REAL ESTATE
Since 1918

Harrison-Pearson

For Lease

1138 Airport Blvd.
Austin, Texas

3,900 +/- sq.ft. Retail

Location: 1138 Airport is prominently located in central East Austin, on the west side of Airport Boulevard, between the arterials of Springdale Road and Oak Springs Drive.

Access: The Premises has frontage on both Airport Boulevard & Bengston Street. A private driveway (on South side of Building) provides vehicular access between Airport & Bengston.

Building: The "L-shaped", free-standing, masonry Building contains approximately 3,900 rentable square feet, which consists of two large rooms, two offices, two restrooms, and two medium size rooms. The interior is heated and cooled by two HVAC Units.

Land: The Land area is also "L-shaped" and contains approximately 15,750 square feet or .3616 acre. Approximately 5,000 sq. ft. of the Land is paved.

Parking: Five customer parking spaces are located along the Airport frontage. Large vehicle or truck & trailer parking is available south of the Building. Ten plus parking space at rear of Building.

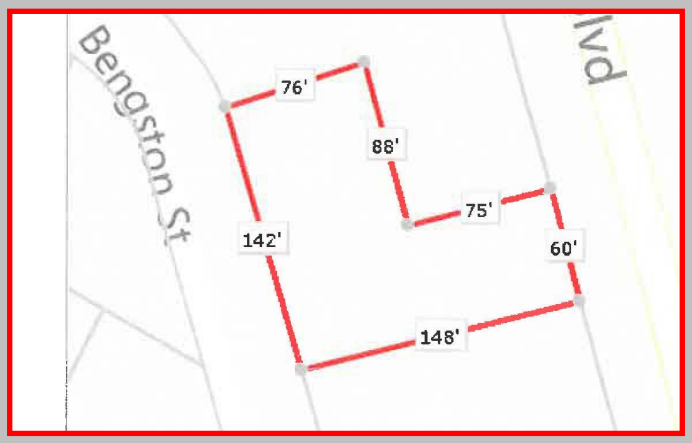
Zoning: CS-CO-NP or "Commercial Services", which accommodates most retail uses.

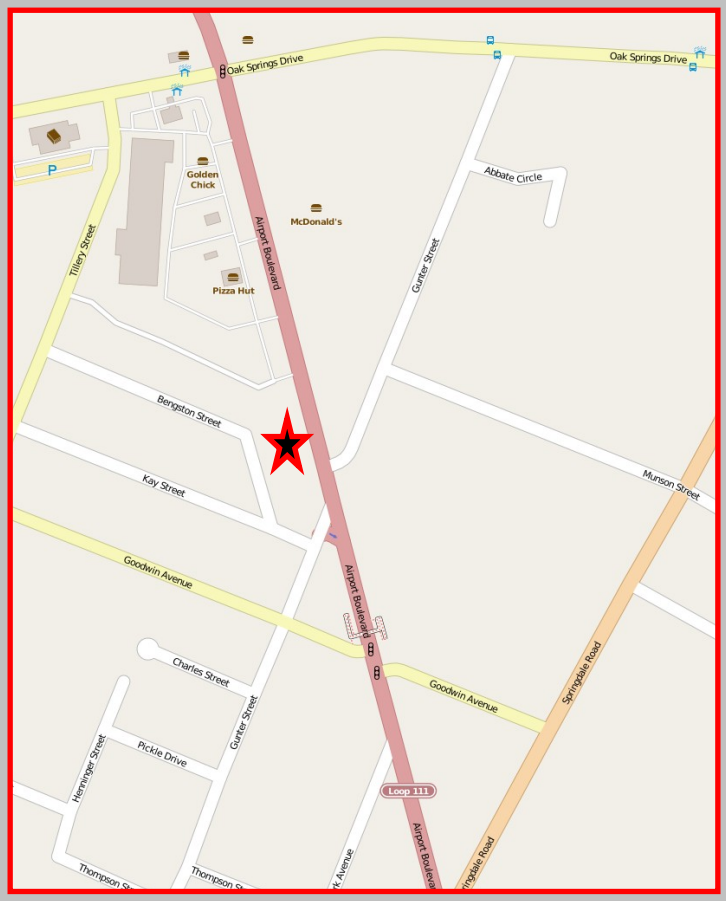
Utilities: Electric, Gas & Water are available. To be contracted & paid by Occupant.

Base Rent: $6,500.00/month or $20.00 p.s.f. per annum

Additional Rent: $2,170.00 per month or $6.68 p.s.f. per annum for Tax and Insurance.

Availabity: The premises will be available March 1, 2027





For further information, please contact

Joe Calliham

Harrison-Pearson Associates, Inc., Broker

4014 Medical Parkway, #100

Austin, Texas 78756

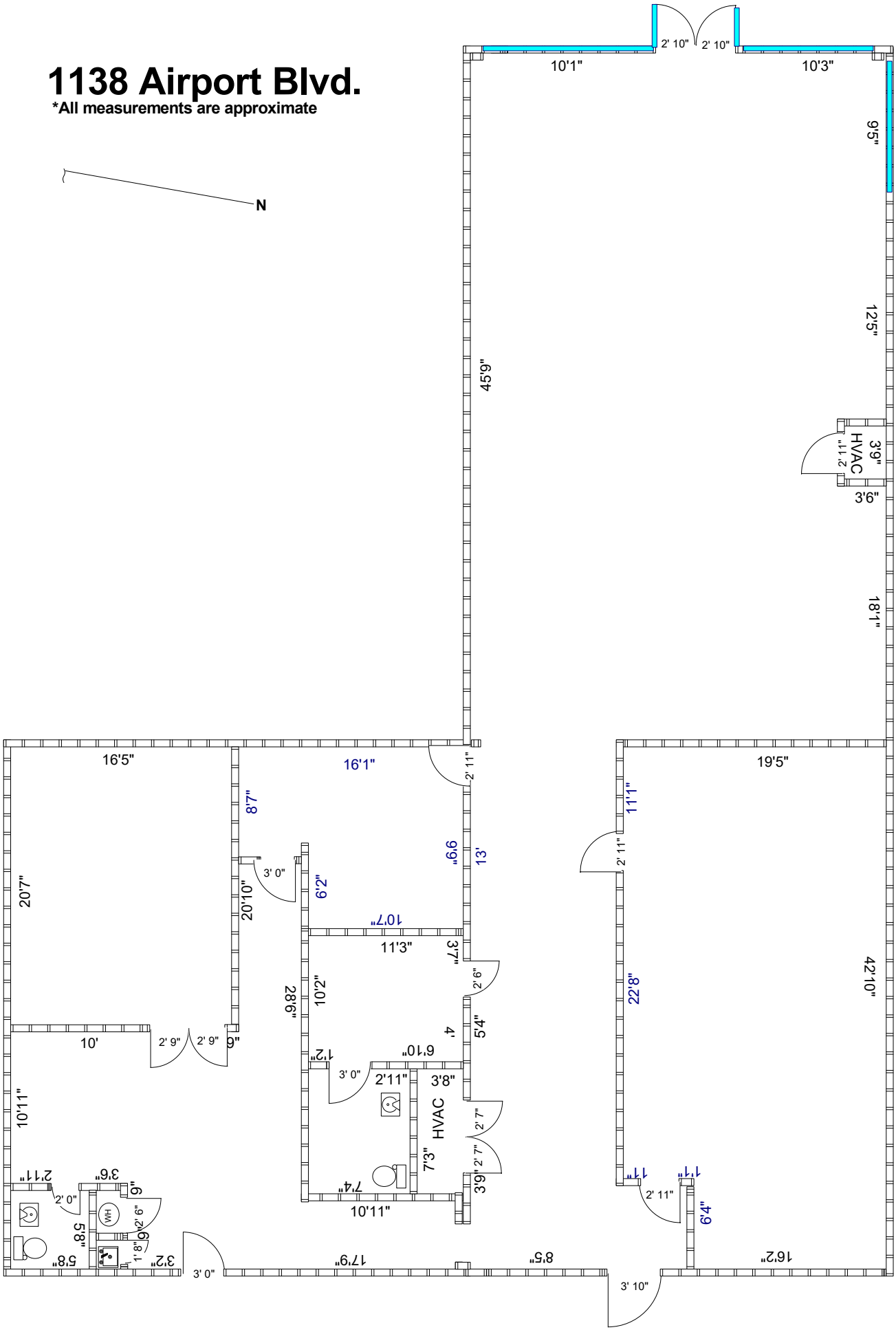
(512) 472-6201 | (512) 799-8800

e-mail: joe@hpaoffice.com

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.

1138 Airport Blvd.

*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.

Harrison-Pearson Assoc., Inc.	**389551**	**sam@hpaoffice.com**	**(512)472-6201**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Samuel T. Pritchard	**531170**	**pritchard@hpaoffice.com**	**(512)472-6201**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joseph Calliham	**634446**	**joe@hpaoffice.com**	**(512)472-6201**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials — Date