# One West Hills

LEASE

**3901 S LAMAR BOULEVARD // AUSTIN, TEXAS // 78704**

**OFFICE**

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# One West Hills

OFFICE // FOR LEASE

*One West Hills is a well-known office building in the heart of the vibrant South Lamar neighborhood in south Austin. Built in 1985, it stands as one of the most accessible, convenient options for office tenants desiring close proximity to home, the airport, Downtown, and numerous food, health/fitness, and retail options within walking distance.*

*Riverside Resources is a local, very reputable ownership and management team in Austin who provides a phenomenal landlord for its office tenants, creating the best office experience available.*

## AVAILABILITY

**Suite 430** 1,242 RSF *Top Floor Views*

## FEATURES

- High-end building lobby updates completed
- High ceilings on the 1st floor
- Building restroom renovations completed
- Responsive local ownership, management & leasing teams
- Pristinely maintained building known for its top-notch office environment reflecting high level of maintenance
- Convenience - parking, access, and retail amenities
- Walkability - proximity to dining, shopping, fitness, and entertainment
- Fitness - walk to and enjoy the nearby Greenbelt (trail access)

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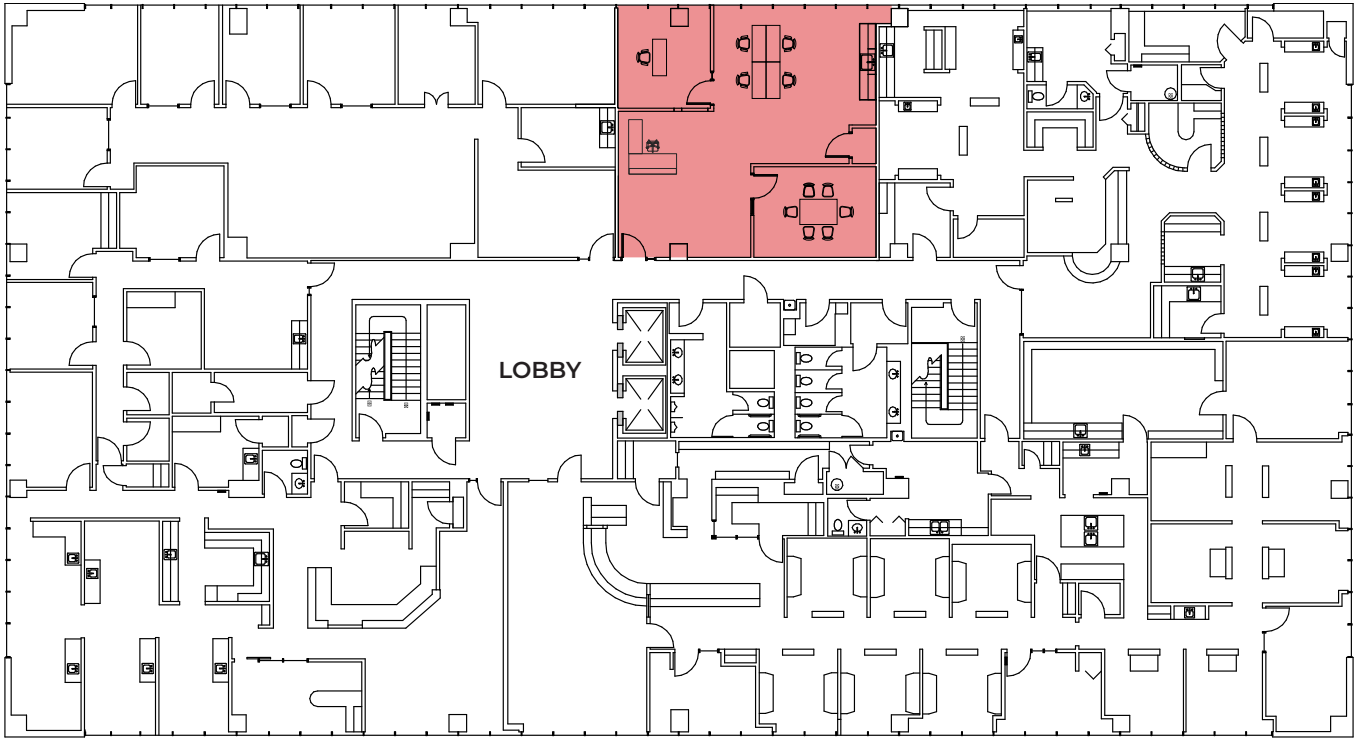
4 LEVEL FOUR

NEW COMMON AREA
IMPROVEMENTS COMPLETED
TOP FLOOR VIEWS

*SAMPLE FURNITURE LAYOUTS SHOWN*

**Suite 430**
1,242 RSF

**CLICK OR SCAN**
TO VIRTUALLY TOUR
SUITE 430

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OFFICE // FOR LEASE

FURNITURE RENDERINGS

# One West Hills

OFFICE // FOR LEASE

HIGH QUALITY SUITE FINISHES

BRAND NEW RESTROOMS

# One West Hills

OFFICE // FOR LEASE

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OFFICE // FOR LEASE

## Nearby Amenities

1. Easy Tiger
2. Sprouts Farmers Market
3. Pinthouse Pizza
4. Central Market
5. Radio Coffee & Beer
6. Target
7. Pluckers
8. Olive Garden
9. Hunan Lion
10. Starbucks
11. Dan Hamburgers
12. Briscuits
13. Veracruz All Natural
14. Trippy Tacos
15. Wholly Cow Burgers
16. Kerby Lane Café
17. Baker St Pub & Grill
18. Crepe Crazy
19. Torchys Tacos
20. Lavaca St Bar
21. Broken Spoke
22. Barley Bean Coffee
23. Wheatsville
24. LA Fitness
25. Muse Fusion + Sushi
26. Dong Nai
27. Matts El Rancho
28. Shortwave Diner
29. Pok-e-Jo's
30. Ocean Blue
31. Planet Smoothie
32. Soup Peddler
33. JuiceLand
34. El Alma South
35. Flow Yoga
36. Austin Bouldering Project
37. Papalote
38. ThunderCloud

# One West Hills

3901 S Lamar Boulevard
Austin, Texas 78704

**CLICK OR SCAN HERE** TO VIEW
ONE WEST HILLS AT ECRTX.COM


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

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____