

PIERRE BREMOND HOUSE

402 W. 7TH ST | AUSTIN, TEXAS 78701

OFFICE | **FOR LEASE**



**FOR MORE
INFORMATION
PLEASE CONTACT**

JASON STEINBERG, SIOR
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AVAILABILITY

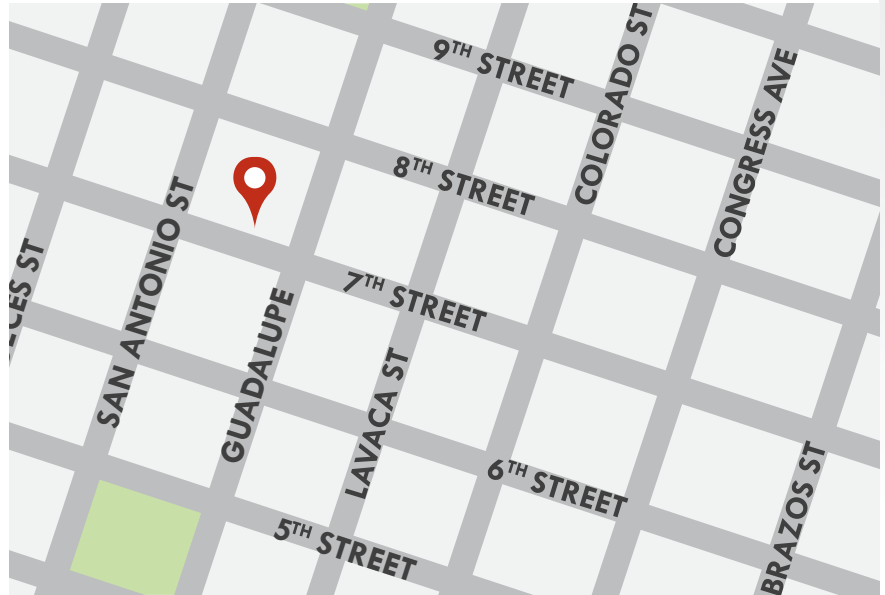
5,424 RSF (Divisible to 1,938 RSF)

Lower Level - 400 RSF

1st Floor - 2,235 RSF

2nd Floor - 1,938 RSF

Loft - 851 RSF



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PROPERTY DESCRIPTION

Historic 4-story home centrally located in the Bremond Block District in Downtown Austin at 7th and Guadalupe. This one of a kind building is walking distance to countless eateries and entertainment venues, as well as the State Capitol and Lady Bird Lake.

FEATURES

PROPERTY

- 4-story historic building in the heart of Austin's CBD
- Originally built in 1900/renovated in 2012
- Heritage Oak Trees throughout
- Break area/outdoor seating deck
- 4 parking spaces convey w/ additional parking options nearby

LOCATION

- Located within the Bremond Block Historic District
- Countless near-by amenities
- Near Austin's 4th Street and 6th Street entertainment districts
- Excellent ingress/egress to and from the CBD with direct access to 7th and Guadalupe

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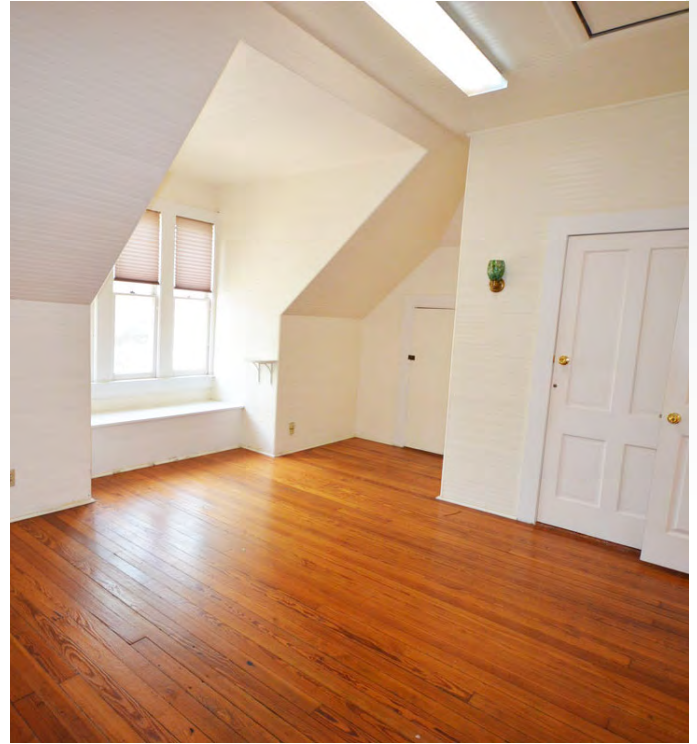
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PHOTOS

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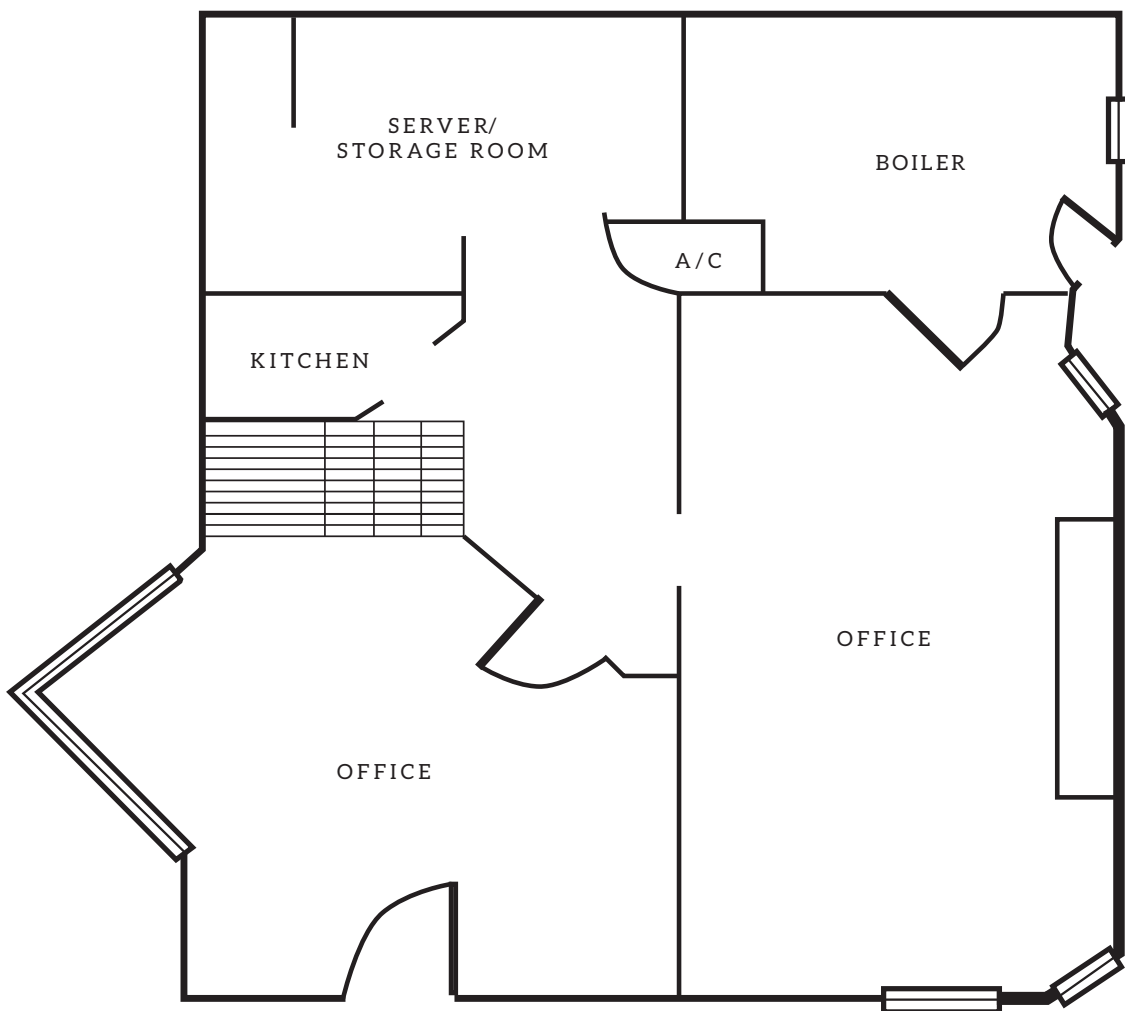
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LOWER LEVEL

400 RSF



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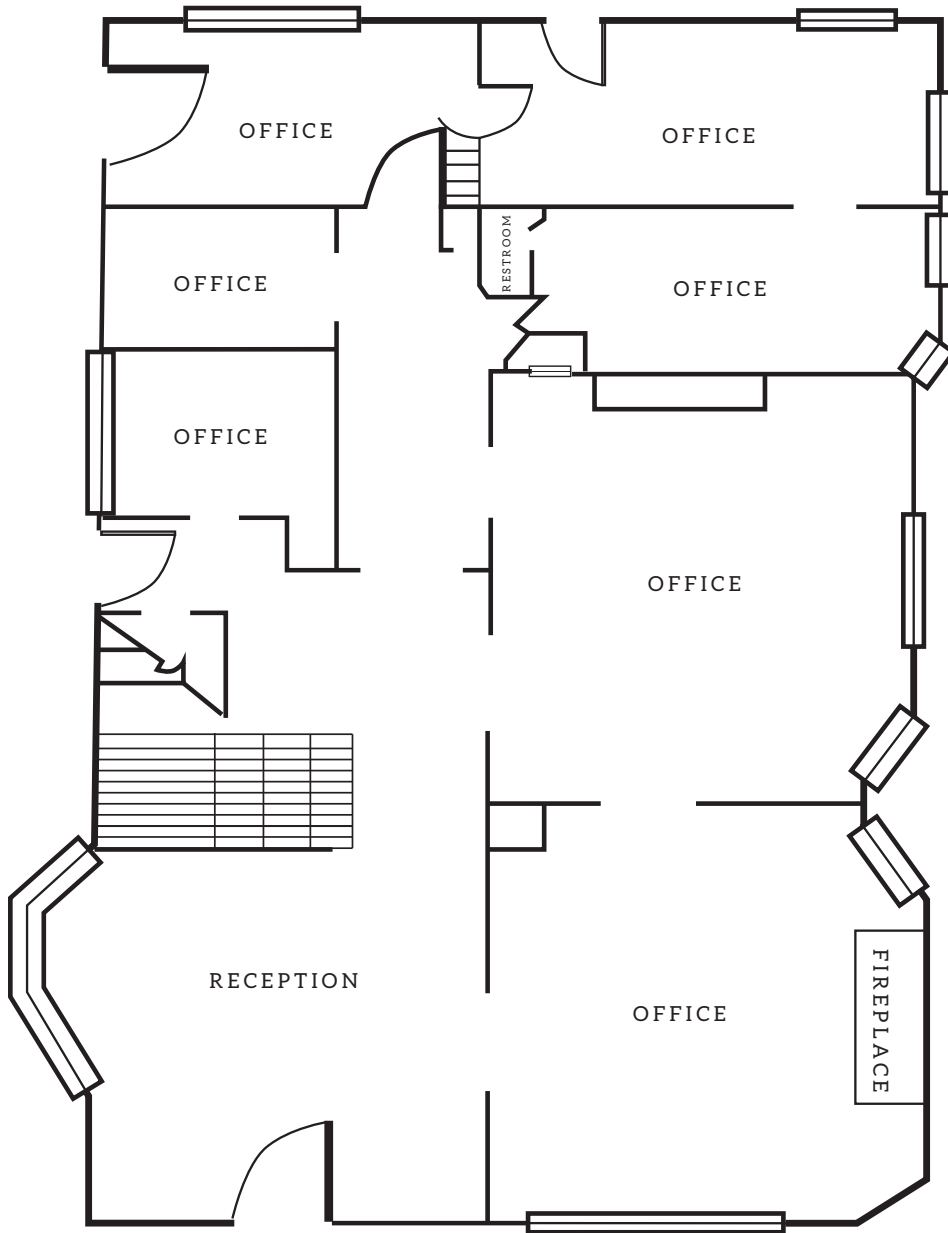
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1ST LEVEL

2,235 RSF

LEVEL ONE

1



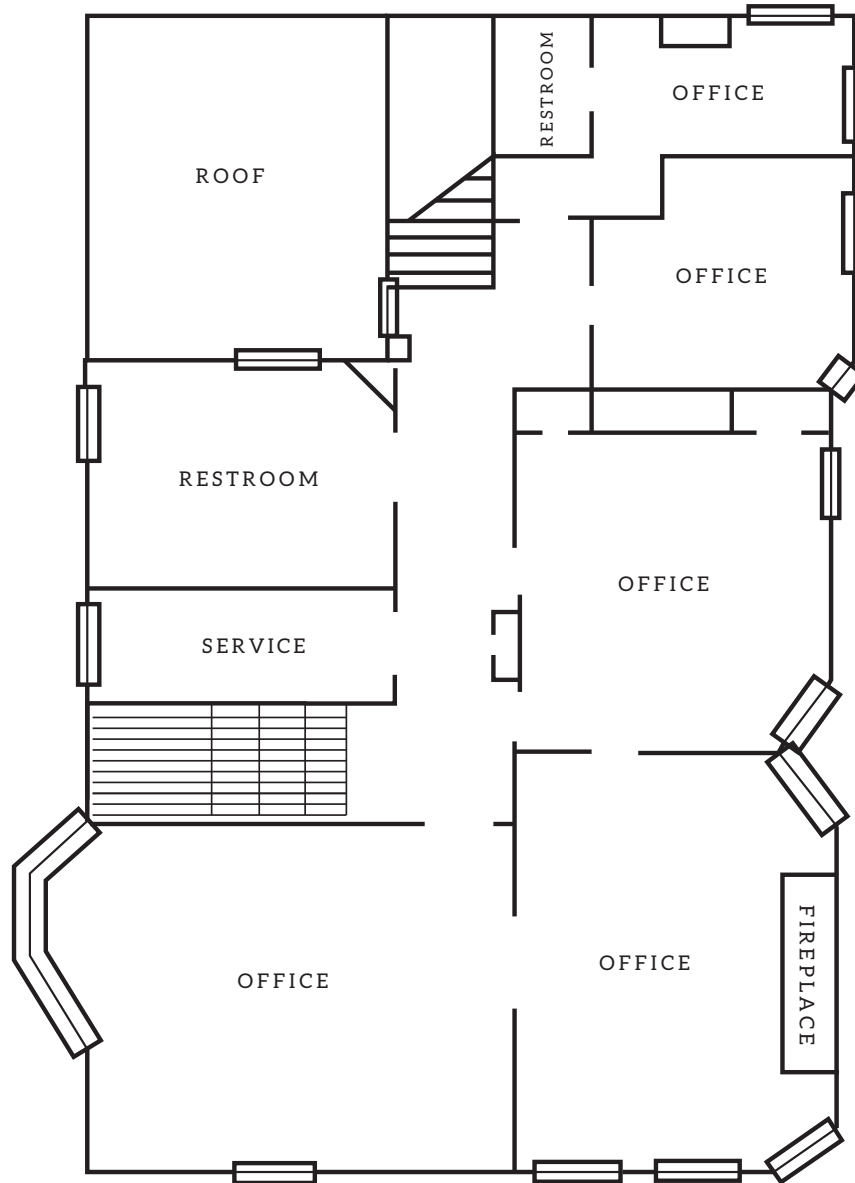
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2ND LEVEL

1,938 RSF

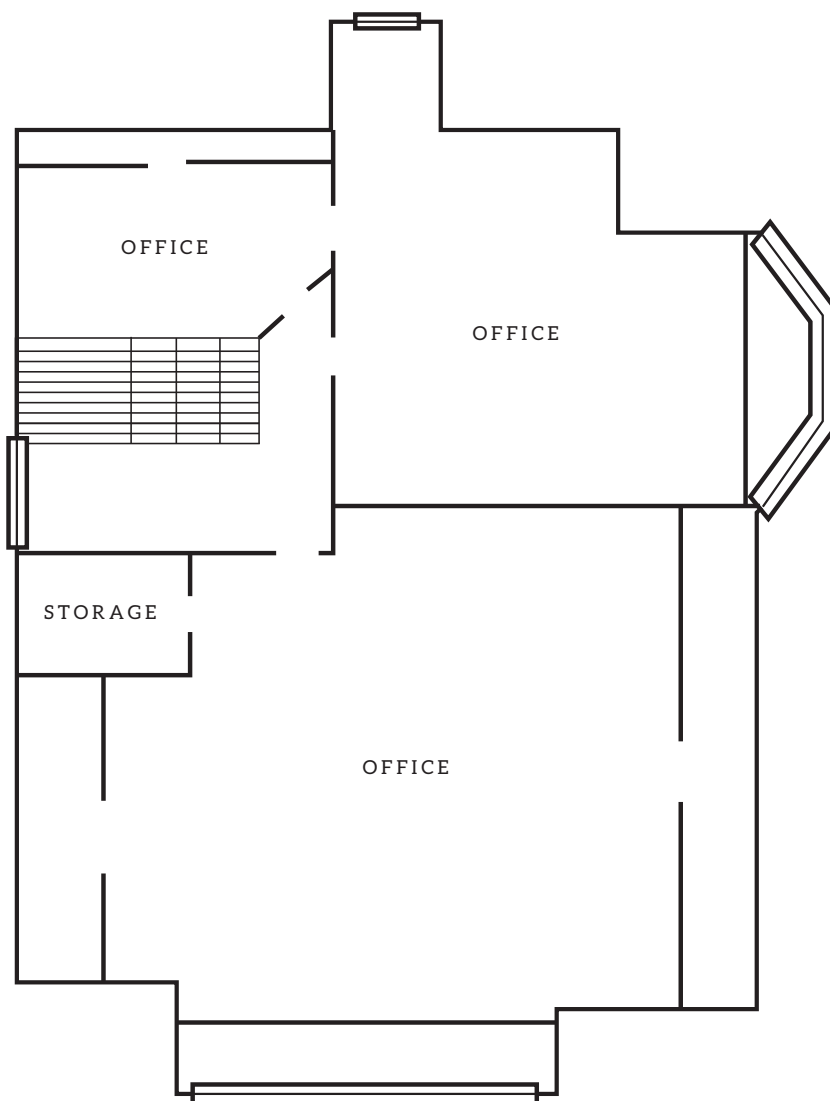
LEVEL TWO **2**



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LOFT
851 RSF

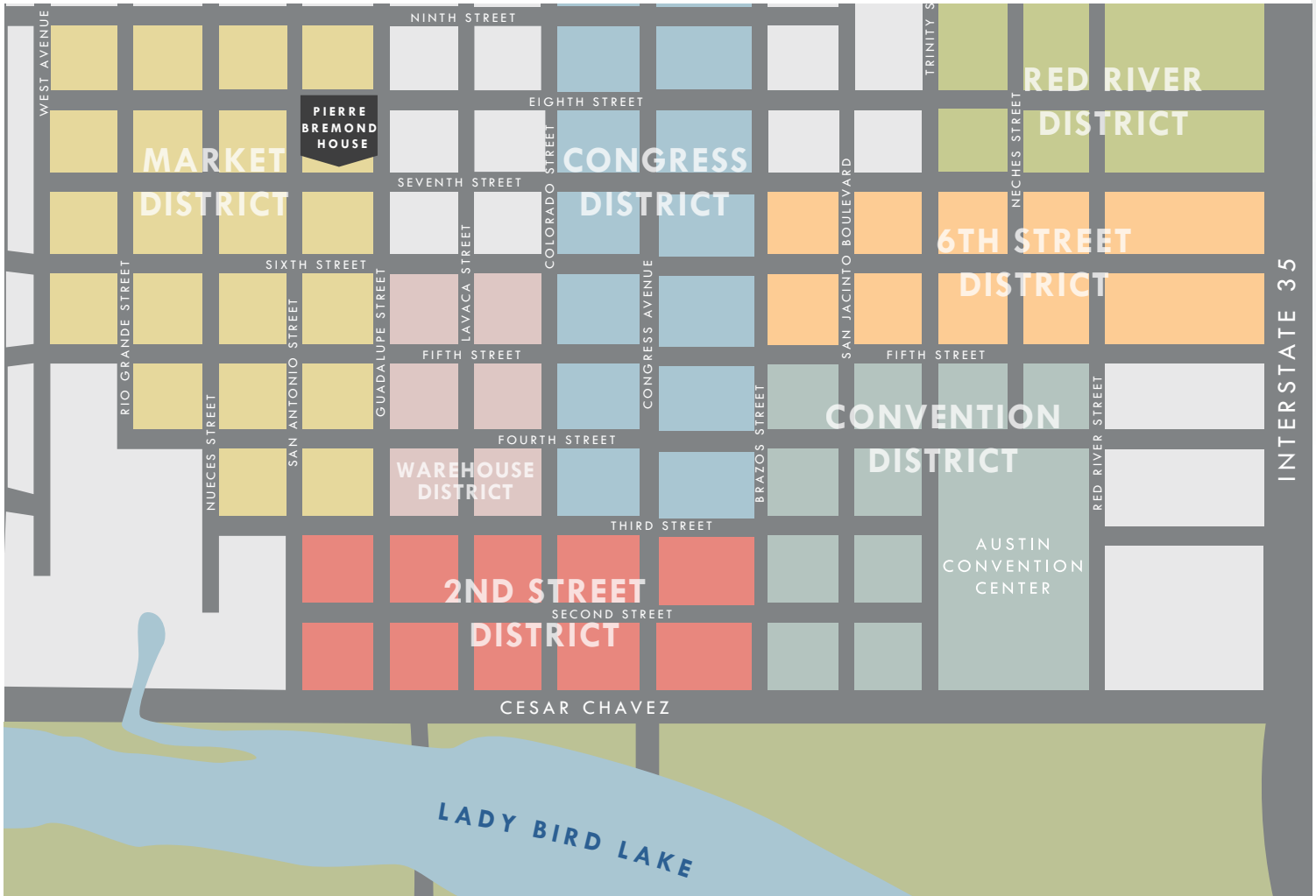


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AMENITY MAP

402 W. 7TH ST | AUSTIN, TEXAS 78701



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2ND STREET DISTRICT

- Ill Forks
- Austin City Limits
- Bob's Chophouse
- Austin Java
- City Hall & Public Plaza
- Jo's Coffee
- Lambert's
- Violet Crown Cinema
- W Hotel

CONVENTION DISTRICT

- Courtyard Austin Downtown
- Max's Wine Dive
- Cafe Crepe
- Fleming's Steakhouse
- Fogo de Chao
- Hilton Austin
- Pirhana Sushi
- Moonshine
- P.F. Chang's
- Blenders & Bowls
- Gus's Fried Chicken

CONGRESS DISTRICT

- 1886 Cafe
- Athenian Grill
- Driskoll Hotel
- Extended Stay America
- Four Seasons
- The Hideout
- Quattro Gatti
- JW Marriott
- Juiceland
- Townsend
- Paramount Theatre
- Roaring Fork
- Stephen F. Austin Hotel
- Swift's Attic
- Annie's

RED RIVER DISTRICT

- Brick Oven
- Mohawk
- Sidewinder
- Cheer Up Charlie's
- Stubb's BBQ

6TH STREET DISTRICT

- Ancho's
- BD Riley's
- Voo Doo Doughnuts
- Esther's Follies
- Chez Nous
- Eddie V's
- Alamo Drafthouse
- Daruma
- Iron Cactus
- Easy Tiger
- Westin Hotel
- The Good Life Barber
- Parkside
- Buffalo Billiards
- Backspace

MARKET DISTRICT

- Hut's Hamburgers
- Ranch 616
- The Grove
- Sophia's
- Walton's Fancy & Staple

WAREHOUSE DISTRICT

- Peche
- Lonesome Dove
- Belmont
- Searsucker
- Fado's Irish Pub
- Halcyon Coffee
- Italic
- Turf N' Surf
- Maiko Sushi
- Frank's
- Ruth's Chris
- Sullivan's Steakhouse
- Truluck's

ADDITIONAL

- Auditorium Shores
- Governor's Mansion
- Hike & Bike Trail
- Lady Bird Lake
- Texas State Capitol



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.

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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Matt Fain	519791	mfain@ecrtx.com	512.505.0011
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date