

Real Estate

Harrison-Pearson

Since 1918

For Lease

Office Space - Available August 1, 2024
3310 N. Capital of Texas Highway — Suite 200
Austin, Texas 78746



Location: 3310 N. Capital of Texas Highway (also known as 3310 Loop 360 North) is located 1.6 miles South of the Pennybacker Bridge (spanning Lake Austin), at the southernmost intersection of Westlake Drive and Capital of Texas Highway North. Suite 200 shares the location with a Shell Service Station and a "ReFuel" Convenience Store.

Rentable Area: Suite 200 contains 3,443+/- rentable sq. ft. of interior Office Space, plus a 792+/- sq. ft. second floor private patio that offers tremendous views of the Colorado River Valley and Hill County beyond.

Office Description: Suite 200 comprises the top (second) floor of the Building and is divided into:

- A. Large open Reception Area;
- B. Conference Room (25' X 14.5');
- C. Six private Executive Offices;
- D. Equipment/Server Room and walk-in closets;
- E. Copier/Work Room or 7th Office;
- F. Break-room/kitchen;
- G. Two (2) ADA compliant Restrooms.

Base Rent: First year Base Rent is **\$7,500/ month or \$23.12/ annum.**

Operating Expenses: **\$1,000/month or \$3.13/ annum.**

Amenities: Through July 31, 2024, Suite 200 is the office headquarters for Intellibrigh Corporation. Suite 200's interior finishes boarder on "Class A" and consists of the following amenities:

- A. Seven (7) reserved covered parking spaces plus surface parking.
- B. Keyless Security Code Access and Security Cameras.
- C. Elevator Access directly to parking level & 1st floor entry lobby.
- D. Stair Access to 1st floor entry lobby, plus emergency stair.
- E. Extensive Built-In Fixtures including reception desk, break room with sink/cabinets/dishwasher/microwave.
- F. Some Offices contain built in shelving and blue-print drawers.
- G. Multi-Zoned HVAC System and Sprinkler System.
- H. High Ceilings with soft efficient lighting.
- I. Extensive Hill Country views from both offices & patio.
- J. Extensive Landscaped grounds.

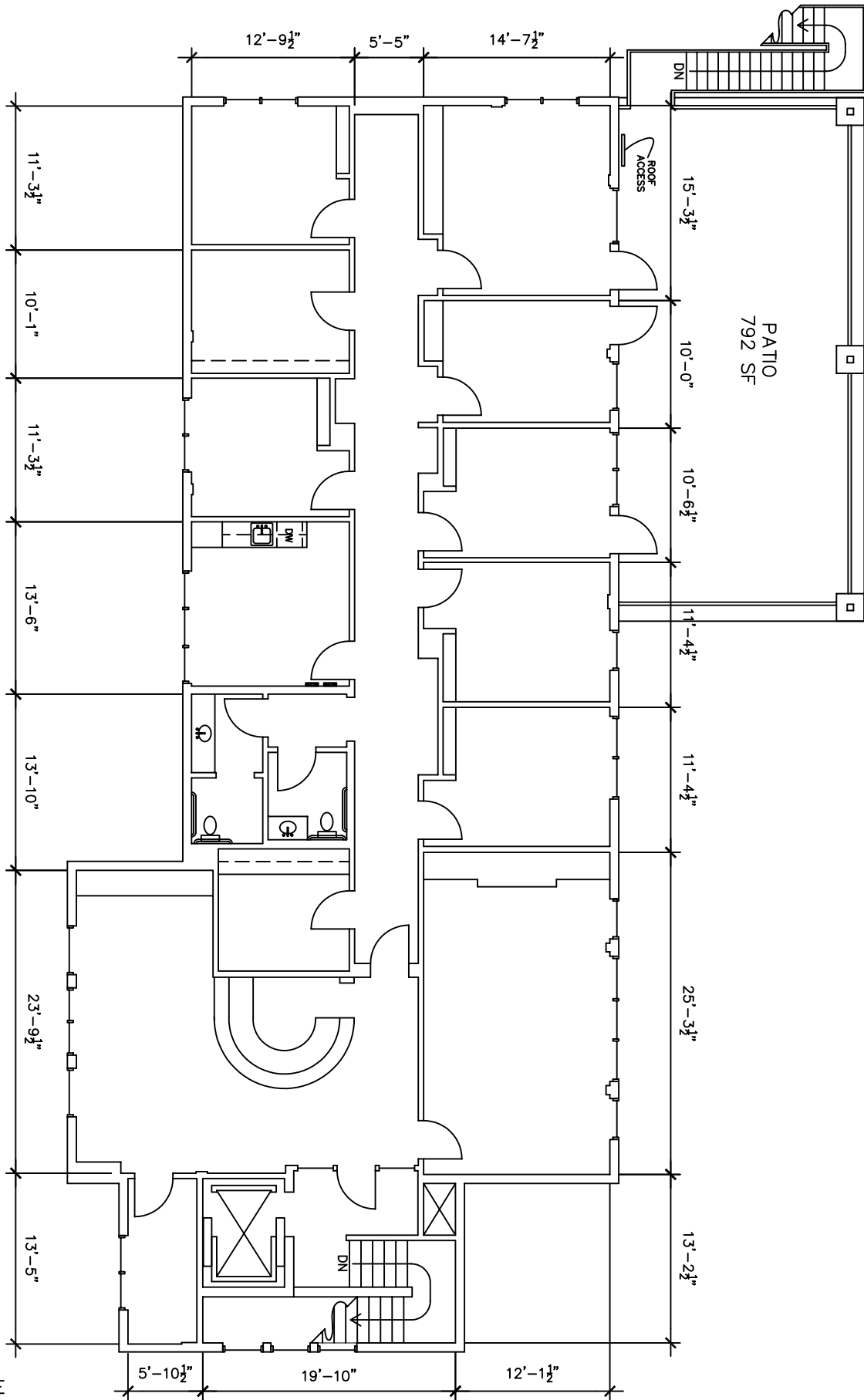
Sam Calliham

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○ SECOND FLOOR
3,433 USF



Drawing for:
HARRISON-PEARSON
ASSOCIATES, INC.
4014 Medical Pkwy., Ste. 100
Austin, Texas 78756

SUITE 200
3310 N. Capital of TX Hwy.
Austin, TX
USEABLE AREA: 3,433 S.F.

THE MEASUREMENTS AND
FLOOR PLANS ARE ACCURATE
TO WITHIN 2% USING BOMA
MEASUREMENT STANDARDS -
EXTERIOR WALL METHODOLOGY
Project No.: 1101.04
Date: December 22, 2011
©2011

DIMENSIONS
FLOOR PLANS
Austin, Texas
dimensionsfloorplans.com
Phone: 342-0114 Fax: 342-1965



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
Sammy Lee Calliham	244209	sam@hpaoffice.com	(512)472-6201
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Harrison-Pearson Assoc., 4014 Medical Parkway Austin TX 78756
Deanna Ange

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (512)472-6201 Fax: (512)472-6461

IABS form

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



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Licensed Supervisor of Sales Agent/ Associate Sales Agent/Associate's Name	License No.	Email	Phone

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