

Real Estate

Harrison-Pearson

Since 1918

For Lease

Office Space - Available

3310 N. Capital of Texas Highway — Suite 200
Austin, Texas 78746



Location: Exactly 1.6 miles South of the Pennybacker Bridge (spanning Lake Austin & Colorado River) on Capital of Texas Highway North, near the northwest corner of Westlake Drive and Capital of Texas Highway North.

Rentable Area: Suite 200 contains 3,443+/- rentable square feet of interior Office Space. The adjacent second floor private patio contains 792+/- rentable square feet of exterior space. Rental Rates will be calculated based upon a rentable area totaling 3,829 square feet (see attached floor plan).

Office Description: Suite 200 comprises the top (second) floor of the Building and 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 the Base Rent is \$5,000 per month or \$17.43/sqft per annum.

Additional Rent for Building Operating Expenses: \$1,000 per month or \$3.48/sqft per annum.

Amenities: Suite 200's interior finishes boarder on "Class A" and consists of the following amenities:

- A. Seven (7) reserved covered parking spaces, plus additional surface parking.
- B. Key Card Access
- C. Elevator Access directly from the parking area level or the main, first-floor entry lobby.
- D. Stair Access directly from main, first floor entry lobby, plus a second emergency stair.
- E. Extensive Built-In Fixtures including reception desk, break room sink/cabinets/dishwasher.
- F. Several Offices contain built in shelving and blue-print drawers.
- G. Multi-Zoned HVAC System and Sprinkler System.
- H. High Ceilings with efficient lighting.
- I. Extensive Hill Country views from both offices & patio.

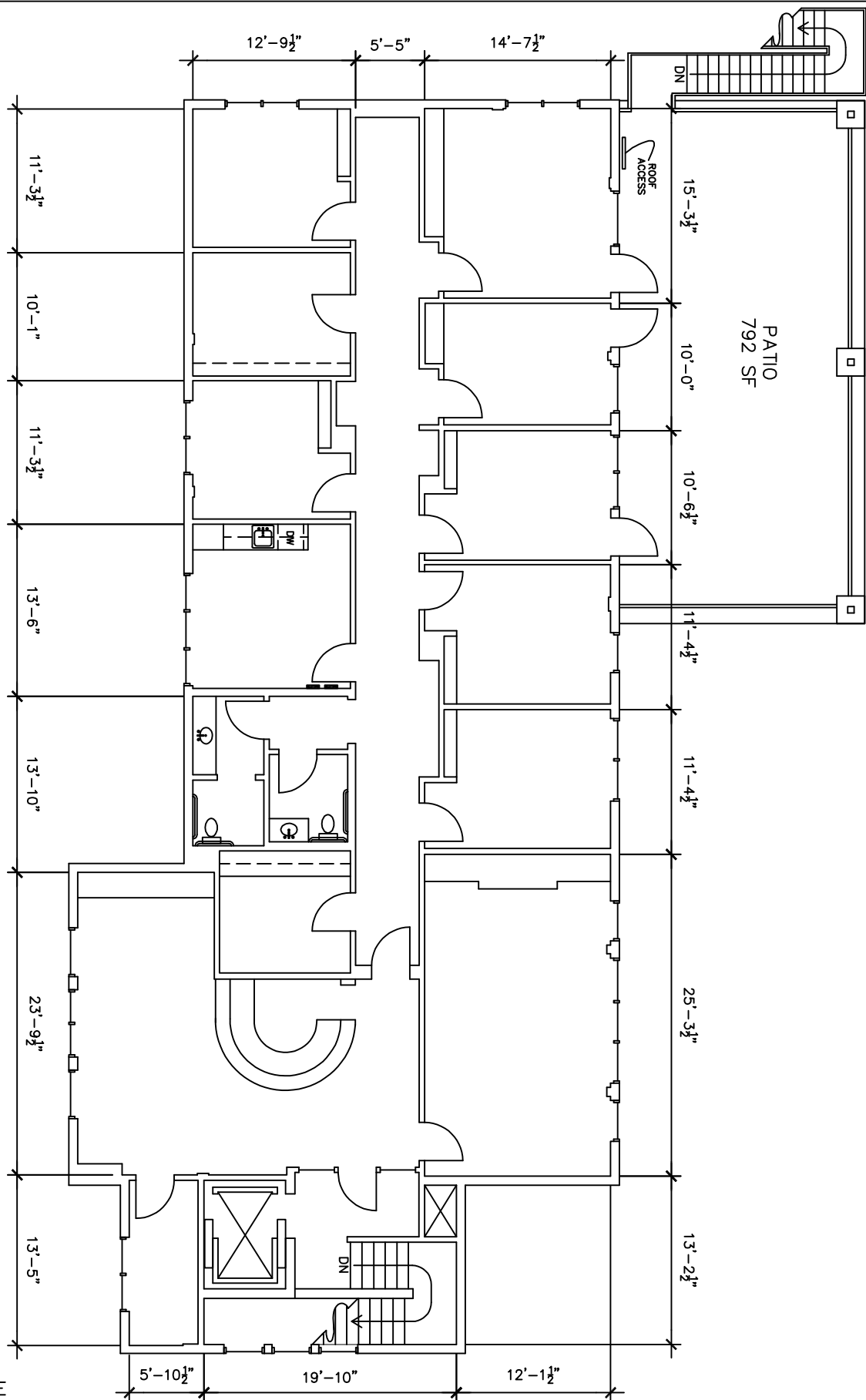
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○ SECOND FLOOR
3,433 USF



NOT TO SCALE

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
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†DIMENSIONS†
FLOOR PLANS

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



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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	office@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)332-1864
Designated Broker of Firm	License No.	Email	Phone
Samuel T. Pritchard	531170	pritchard@hpaoffice.com	(512)332-1864
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



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

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