Offices at Techni Center



LEASE

6004 TECHNI CENTER DRIVE // AUSTIN, TEXAS // 78721

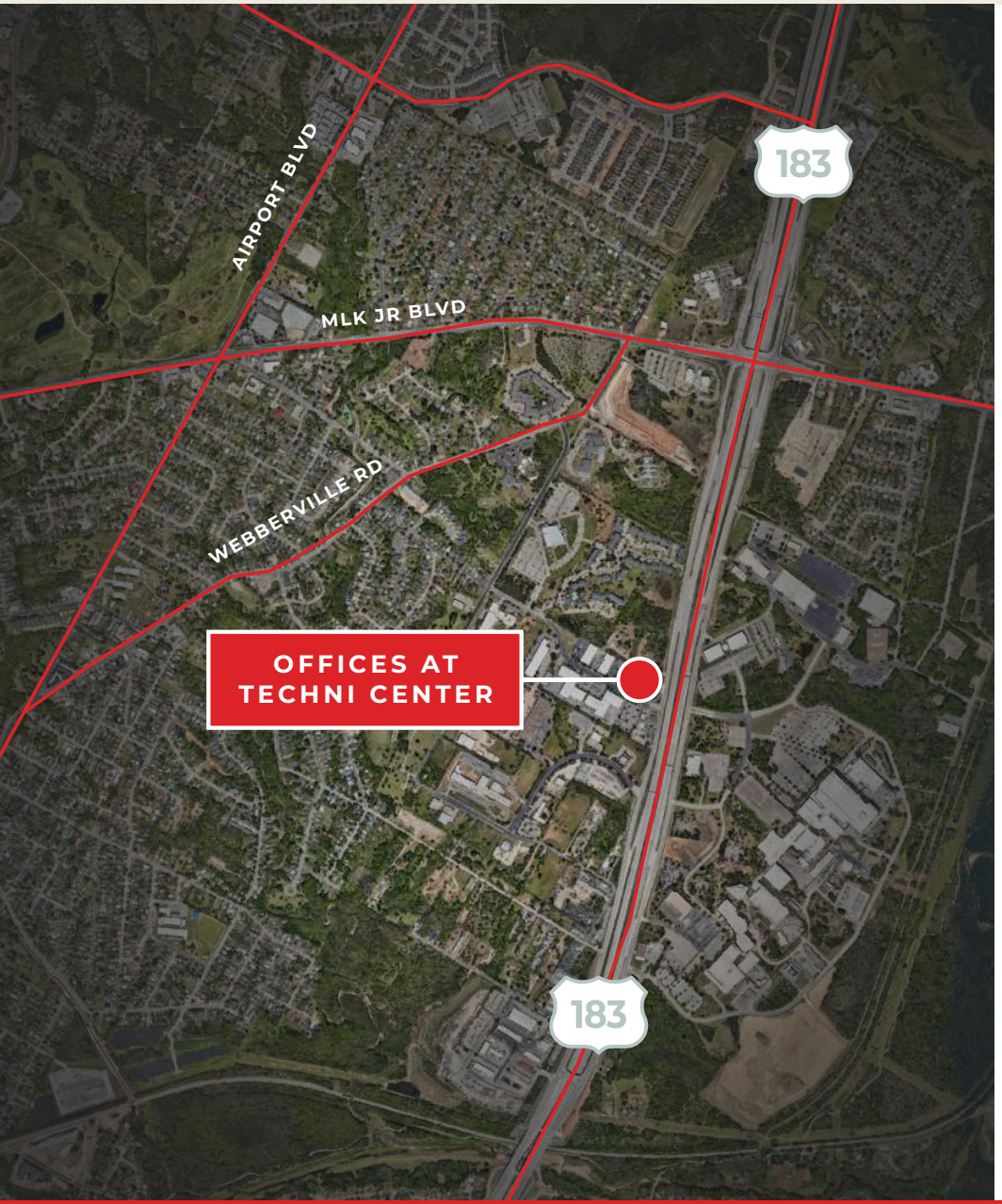
OFFICE

NICK OWENS
NOWENS@ECRTX.COM
512.505.0005

HANNAH HUSKEY
HHUSKEY@ECRTX.COM
512.505.0015

Offices at Techni Center

OFFICE // FOR LEASE



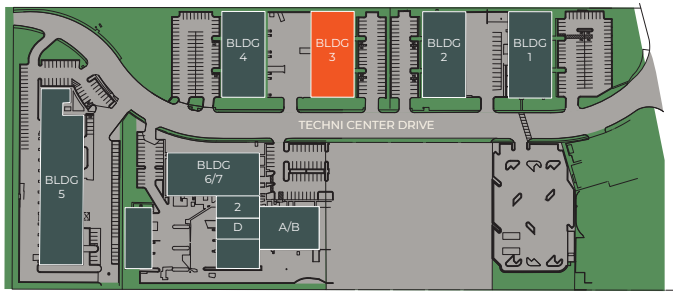
Move-in ready suites with new finishes and abundant natural light.

AVAILABILITY

Suite 200	1,800 SF
Suite 201	1,880 SF
Suite 202	1,800 SF

FEATURES

- Flexible sizes
- Flexible terms
- Move-in ready suites with new finishes
- Abundant natural light
- Conveniently located close to Downtown and Austin-Bergstrom International Airport
- Parking ratio of 3.4:1,000



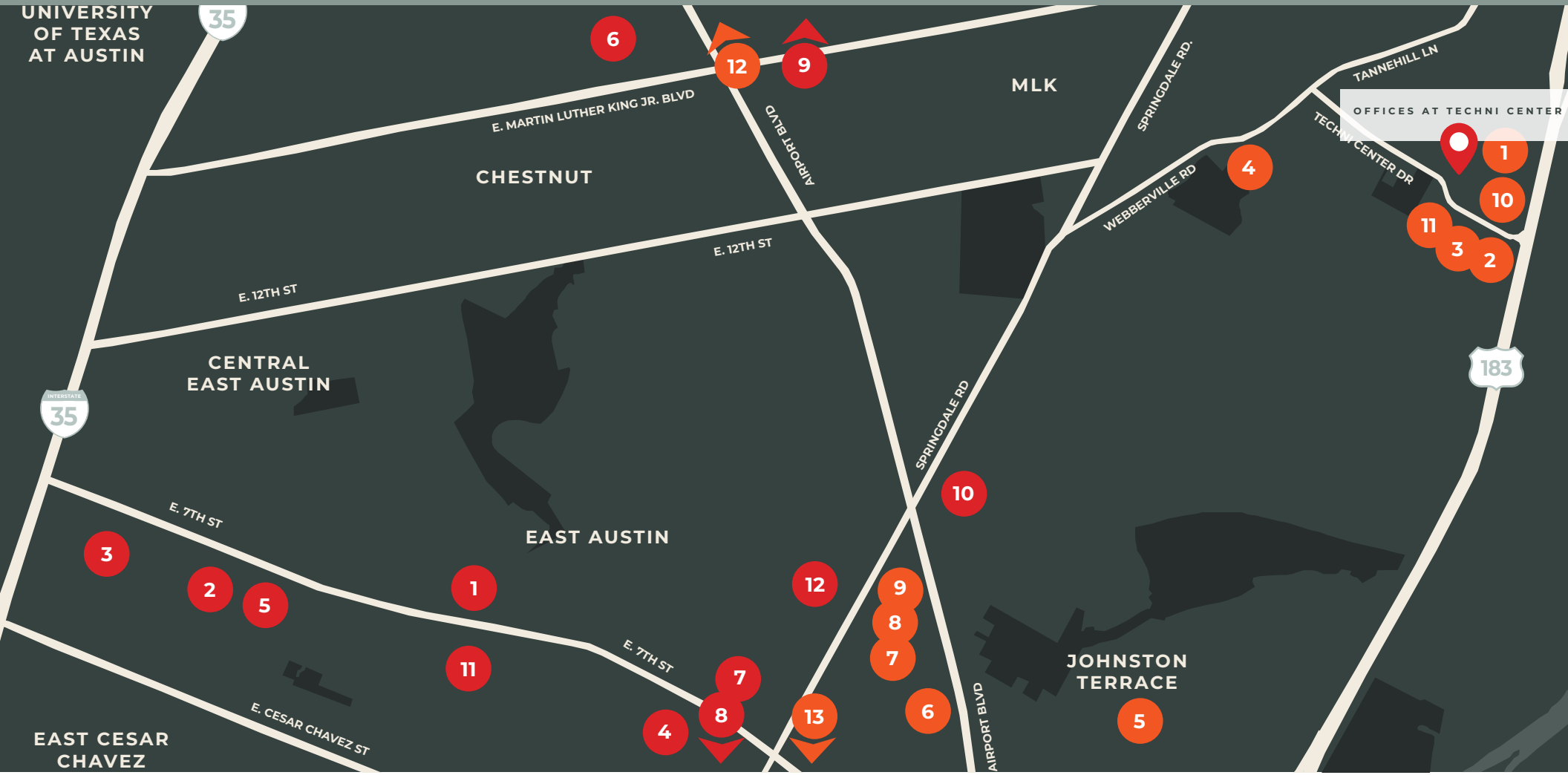
5811 - 6001 TECHNI CENTER DRIVE // AUSTIN, TEXAS 78721

NICK OWENS // NOWENS@ECRTX.COM // HANNAH HUSKEY // HHUSKEY@ECRTX.COM // 512.505.0000

Offices at Techni Center

OFFICE // FOR LEASE

- 5 miles / 15 minutes to **DOWNTOWN**
- 7 miles / 15 minutes to **AUSTIN BERGSTROM AIRPORT**



NOTABLE DEVELOPMENTS

1 NORTHWESTERN STUDIOS
2 FOUNDRY
3 PLAZA SALTILLO
4 618 TILLERY
5 FOUNDRY II
6 CITYLINE @ MLK STATION
7 GUTHRIE GROVE
8 EASTLAKE AT TILLERY
9 MUELLER AUSTIN
10 SPRINGDALE GENERAL

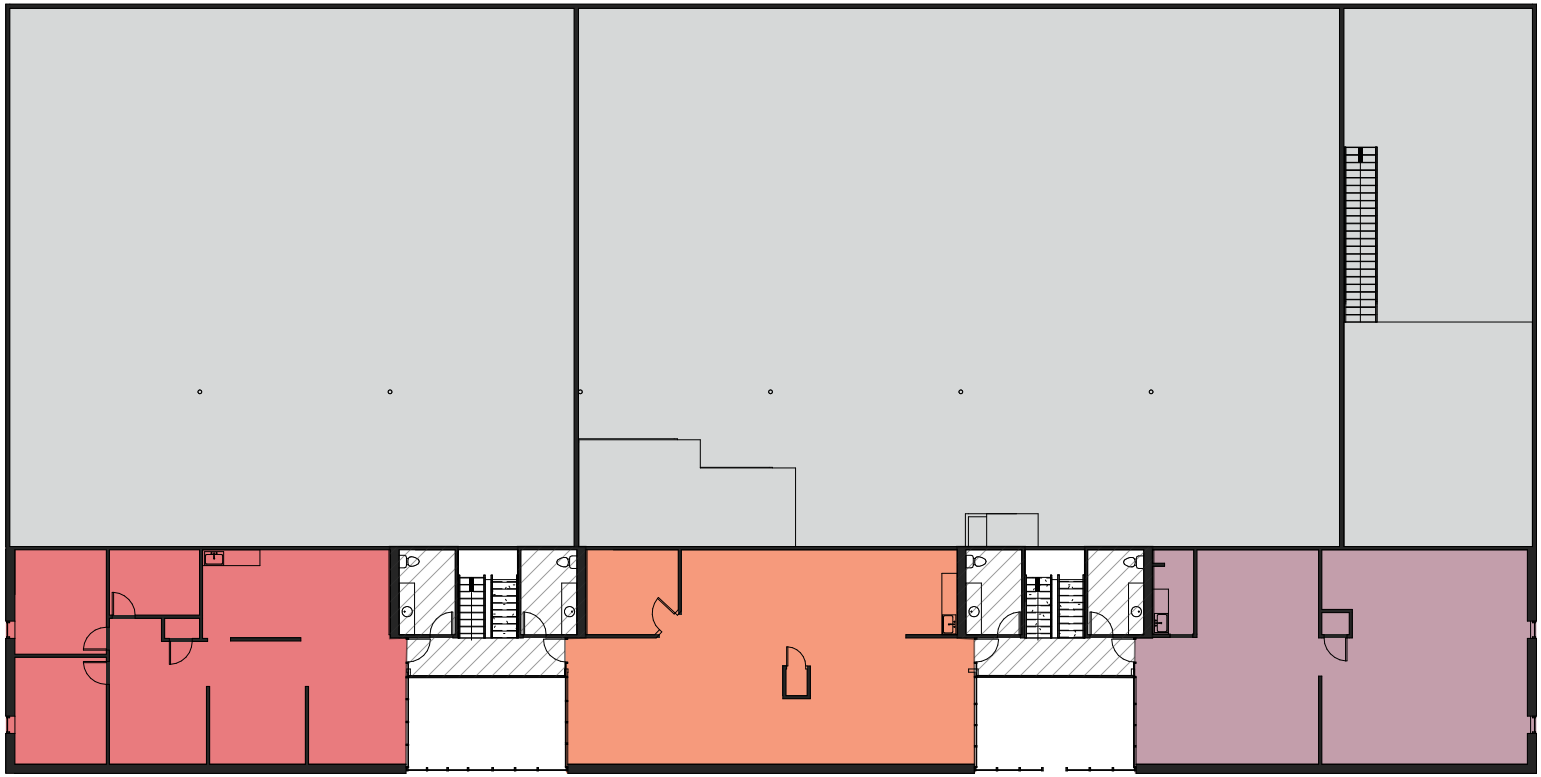
RETAIL / FOOD NEARBY

1 TED'S FARM BBQ
2 SUBWAY
3 FORTITUDE STRENGTH
4 THE SAHARA
5 HERBAN
6 DAN'S HAMBURGERS
7 FRIENDS AND ALLIES
8 AUSTIN EASTCIDERS
9 AUSTIN BOLDERING PROJECT
10 SOUTHERN HEIGHTS
11 FED EX DROP OFF
12 CONTIGO
13 SPRINGDALE AIRPORT
14 SAWYER & CO.

Offices at Techni Center

OFFICE // FOR LEASE

AVAILABILITY 1,800 SF - 5,480 SF



SUITE 200
1,800 RSF

SUITE 201
1,880 RSF

SUITE 202
1,800 RSF

5811 - 6001 TECHNI CENTER DRIVE // AUSTIN, TEXAS 78721

NICK OWENS // NOWENS@ECRTX.COM // HANNAH HUSKEY // HHUSKEY@ECRTX.COM // 512.505.0000

Offices at Techni Center

OFFICE // FOR LEASE









Offices at Techni Center

6004 Techni Center Drive
Austin, Texas 78721

NICK OWENS
NOWENS@ECRTX.COM
512.505.0005

HANNAH HUSKEY
HHUSKEY@ECRTX.COM
512.505.0015

ECR // 114 WEST 7TH STREET
SUITE 1000 // AUSTIN, TX // 78701
512.505.0000 // ECRTX.COM

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.

Equitable Commercial Realty	603700	mlevin@ecrtx.com	512.505.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Nick Owens	717202	nowens@ecrtx.com	512.505.0005
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____