



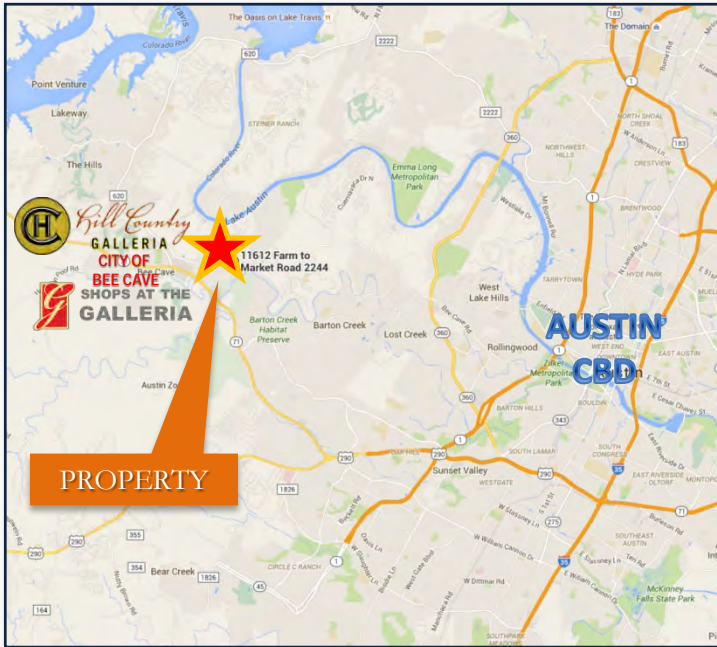
LAKE POINTE I

11612 Bee Cave Road | Austin, TX | 78738



FOR
LEASE

OFFICE SPACE – PRESTIGIOUS SW LOCATION RENTAL RATE \$20/SF NNN (EXPENSES \$10.21)



PROPERTY HIGHLIGHTS

BUILDING

- ▶ Attractive, two-story office building at lighted intersection in Southwest Austin
- ▶ Beautiful Hill Country views
- ▶ Excellent access from 3 streets inc. Bee Cave Rd.
- ▶ **5,147 Sq. Ft.**, Suite 100 – Available July 2017
- ▶ **2,307 Sq. Ft.**, Suite 170 – Available October 2017
- ▶ **5,096 Sq. Ft.**, Suite 200 – Available November 2017
- ▶ Texas limestone and stucco exterior
- ▶ Parking: 3.99/1,000 parking ratio (119 spaces)
- ▶ 5 days janitorial service included
- ▶ Built in 2000 on a 1.762 acre site
- ▶ No Zoning - in Bee Cave ETJ

LOCATION

- ▶ Situated in Southwest Austin near the City of Bee Cave
- ▶ Only 1.1 miles from the renowned Hill Country Galleria and the Shops at the Galleria retail developments with an eclectic mix of shopping, dining and entertainment, as well as first-class office and residential space



CAPELLA COMMERCIAL, LLC.
REAL ESTATE SERVICES

For More Information:

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helen@capellatx.com



FOR LEASE - SOUTHWEST AUSTIN

LAKE POINTE I

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The **Lake Pointe I** office building is located at 11612 Bee Cave Rd. in Southwest Austin, at the intersection of Bee Cave Rd. and Resaca Blvd. The property is only 1.1 miles from the City of Bee Cave and upscale shopping areas such as the Hill Country Galleria & Shops at The Galleria that include an diverse mix of national and local retail stores, restaurants and entertainment venues.

The immediate vicinity is a mix of other commercial properties, financial institutions, educational and religious facilities, and upscale single family homes in the \$500,000 to \$3,000,000 range. The 1-mile radius surrounding the property has an average household income of \$199,882.

SUMMARY:

- ◆ Highly desirable Bee Cave Road corridor with excellent access off Bee Cave Rd.
- ◆ Perfect for insurance/accounting/real estate offices
- ◆ Near prestigious Hill Country Galleria and Shops at Galleria retail centers
- ◆ No zoning – in Bee Cave ETJ
- ◆ Total building size 29,812 Sq. Ft.
- ◆ 3.99/1,000 parking ratio (119 spaces)
- ◆ 5 days janitorial service included
- ◆ Two lobbies, two elevators
- ◆ Common area restrooms on each floor
- ◆ Traffic counts: 19,000 VPD on Bee Cave Rd.
- ◆ Average household income within 1-mile radius: \$199,882

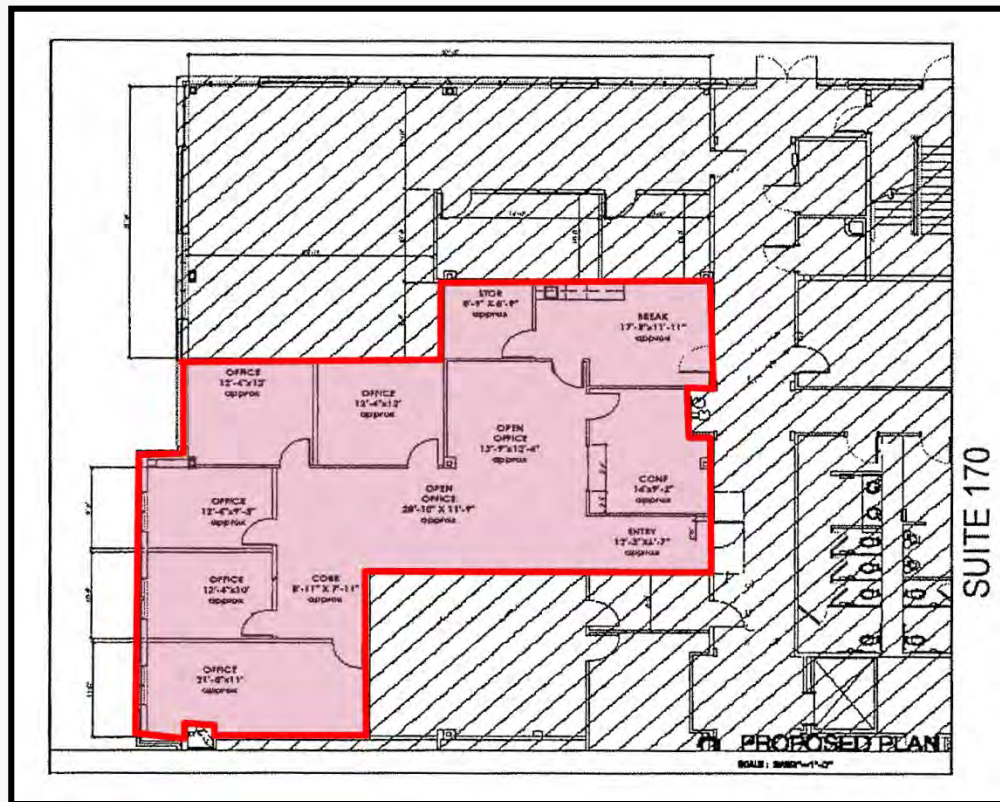
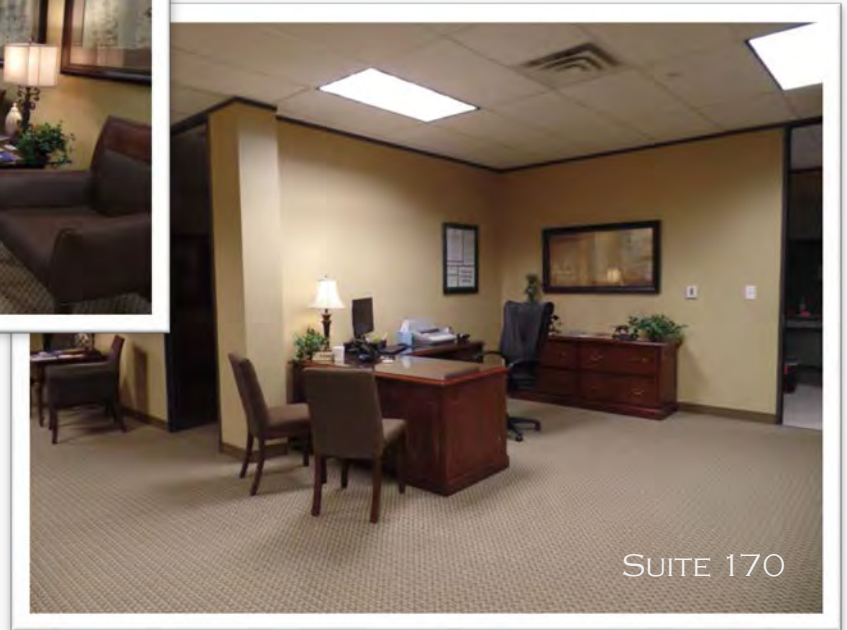




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LAKE POINTE I

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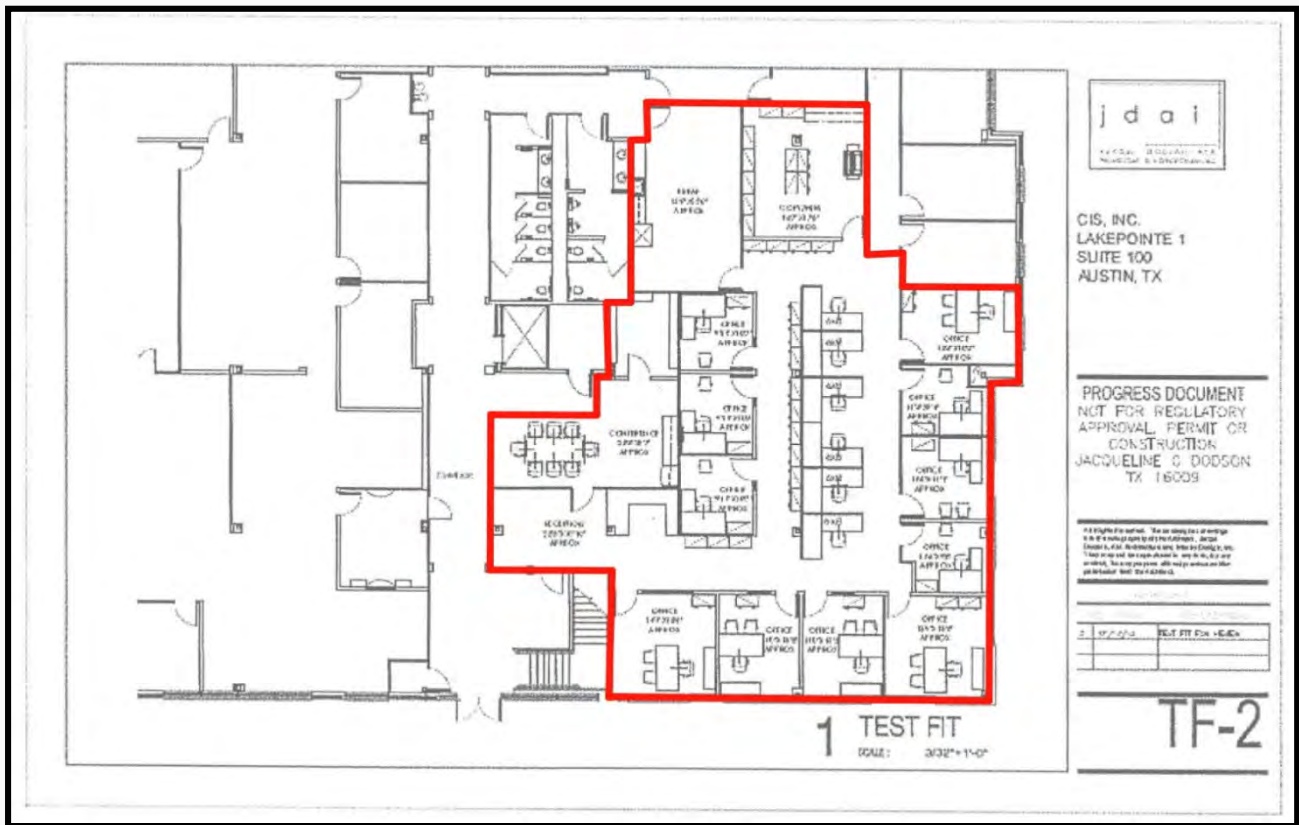
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SUITE 100

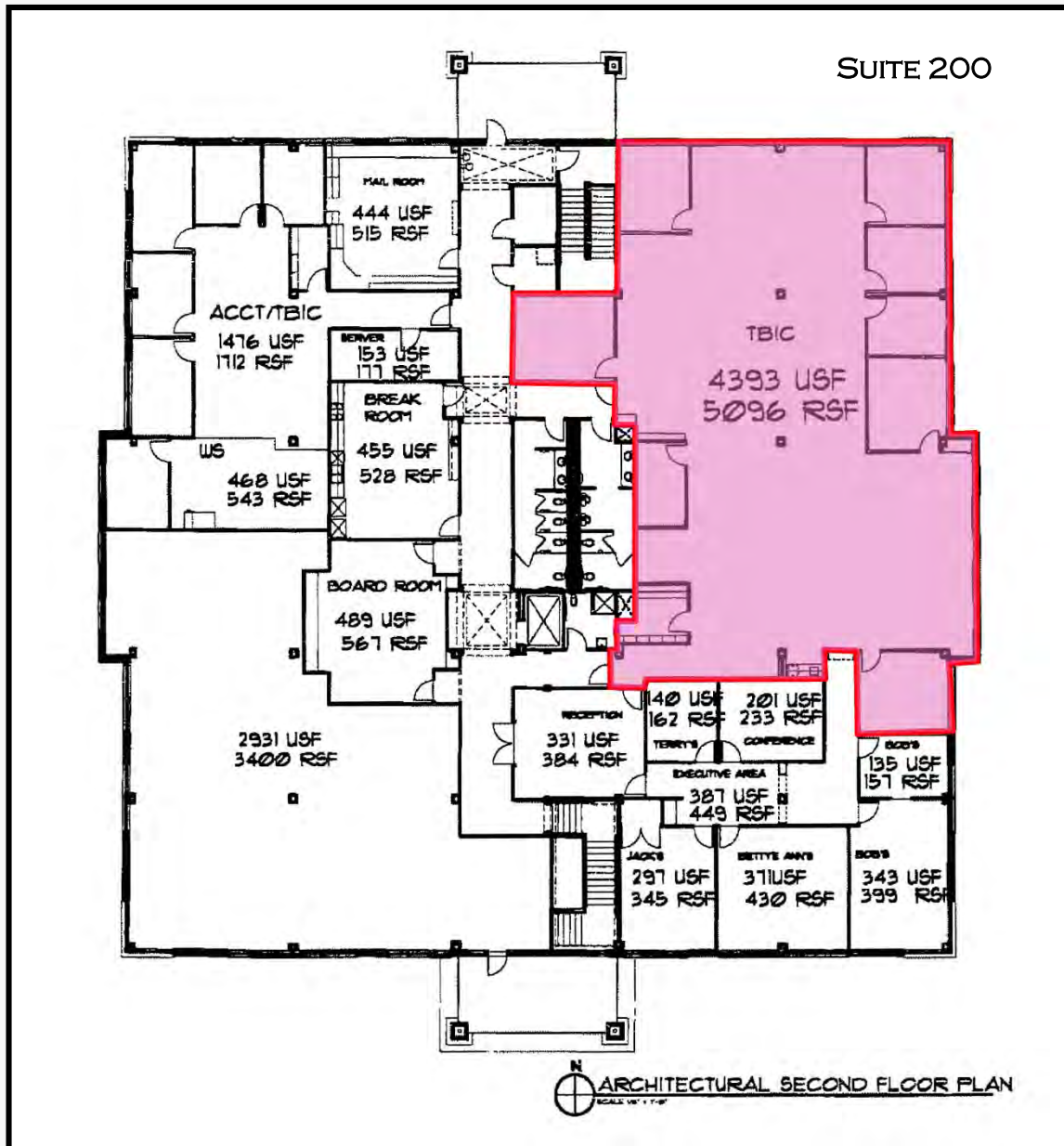




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Information About Brokerage Services

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.

Helen Lee Jobes dba/Gold Eagle Investments	0331434	hjobes@goldeagleinvestments.com	(512) 422-9214
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Gold Eagle Investments, P. O. Box 26873 Austin, TX 78755
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Information About

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