Reunion Park



LEASE	8501 N MOPAC EXPY // AUSTIN, TEXAS // 78759		
	OFFICE	SEAN COUEY SCOUEY@ECRTX.COM 512.505.0027	JASON STEINBERG SIOR JSTEINBERG@ECRTX.COM 512.505.0004

Reunion Park

OFFICE // FOR LEASE



Reunion Park is an amenity-rich office project well located directly off N Mopac in Northwest Austin.

AVAILABILITY

Suite 320 5,925 - 13,853 RSF

FEATURES

- Amenity-heavy project
- Basketball court
- Volleyball court
- Outdoor break-out/picnic areas
- On-site showers
- 4 per 1,000 SF parking ratio
- Park-like setting
- Tenant lounge
- N Mopac frontage
- Very close proximity to The Domain and Arboretum
- Close drive to restaurants/retail on Anderson Lane
- Patios
- Lobby exposure space
- Downtown and Hill Country views
- Flexible configurations

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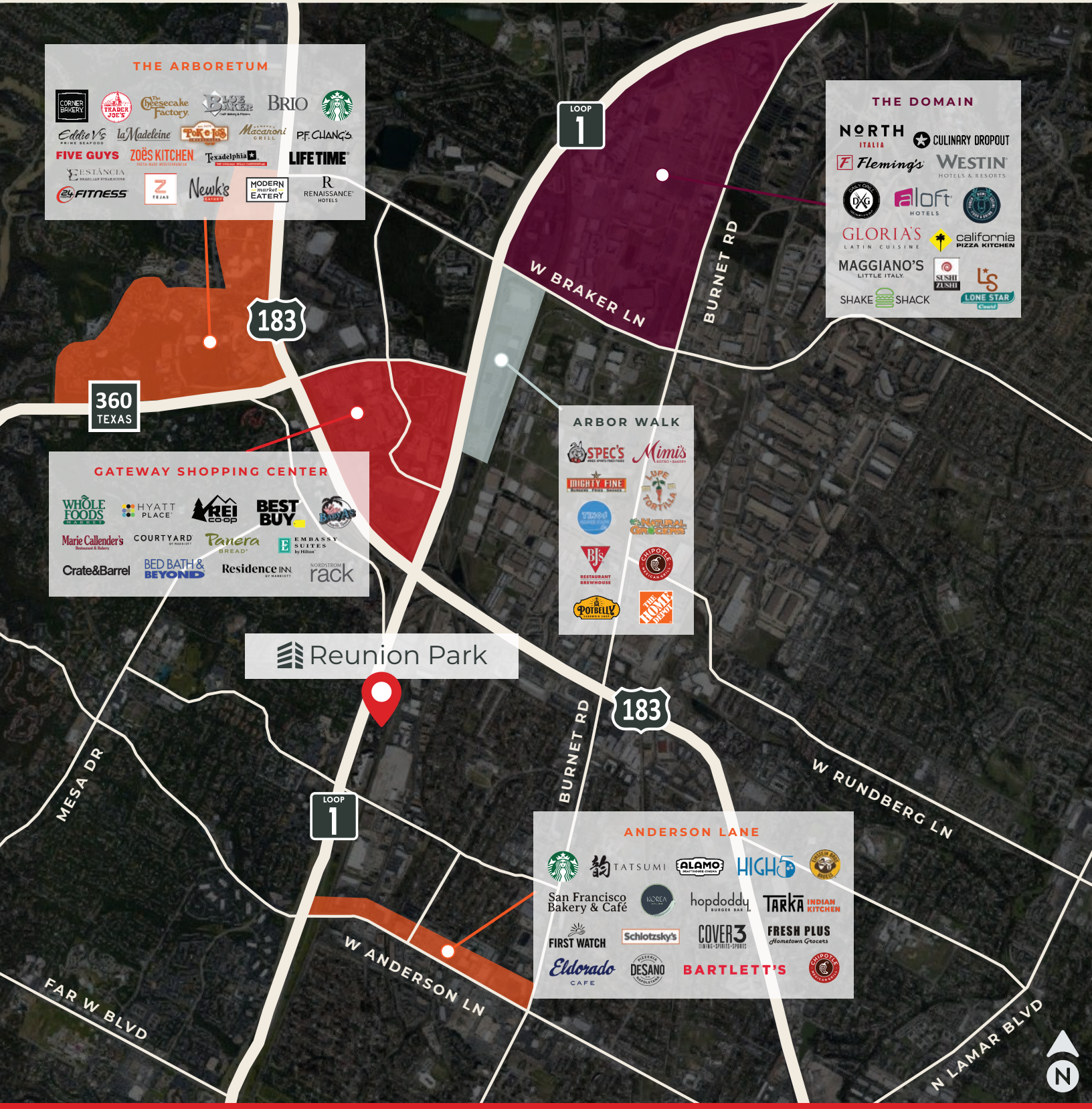

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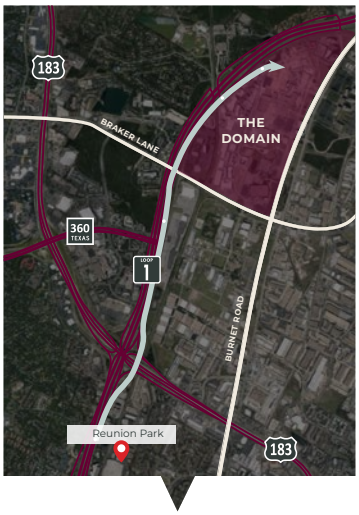
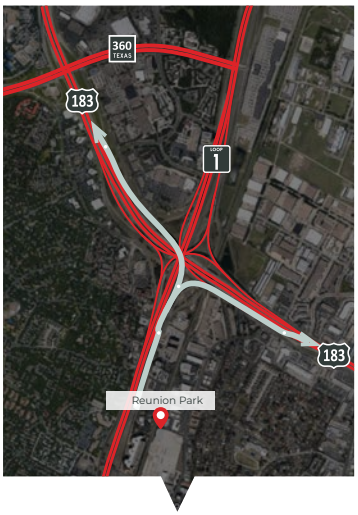
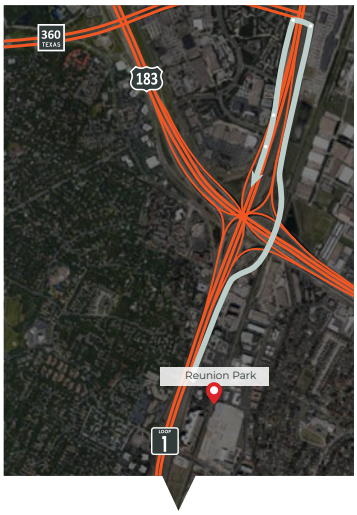


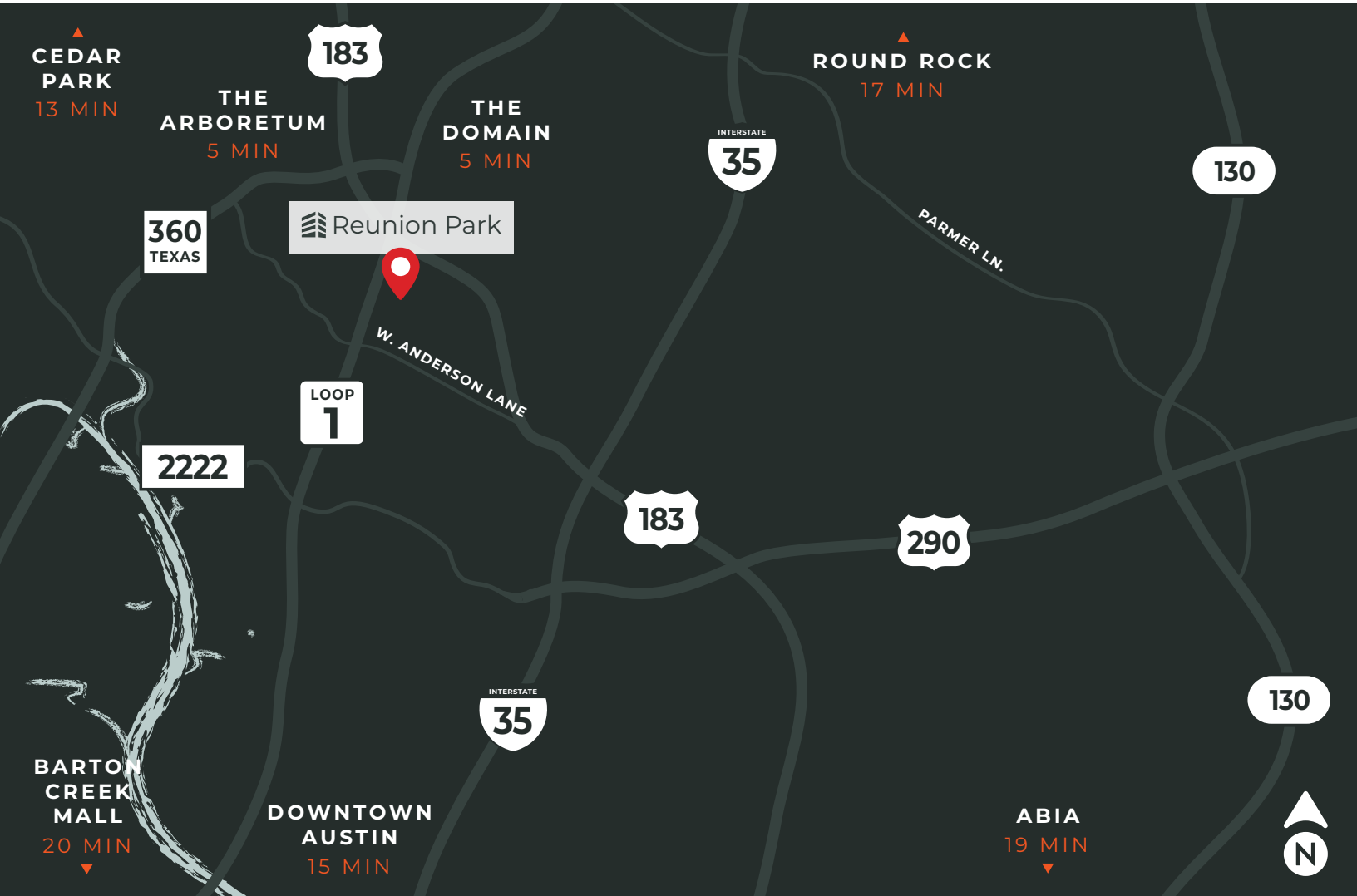
THE DOMAIN
5 MIN



NORTH/SOUTH US 183
< 1 MIN



SOUTHBOUND MOPAC
4 MIN



Reunion Park

OFFICE // FOR LEASE

3 LEVEL THREE

TOTAL SPACE OF 13,853 RSF

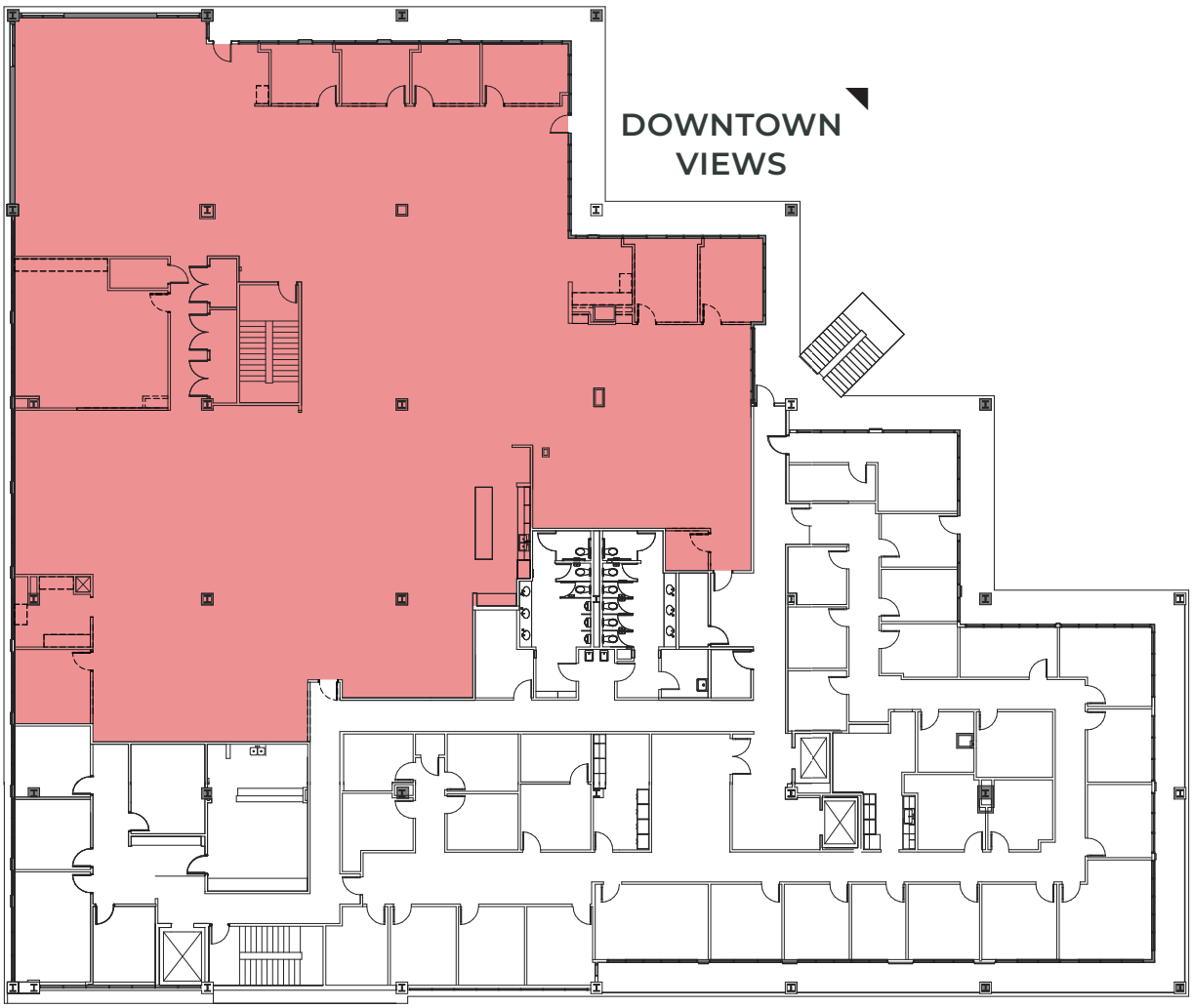
DIVISIBLE TO 5,925 - 7,928 RSF

DIVISIBLE PLAN INCLUDED ON NEXT PAGE

8501 N MOPAC EXPY // AUSTIN, TEXAS 78759

Suite 320

13,853 RSF



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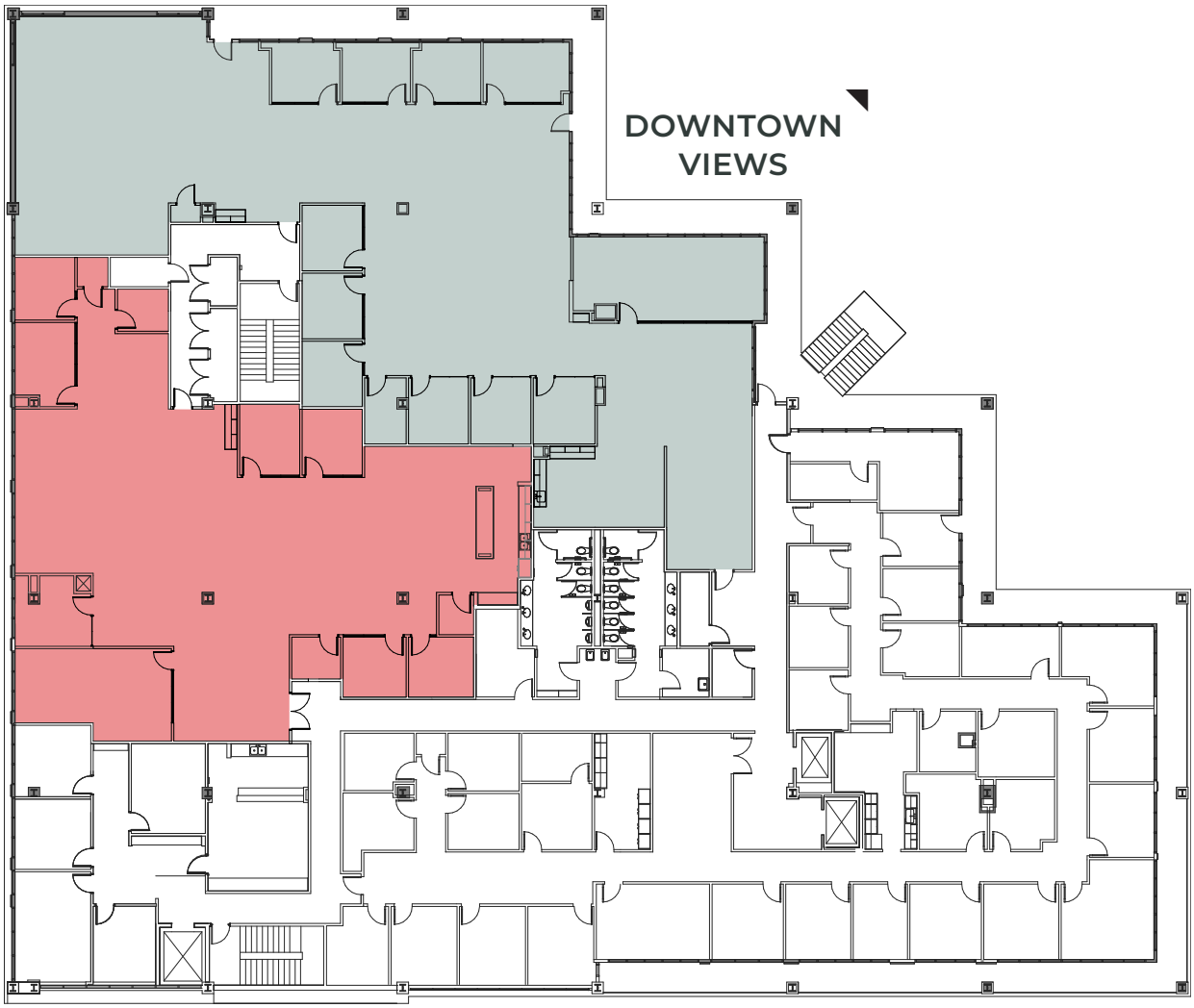
SAMPLE FURNITURE PLAN INCLUDED ON NEXT PAGE

8501 N MOPAC EXPY // AUSTIN, TEXAS 78759

Suite 325
7,928 RSF

Suite 320
5,925 RSF



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7,928 RSF

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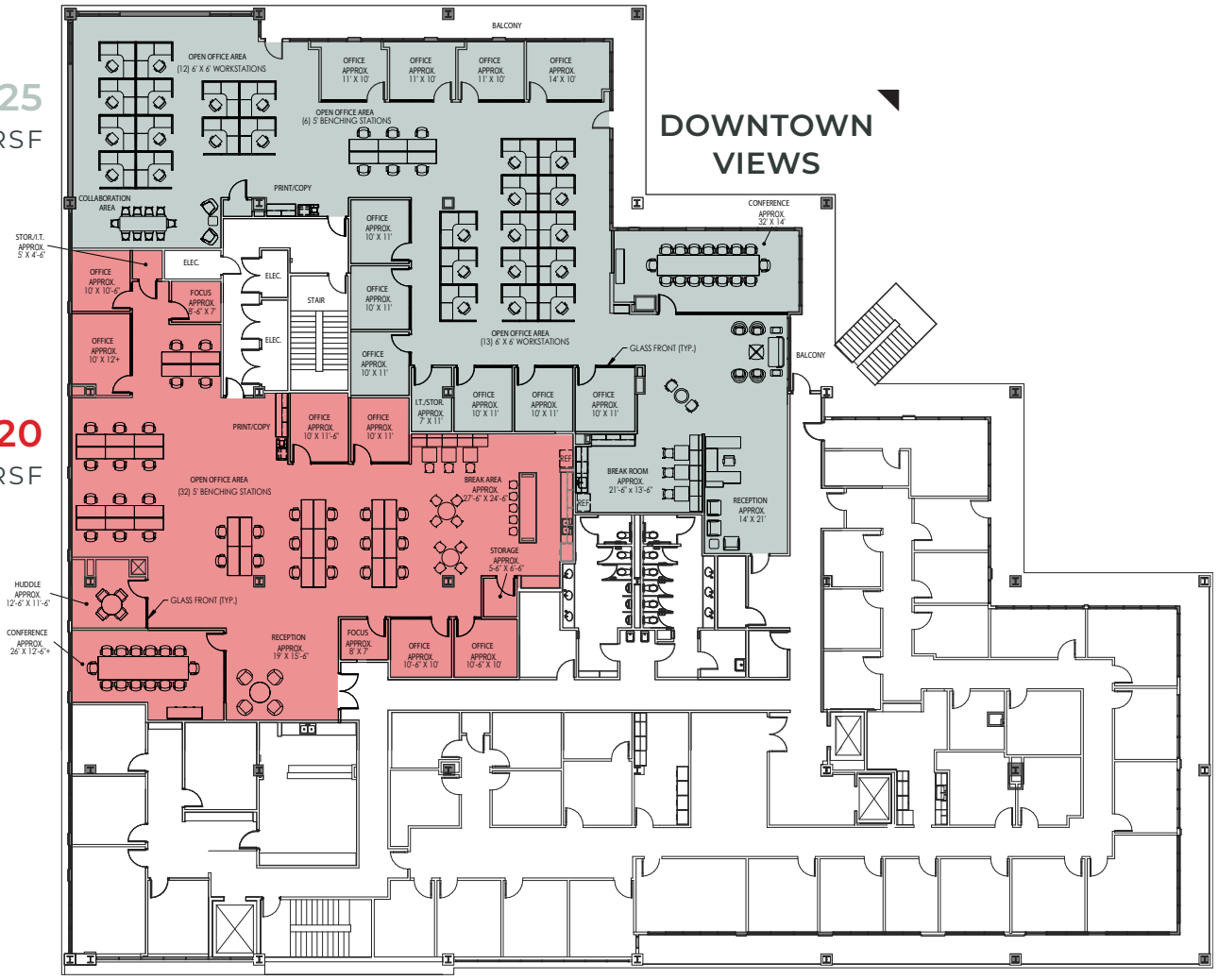
5,925 RSF



SUITE 320 COUNTS	
Reception	1
Conference Rooms:	1
Huddle:	1
Focus Room:	2
Break Area:	1
Offices:	6
Workstations:	32
Storage:	2

SUITE 325 COUNTS	
Reception:	1
Conference Room:	1
Break Area:	1
Offices:	10
Workstations:	31
Storage:	1

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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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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