

**REAL ESTATE**

**Harrison-Pearson**

*Since 1918*

# Retail For Lease

309 West Martin Luther King, Jr. Blvd.  
Austin, Texas 78731

**Location & Description:** The Premises is prominently located between Lavaca and Guadalupe, across Martin Luther King Blvd. from THE UNIVERSITY OF TEXAS. This prime retail space comprises the western most 1,228 square feet of the one story commercial Building having street addresses of 305, 307 & 309 West Martin Luther King Blvd. The Premises is currently occupied by Empire Jiu Jitsu.

**Amenities Include:** Excellent street exposure, large front retail area, adequate size stock room or office. 100% Central heat and air condition. One (1) restroom.

**Zoning & Uses:** The existing Downtown Mixed Use Zoning classification ("DMU Zoning") allows for most office and retail uses.

**Parking and Access:** The "store-front" parking spaces accessible from Martin Luther King and located on the north side of the Building, are common to or shared by the customers of the three retail occupants of the Building. Additional employee parking is available on the south side of the Building (via alley). Parking spaces 1 & 2 in the south parking area are exclusively reserved for the Premises during business hours.

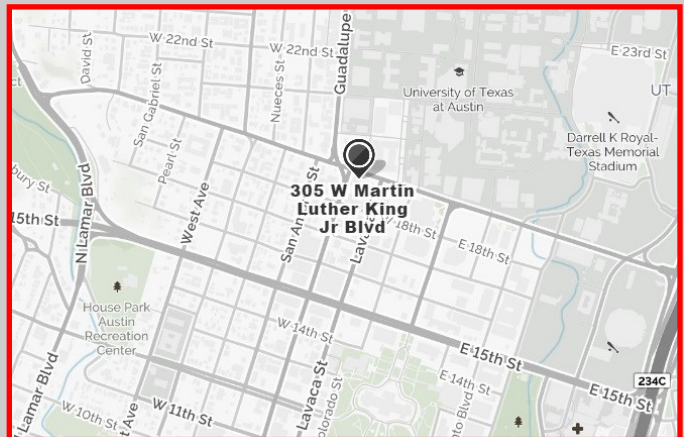
**Signage:** Store front signage provides excellent drive-by advertising exposure.

**Utilities:** Tenant pays all utilities serving the Premises, including but not limited to electricity, water, wastewater, garbage and gas.

**Base Rent:** The initial "Base Rental Rate" is \$2,050 per month or \$20.00 per square foot per annum.

**Additional Rent:** In addition to Base Rent, Tenant is to pay "Additional Rent", equal to the annual taxes assessed (currently estimated at \$490.00 per month) and the annual insurance premium (currently estimated at \$60.00 per month).

**Term and Availability:** Minimum 3-5 year term. The Premises will be available thirty (30) days from the execution date of a Lease.



**Sam Calliham**

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All information contained in this offering, while based on information furnished by the owner and is believed to be reliable, is subject to verification and Harrison-Pearson makes no representation, express or implied, as to its accuracy. Said information is subject to errors, omissions or changes and is subject to change of price or terms, or withdrawal without notice.



# Information About Brokerage Services

11-2-2015

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 interests 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 state 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 or any other 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 the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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](http://www.trec.texas.gov)