



LEASE

260 ADDIE ROY ROAD // AUSTIN, TEXAS // 78746

OFFICE

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MAIN LOBBY - RIGHT VIEW



MAIN LOBBY - LEFT VIEW



LOBBY - ELEVATOR



LOWER LEVEL LOBBY



LOWER LEVEL LOBBY



260 Addie Roy Road is a three-story office building located in scenic South West Austin with easy access to Bee Cave Road.

AVAILABILITY

Suite 103	3,070 RSF
Suite 200	4,169 RSF
Suite 201	2,500 RSF - 7,030 RSF
Suite 300	11,453 RSF

*Suite 200 & 201 contiguous up to 11,199 RSF

**Suite 200, 250, & 300 contiguous up to 22,652 RSF

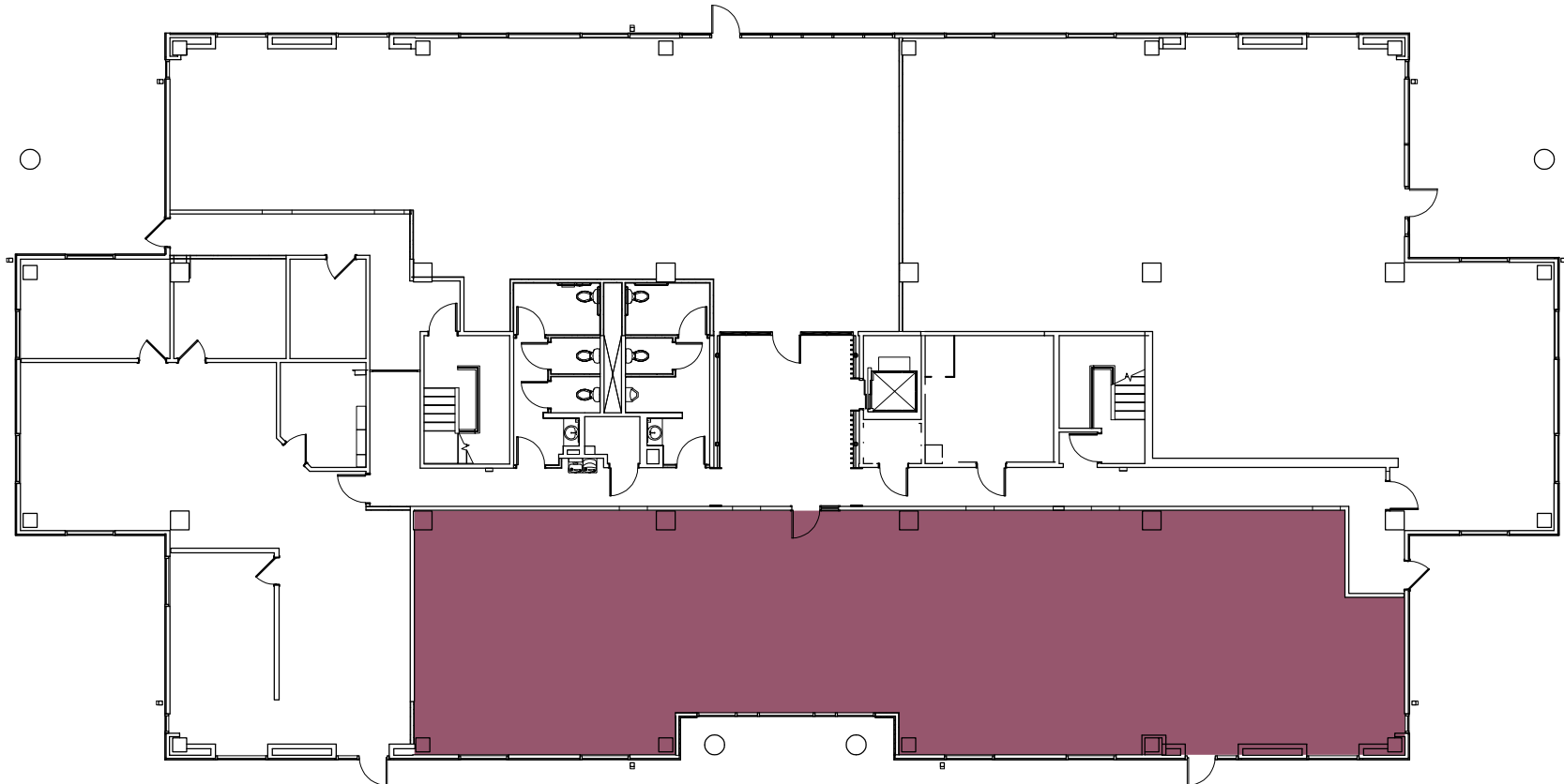
FEATURES

- ▶ 33,894 total building SF
- ▶ Complete interior/exterior remodel occurring in 2024!
- ▶ Luxury Class A finishes throughout
- ▶ Local building ownership
- ▶ Southwest Austin — unmatched demographics
- ▶ Excellent Bee Cave Rd location with lighted intersection and easy access to Loop 360
- ▶ Convenient access to numerous retail stores and restaurants
- ▶ Attractive hill country setting with sweeping views of surrounding hills and Barton Creek Resort
- ▶ Private balconies

1

LEVEL
ONE

Suite 103
3,070 RSF

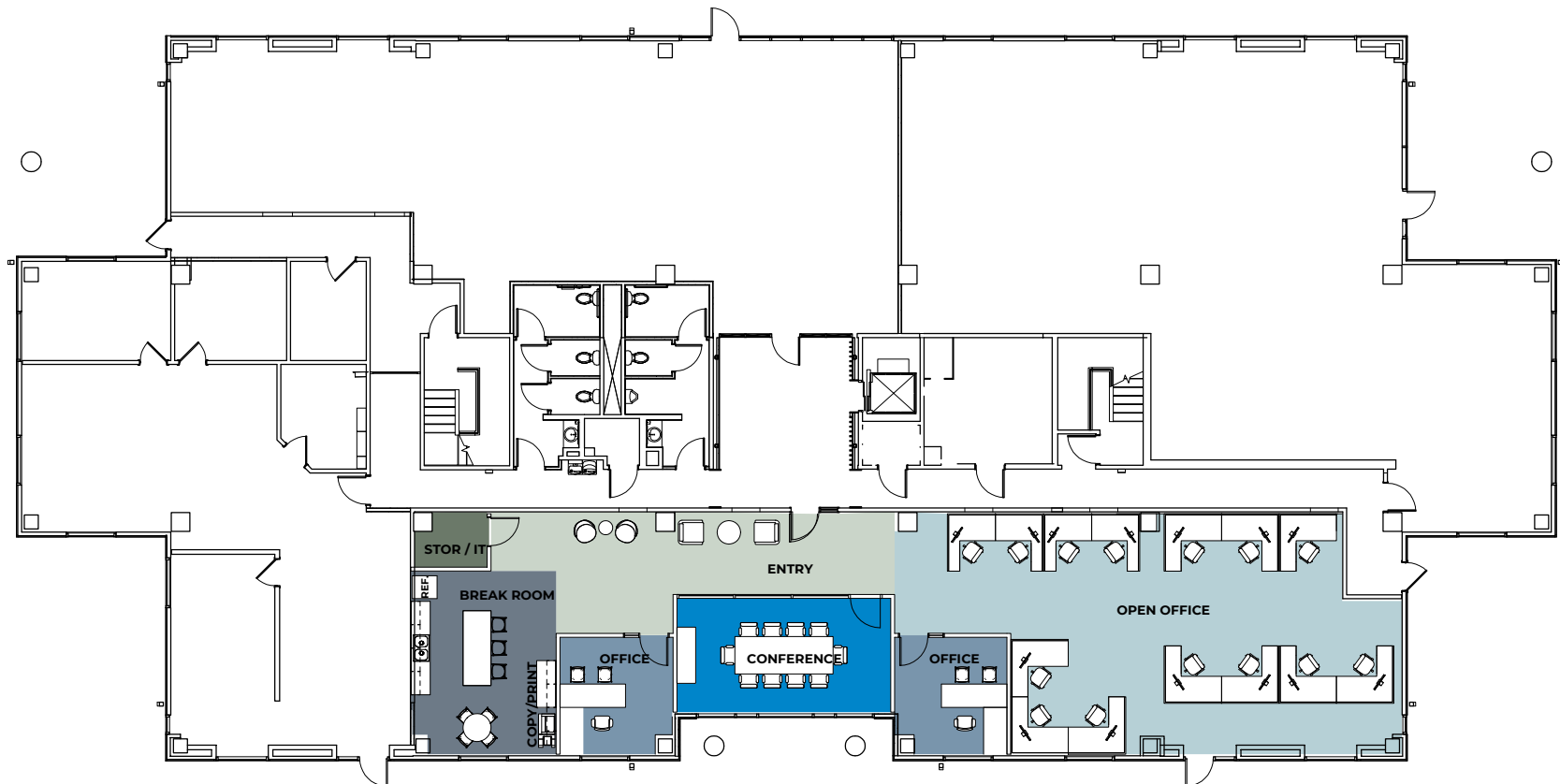


1
LEVEL
ONE

Suite 103

3,070 RSF

Spec Suite Plan



2 LEVEL TWO

*CONTIGUOUS UP TO 11,199 RSF

2nd Floor Suites (200/201) and 3rd Floor Suites (300) are contiguous to 22,652 RSF

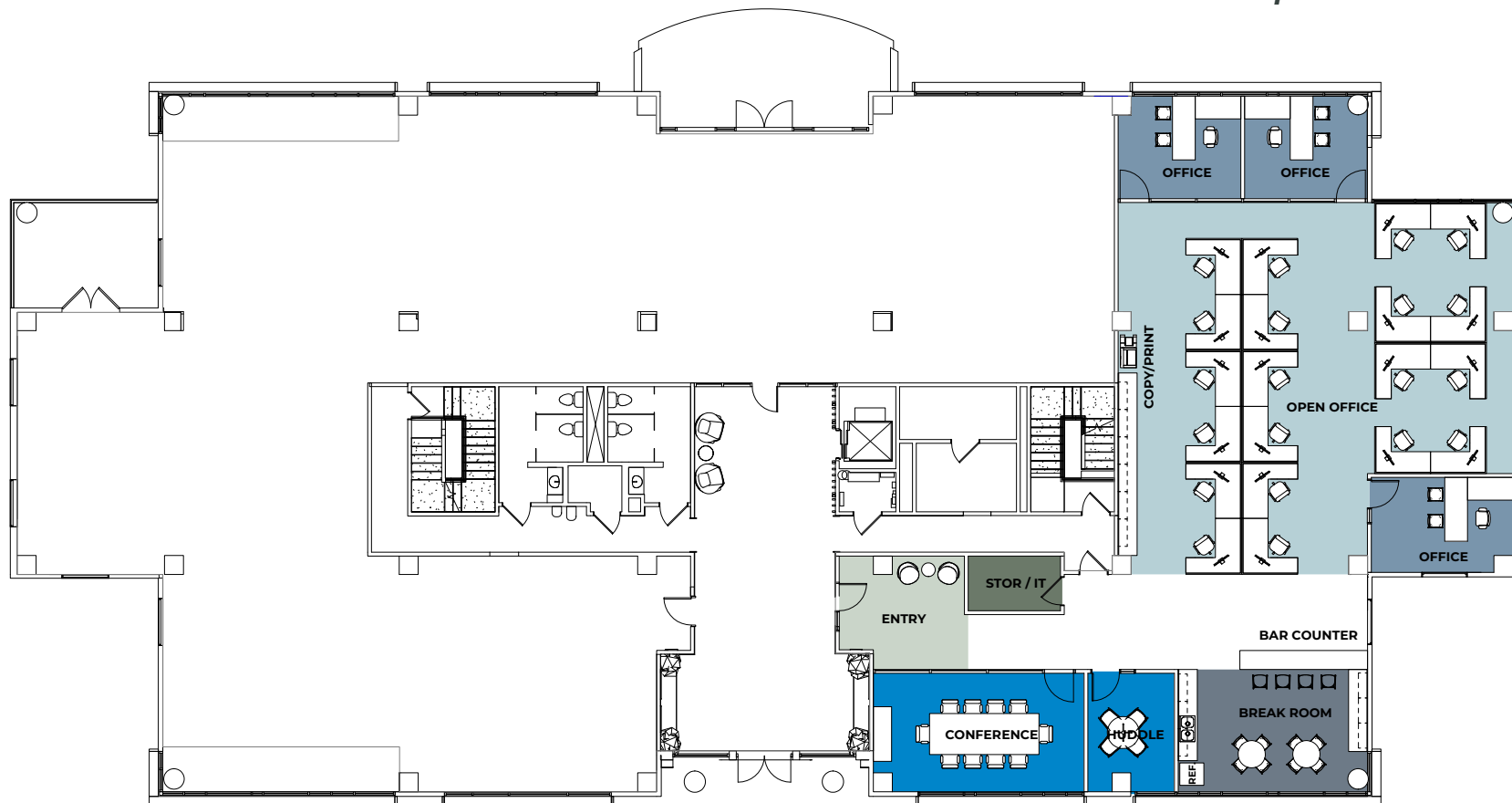
Suite 201*
2,500 RSF - 7,030 RSF

Suite 200*
4,169 RSF



2 LEVEL TWO

Suite 200
4,169 RSF
Spec Suite Plan

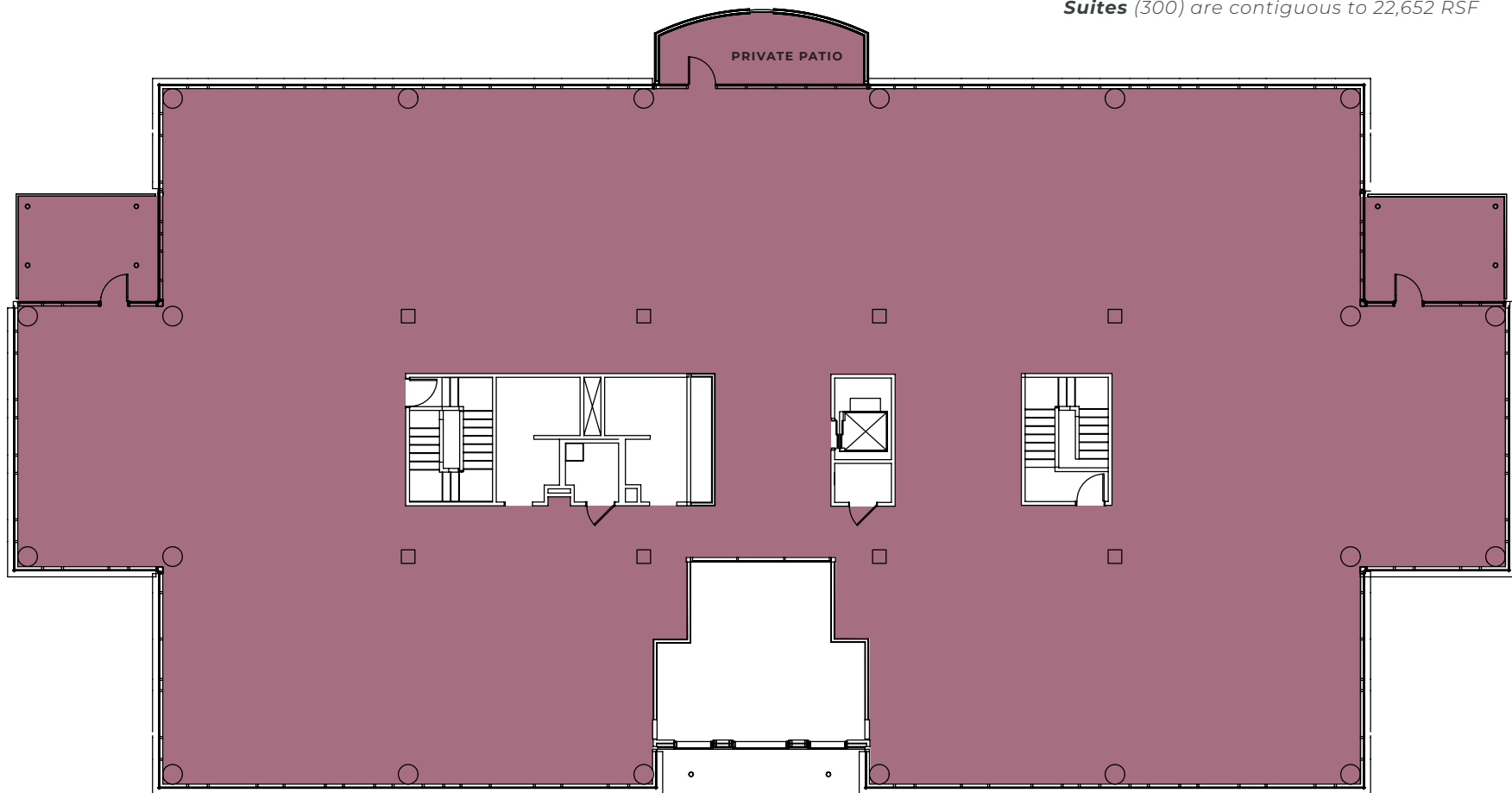


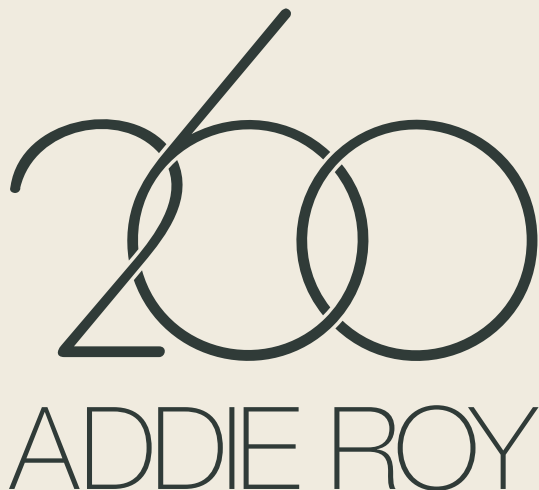
3
LEVEL
THREE

Suite 300

11,453 RSF

*2nd Floor Suites (200/201) and 3rd Floor
Suites (300) are contiguous to 22,652 RSF*





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

Buyer/Tenant/Seller/Landlord Initials

Date