



Northwestern
Studios

OFFICE **FOR LEASE**

East Austin Creative Studios

728 **NORTHWESTERN AVENUE**

EAST AUSTIN'S VIBRANT ENVIRONMENT BOASTS SOME OF THE CITY'S NEWEST AMENITIES. NORTHWESTERN STUDIOS, LOCATED NEAR EAST 7TH STREET BETWEEN PLEASANT VALLEY AND CHICON STREET, IS A TWO-BUILDING CREATIVE OFFICE. THE THOUGHTFULLY DESIGNED OFFICES FEATURE 10 FOOT FLOOR TO CEILING GLASS WINDOWS, 12 FOOT LOFT CEILINGS, AND COVERED PARKING.





Availability

Building **B**

TOTAL BUILDING SF **4,937 SF**

Features

CREATIVE OFFICE FINISHES

COVERED PARKING

AMPLE NATURAL LIGHT

MODERN ARCHITECTURE

LOCALLY SOURCED MATERIAL

COURTYARD W/ IPE DECK

3 PER 1,000 RSF PARKING

OFFICE **FOR LEASE**





728 Northwestern Avenue, Austin, Texas 78702

The Neighborhood

728 NORTHWESTERN AVENUE

Nearby Amenities include local coffee shops, Austin's most acclaimed restaurants and bars, and easy access to IH-35

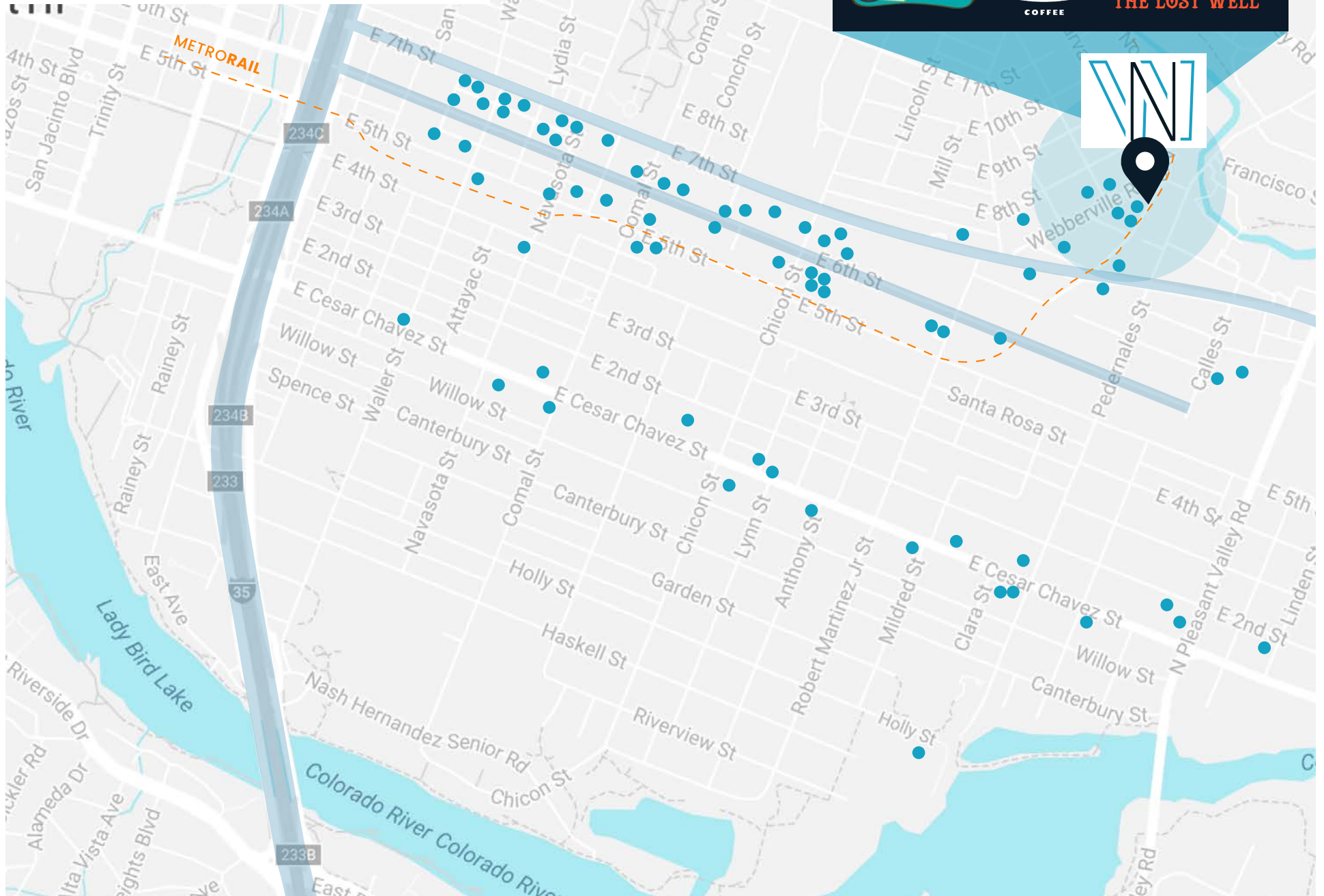
The Lost Well
Kerlaches
Fleet Coffee
Veracruz All Natural
Desnudo Coffee
The Cavalier
Murray's Tavern
Half Moon
Kitty Cohen's
Joe's Bakery & Coffee Shop
Casa Colombia
P. Terry's Burger Stand
Saigon On 7th
El Sunzal Restaurant
Toyloco
Hay Elotes
La birrieria
Flyrite Chicken Sandwiches
Short Stop
Hi Hat Public House
La Holly

Canje
Counter Cafe
Lazarus Brewing Co.
Cuvee Coffee Bar
Salt & Time
Golden Tiger
Whisler's
Lefty's Brick Bar
Via 313 Pizza
Suerte
Zilker Brewing
Yellow Jacket Social Club
Tamale House East
Spicy Boys Fried Chicken
+ Many More!



The Neighborhood

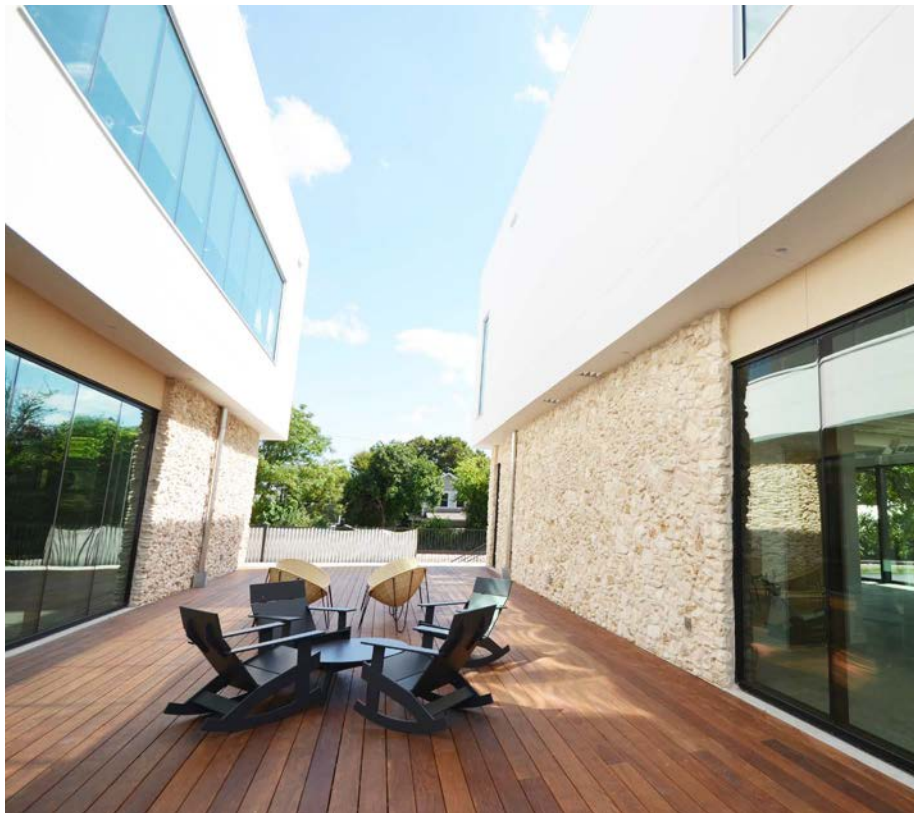
728 NORTHWESTERN AVENUE





The Courtyard

The building's on-site amenities include a shared courtyard connecting the two buildings, with wood deck and outdoor working areas.



OFFICE **FOR LEASE**

1st Floor

TOTAL BUILDING SF
4,937 SF

CLICK OR SCAN TO
VIRTUALLY TOUR
BUILDING B



FOR MORE INFORMATION

Patrick Ley SIOR, CCIM

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Sean Couey

512.505.0027

scouey@ecrtx.com





Creative Oasis

Discover a vibrant workspace where every corner is designed to unlock and nurture your creativity.



OFFICE **FOR LEASE**

2nd Floor

TOTAL BUILDING SF
4,937 SF

CLICK OR SCAN TO
VIRTUALLY TOUR
BUILDING B



CORONADO STREET

NORTHWESTERN AVENUE

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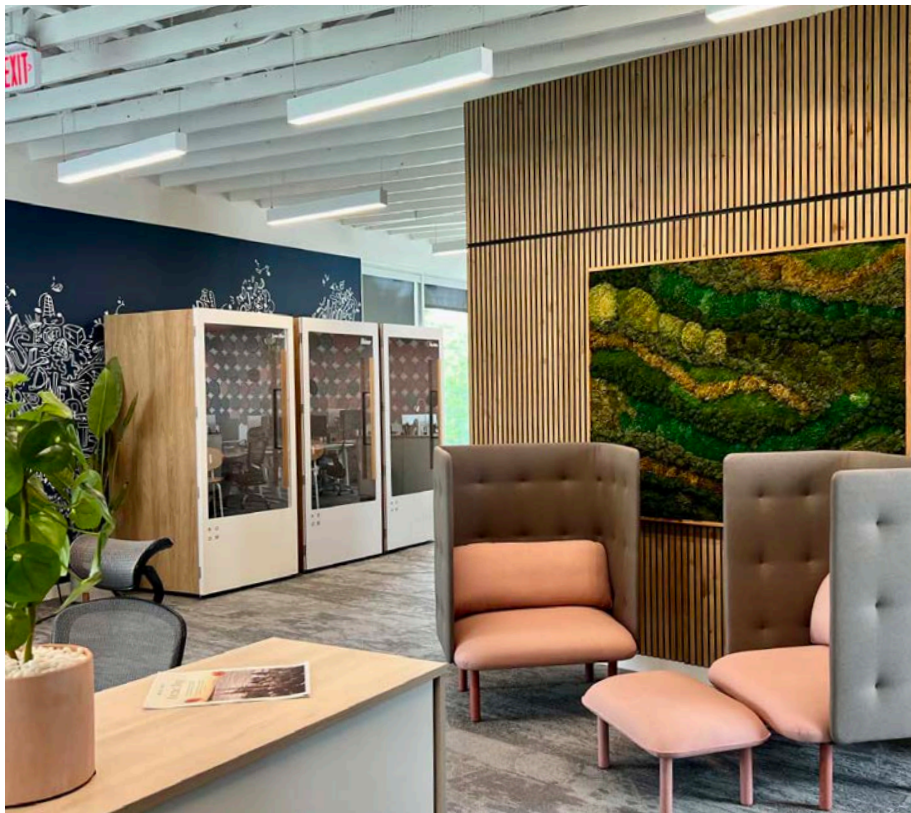
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Modern Sanctuary

Step into a dynamic workspace that reflects the vibrant culture of East Austin, perfect for modern professionals.



OFFICE **FOR LEASE**

Building B

TOTAL BUILDING SF
4,937 RSF

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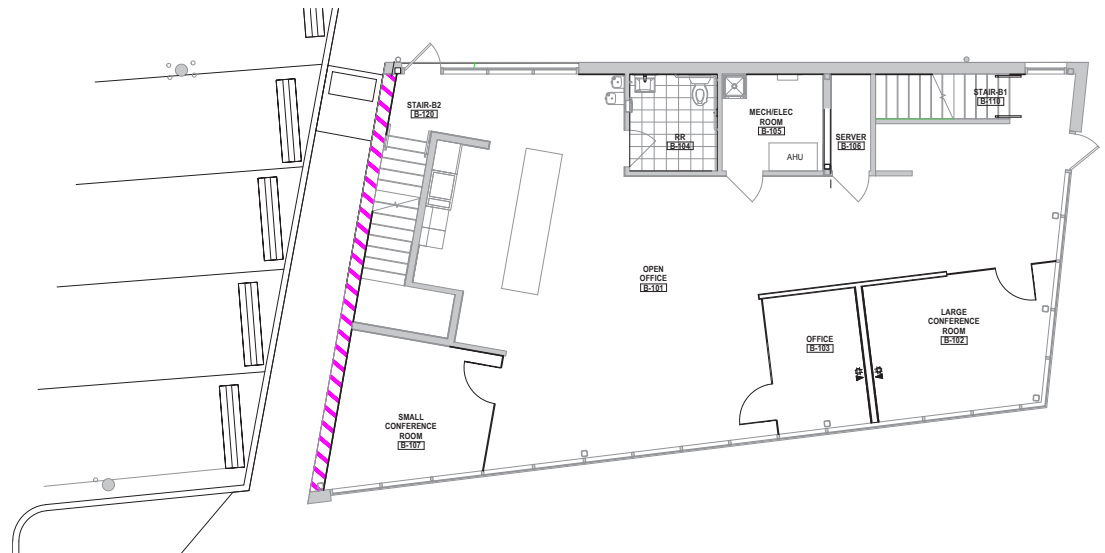
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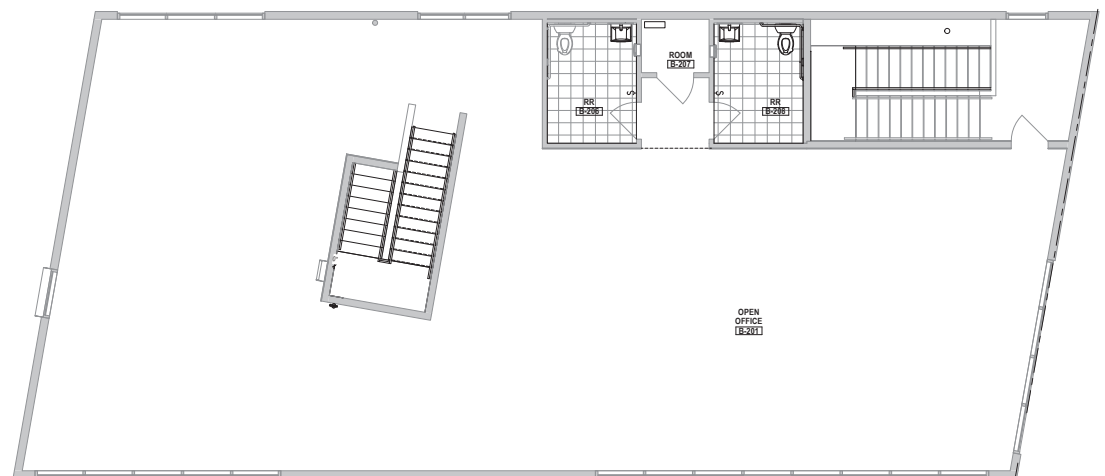


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FLOOR ONE 1,848 SF



FLOOR TWO 3,089 SF





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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