For Lease

5925 Burnet Road
Austin, Texas 78757
1,920 +/- sq.ft. Retail

Location: Northwest Center is strategically located in Austin's geographic core; at the northeast corner of the 50,000 car/day intersection of Burnet Road & Koenig Lane (Allandale). Northwest Center is positioned across Burnet Road from HEB Grocery, which serves as an anchor for the area. Northwest Center has 706 feet of frontage on Burnet Road, 81 feet on Koenig Lane, & 152 feet on Romeria.

Description: Northwest Center is a 46,600+/- sq. ft. Neighborhood Center containing nineteen (19) established retail business, including Tom's Dive & Swim, Turquoises Trading Post, Asahi Imports, Capital Piano & NuCara Pharmacy. 5925 Burnet Road contains 1,920+/- gross leasable square feet of retail space.

Access: Northwest Center is a "hard-corner location", with traffic lights at Burnet/Koenig & Burnet/ Romeria, which provides for slower traffic & ease of ingress/egress for retail customers. A paved alley stretches from Romeria to Koenig Lane, providing back door access for delivery services.

Lease Term: Five (5) years preferably.

Base Rent: For the initial two (2) years of the Lease Term, Base Rent is payable in installments totaling $3,200.00 per month of $20.00 per square foot per annum.

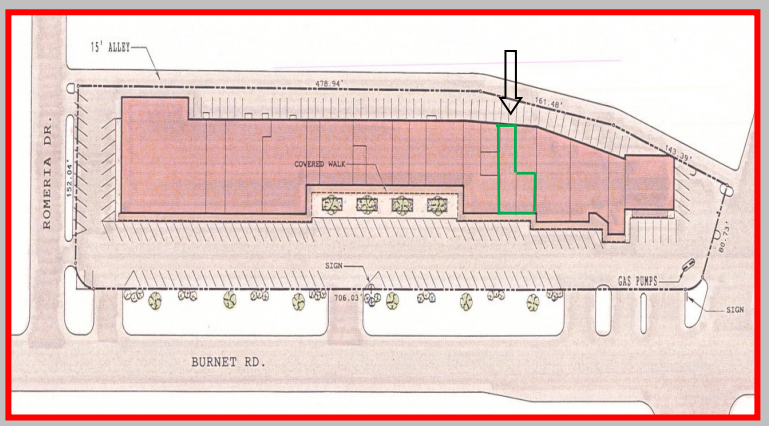
Operating Expenses: For the applicable months of the 2020 calendar year, the estimated Operating Expenses are payable in installments totaling $1,350.00 per month or $8.44 per square foot per annum.

Utilities: Gas, water & electricity are individually metered and the Occupant will contract and pay for each utility serving the Premises.

Zoning: Northwest Center is zoned "Commercial Services" (CS), which is applicable for most retail uses.

Demographics (Five Mile Radius): Estimated population– 333,075, Average household Income- $91,000, and 10% of Household Income exceed $200,000

Availability: Bumperactive.com, the current Occupant, is scheduled to relocate to a larger location on June 30, 2020, which will conclude a successful six (6) year occupancy. Bumperactive has indicated an earlier vacation date is possible.



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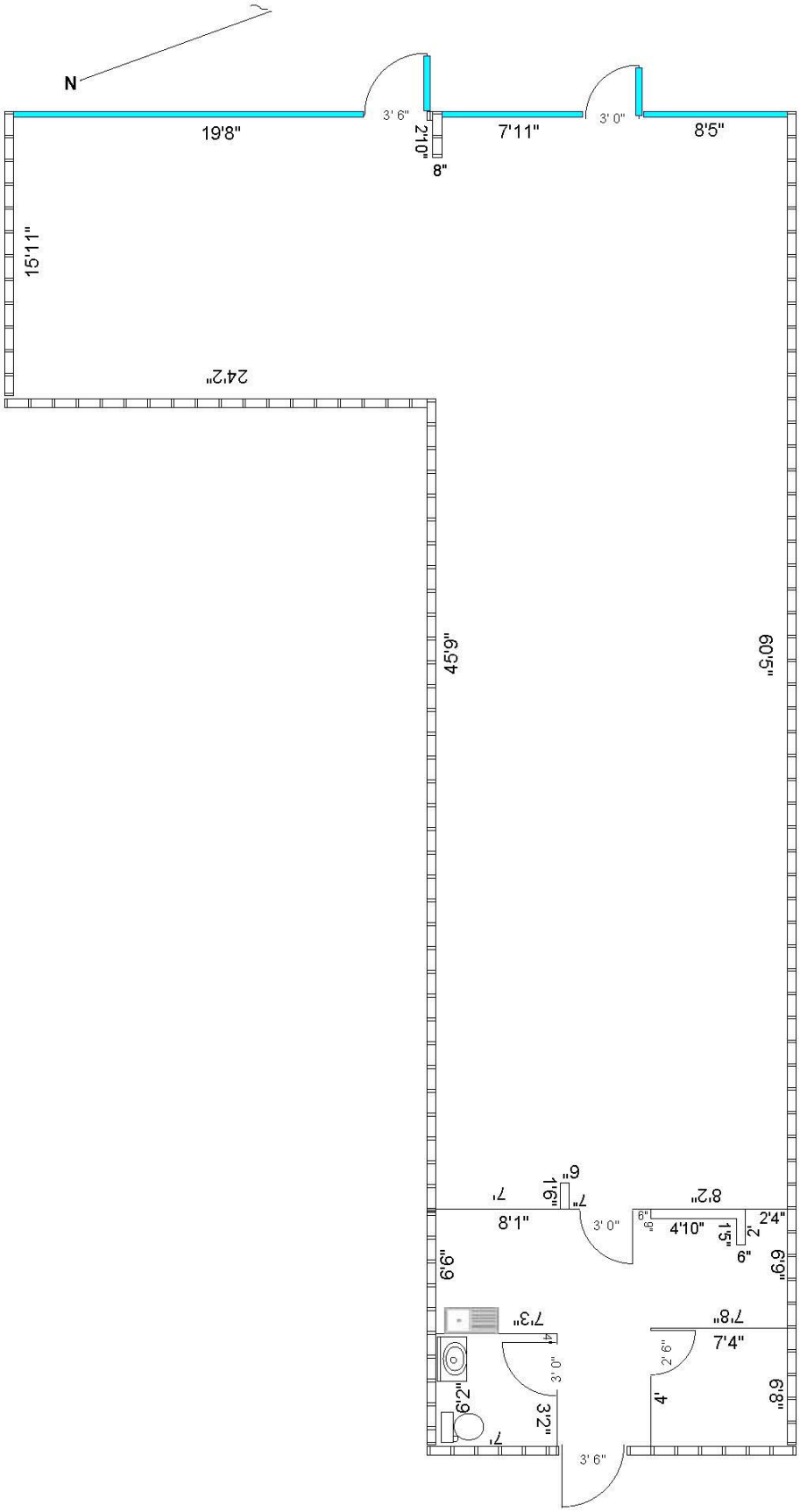
5925 Burnet Rd.

*All measurements are approximate



EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate licensees 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date