



206 WILD BASIN

206 WILD BASIN RD | AUSTIN, TX | 78746



There was a preserve here first.

Wild Basin is Austin's first nature preserve: 227 acres of canyon, creek, and live oak protected since the 1970s. It is co-managed by Travis County and St. Edward's University and holds 2.5 miles of public trail. The land was set aside before the offices were built, and it has not changed since.

206 WILD BASIN

67,217 square feet of renovated hill-country office, with the whole preserve for a back fence.

Set on a private, wooded parcel off the Capital of Texas Highway, 206 Wild Basin pairs 67,217 square feet of Class B+ office with something most Austin addresses can't offer: space. Reimagined in 2017, it brings a remodeled lobby, modern common areas, and private structured parking to a setting most tenants only see on the drive home.

The location does the rest. Westlake, Lost Creek, and Davenport Village sit minutes away; downtown is a clear shot down 360. Between meetings, the hill country is the view from the top floor and the trailhead next door.



206 WILD BASIN

OFFICE FOR LEASE

Room to breathe,
with the city still
in reach.

SPACE TO GROW INTO

From a 1,069 RSF suite to 11,724 contiguous RSF across the second floor, Building A demises for a small team or a growing company.

Suite 104 1,069 RSF

Suite 201 4,865 RSF*

Suite 203 3,295 RSF*

Suite 210 1,481 RSF

Suite 240 3,564 RSF*

*Contiguous to 11,724 RSF



Property Highlights

- Lobby & common areas remodeled in the 2017 renovation
- Private structured garage - covered parking, 3.34 per 1,000 RSF
- Top-floor views across the hills to the downtown skyline
- Landscaped courtyard & shaded outdoor lounge
- Five minutes to Westlake, Lost Creek & Davenport
- The Wild Basin Wilderness Preserve as your back fence



206 WILD BASIN

HOTEL VIATA

WESTLAKE
MEDICAL
CENTER

VILLAGE AT
WESTLAKE

- THE GROVE
- THE WELL
- COUNTY LINE

OMNI BARTON CREEK
RESORT & SPA

WESTLAKE
COUNTRY CLUB

BEE CAVES RD

WESTLAKE
SQUARE

WEST LAKE
COURT

RED BUD ISLE

WESTBANK
MARKET

WEST WOODS
SHOPPING CENTER

DOWNTOWN
AUSTIN

ZILKER PARK

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SUITE 104

1,069 RSF

Building A, Floor 1



Building A, Floor 2

*Contiguous to 11,724 RSF

CLICK OR SCAN TO
VIRTUALLY TOUR



SUITE 203
3,295 RSF*

SUITE 201
4,865 RSF*

CLICK OR SCAN TO
VIRTUALLY TOUR



SUITE 210
1,481 RSF

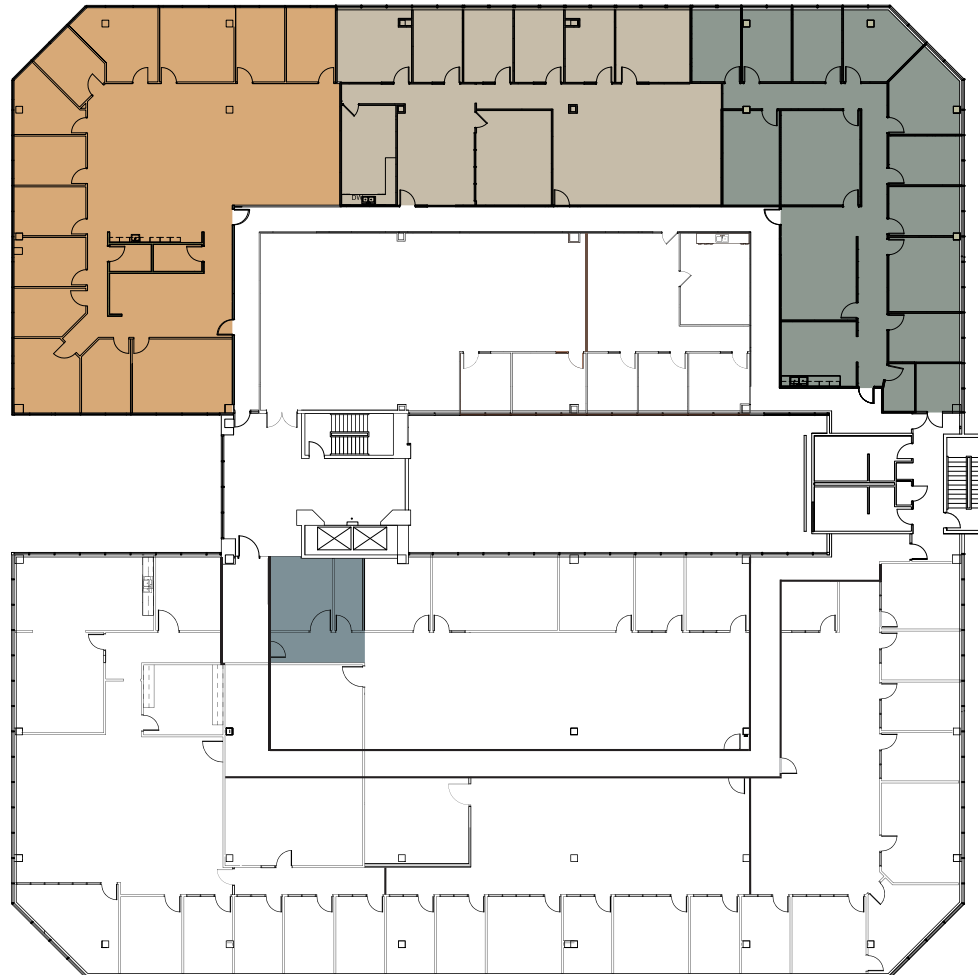
CLICK OR SCAN TO
VIRTUALLY TOUR



SUITE 240
3,564 RSF*



CLICK OR SCAN TO
VIRTUALLY TOUR



206 WILD BASIN

Office For Lease

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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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date