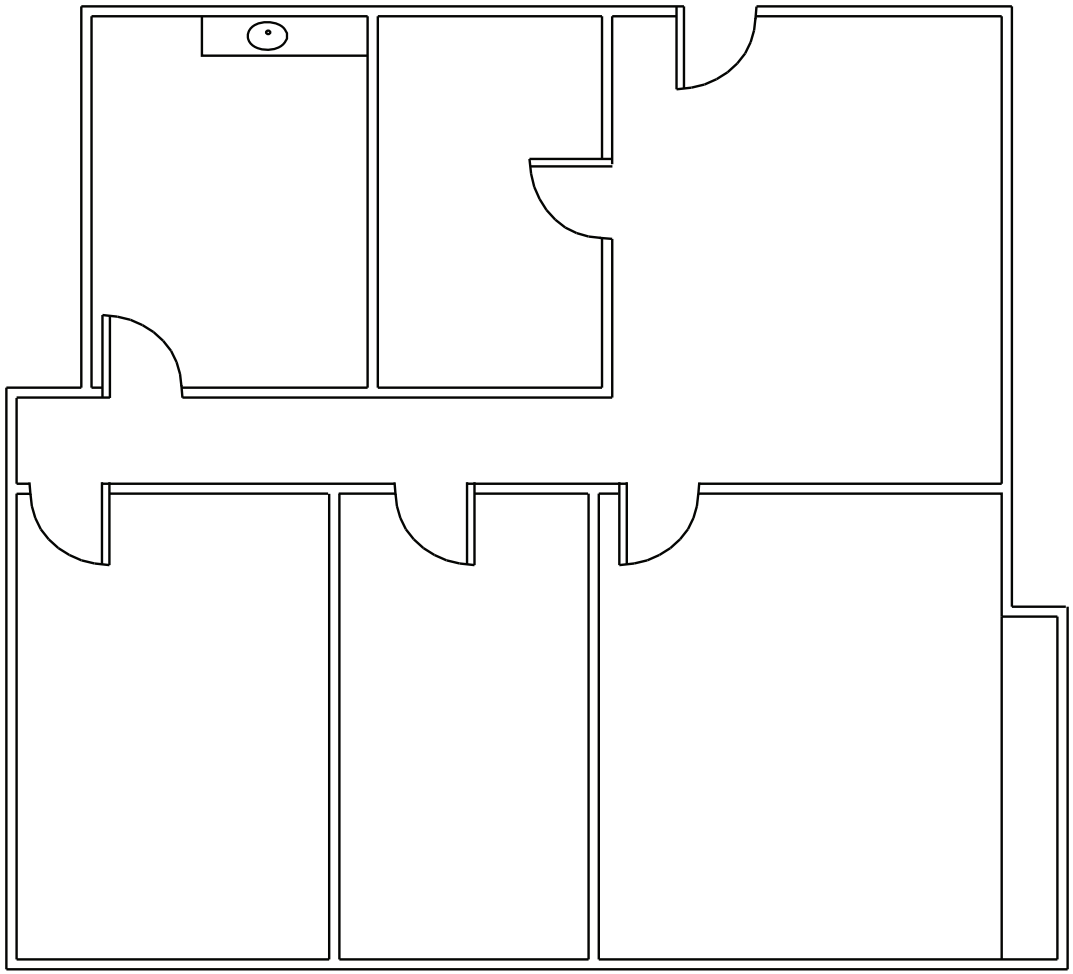
Franklin Square

OFFICE // FOR LEASE

3 LEVEL THREE

Suite 312

1,200 RSF



CLICK OR SCAN TO VIRTUALLY TOUR SUITE 312

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Franklin Square

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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 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
Matt Fain Sales Agent/Associate's Name	519791 License No.	mfain@ecrtx.com Email	512.505.0011 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____