



For Lease

2401-2403 East Highway 71
Austin, Texas 78617
3,000 +/- sq.ft. Retail/Restaurant

Location: The building has been previously divided between a Subway Restaurant and the Austin Office Headquarters for Super Shuttle. Prominently located due North of Austin Bergstrom International Airport on the west bound service road of Highway 71, approximately one block west of Presidential Blvd, which is the main entrance into Austin Bergstrom International Airport. All Airport traffic that exits through the main gate and returns to Austin must pass directly in front of the Premises.



Description: The Premises consists of a free-standing commercial building ("Building") containing approximately 3,000 gross leasable square feet of retail/restaurant space. The Building is located on a parcel of land ("Land") containing approximately 26,400 square feet (with 132+/- feet of frontage on the west bound access road of Highway 71, by a depth of approximately 200 feet). The Premises' amenities include: a total of 400 amps of electrical power, three restrooms, a walk-in refrigerator, two central heating and air conditioning units, plumbing for multiple sink locations, surface parking for approximately 30-35 cars and a twenty-foot tall electrified pole sign standard.



Lease Term: Five Years (preferably), with the possibility for Options.

Base Rent: For the first two years of a Lease Term, the Base Rent is payable in installments of \$4,200.00 per month or \$16.00/square foot/annum.

Additional Rent for Taxes & Insurance: The estimated tax and insurance escrow payments for 2018 combine to total \$800.00 (rounded) per month or \$3.52/square foot/annum.

Utilities: Tenant will contract for Utility Services with the Provider, including but not limited to electrical service (400 amps total), gas service, water and wastewater service and dumpster service.

Zoning: Commercial Services ("CS-CO"), which is adequate for most retail uses.

Parking: Thirty to thirty-five parking spaces

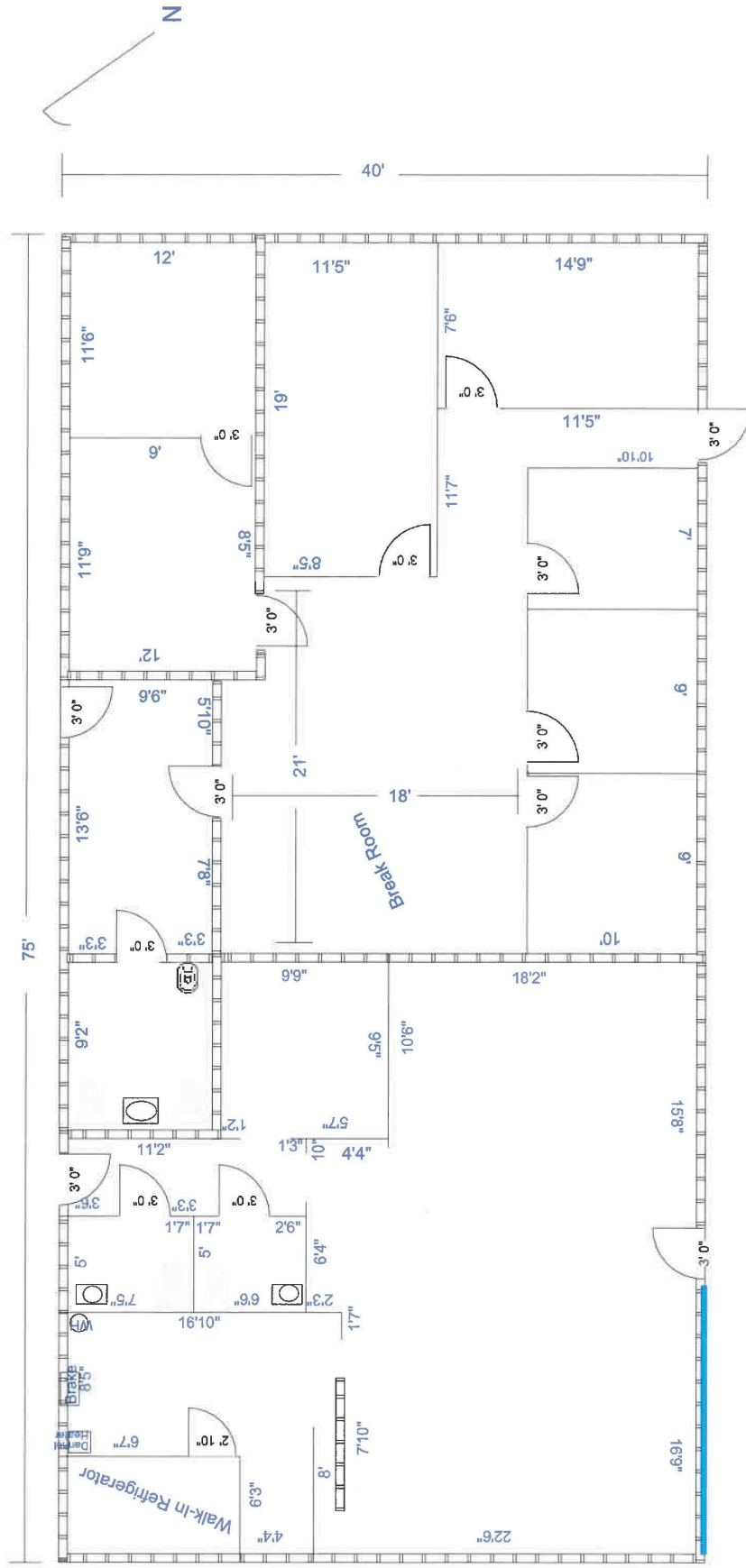
Availability: Now



Sam Calliham

Harrison-Pearson Associates, Inc.
4014 Medical Parkway, Ste.100
Austin, Texas 78756
Mobile: (512) 517-9191
Office: (512) 472-6201 Ext.#105
e-mail: sam@hpaoffice.com

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2401 & 2403 East HWY 71



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.

<u>Harrison-Pearson Assoc., Inc.</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>389551</u> License No.	<u>office@hpaoffice.com</u> Email	<u>(512) 472-6201</u> Phone
<u>Herbert Sladek</u> Designated Broker of Firm	<u>115654</u> License No.	<u>herb@hpaoffice.com</u> Email	<u>(512) 472-6201</u> Phone
<u>Herbert Sladek</u> Licensed Supervisor of Sales Agent/ Associate	<u>115654</u> License No.	<u>herb@hpaoffice.com</u> Email	<u>(512) 472-6201</u> Phone
<u>Sammy L. Calliham</u> Sales Agent/Associate's Name	<u>244209</u> License No.	<u>sam@hpaoffice.com</u> Email	<u>(512) 472-6201</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov