

BARTON RIDGE

MEDICAL.

ECR

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BARTON RIDGE
MEDICAL.

High traffic, high visibility, inline retail center with a medical based tenant mix located at signalized intersection adjacent to Central Market and major arterials Hwy 360, Lamar Blvd, and Ben White.

- **Building SF: 16,315 SF**
- **3 per 1,000 RSF parking ratio**
- **Pylon sign available**
- **High visibility**
- **Surface and covered parking available**

Suite 700
4,946 RSF
Second-Generation Space

Suite 710
4,473 RSF
Divisible to 1,301 RSF

Suite 760
3,136 RSF
LEASED





2

MINUTES TO INTERSECTION OF US HWY 290/71 & LOOP 360

10

MINUTES TO DOWNTOWN AUSTIN

12

MINUTES TO AUSTIN-BERGSTROM INTERNATIONAL






SUITE 700



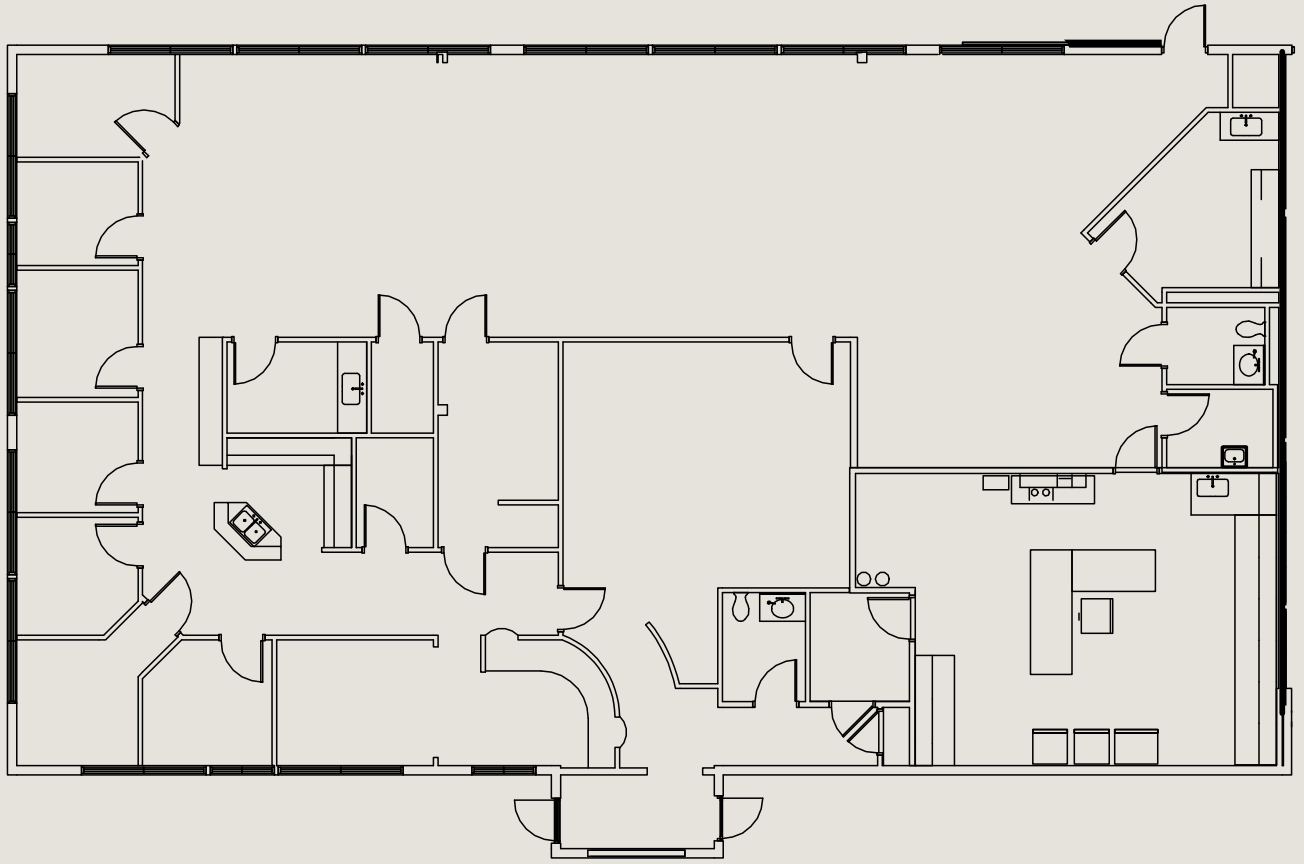

700

700

Second-generation medical layout: reception, private offices along the west wall, exam rooms, lab and break area.

Suite 700

4,946 RSF



CLICK OR SCAN
TO VIRTUALLY
TOUR SUITE 700

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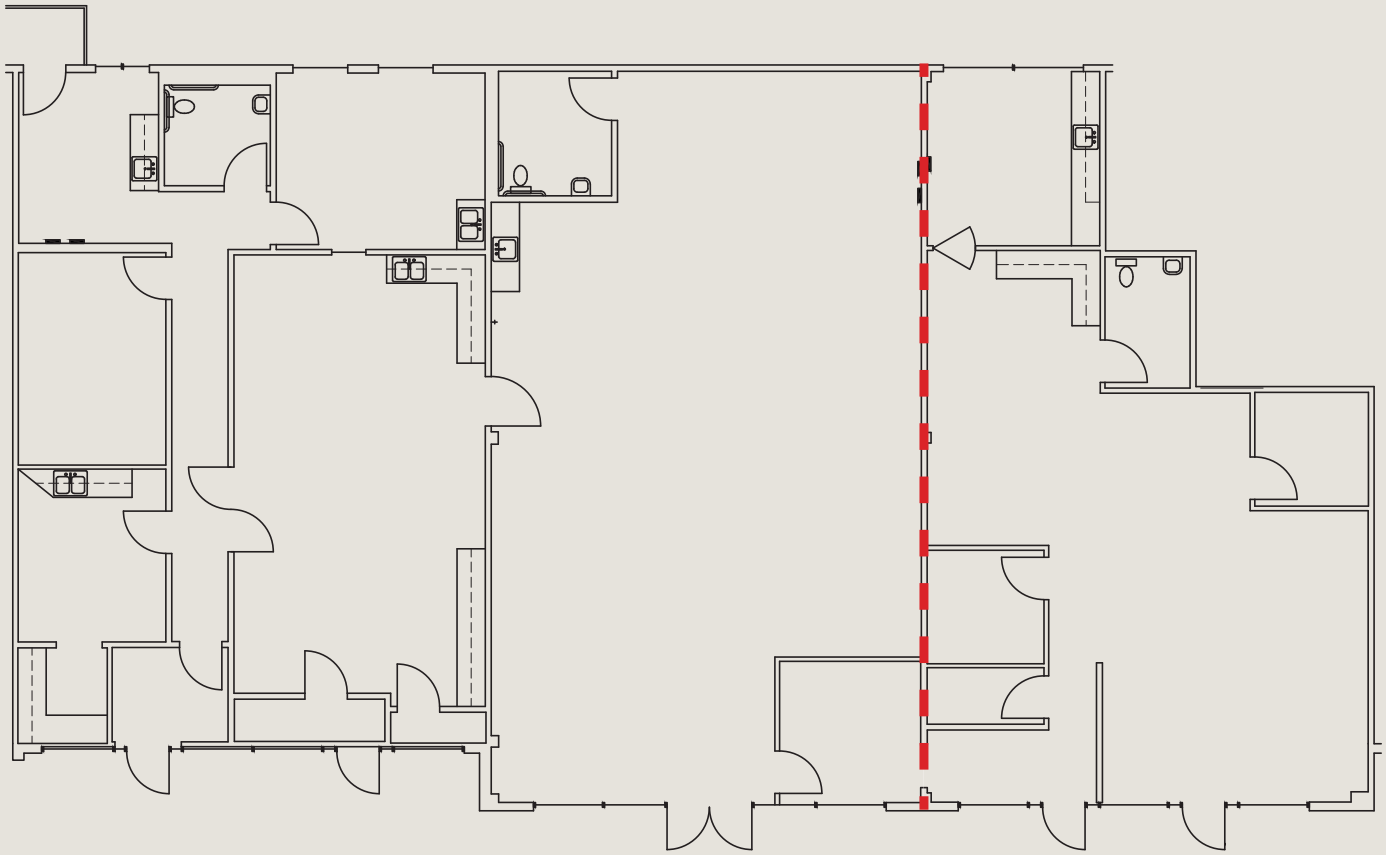
710

Divisible on the demising line into 3,259 RSF and 1,301 RSF. Storefront glass, separate entries. The landlord is in the process of doing white box - shell throughout with new restroom finishes

Suite 710

4,473 RSF

Divisible to 1,301 RSF

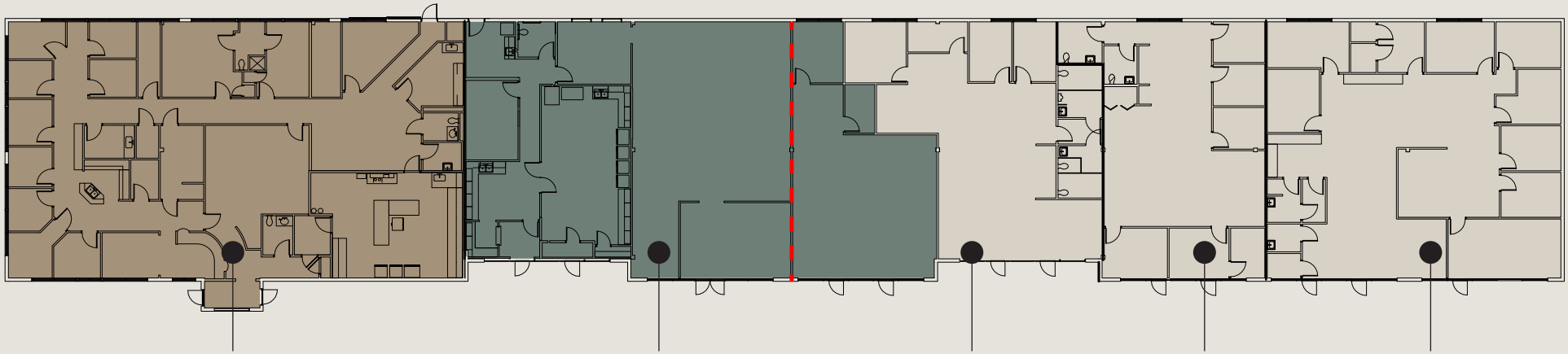


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BUILDING 700



AVAILABLE
Suite 700
4,946 RSF

AVAILABLE
Suite 710
4,473 RSF
Divisible to 1,301 RSF

LEASED
Suite 740
2,398 RSF
EXP: 11/30/28

LEASED
Suite 750
1,275 RSF
EXP: 5/31/31

LEASED
Suite 760
New Lease
EXP: TBD

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BARTON RIDGE
MEDICAL.

MEDICAL/RETAIL
FOR LEASE OR SALE

4544 S LAMAR BLVD, BUILDING 700
AUSTIN, TX 78745

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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.

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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