



THE
citadel

6805 N CAPITAL OF TEXAS HWY | AUSTIN, TEXAS 78731



Enjoy in the Hill Country

...AND EASY ACCESS TO AND FROM THE OFFICE.

THE
citadel

THE
citadel

the
PRESIDIO

ECR

6805 N CAPITAL OF TEXAS HWY | AUSTIN, TEXAS 78731

OFFICE | FOR LEASE

THE
citadel



Enjoy in the Hill Country

THE
citadel

BULL CREEK
DISTRICT PARK

BULL CREEK
HIKE AND BIKE TRAIL

the
PRESIDIO

THE
citadel

E C R



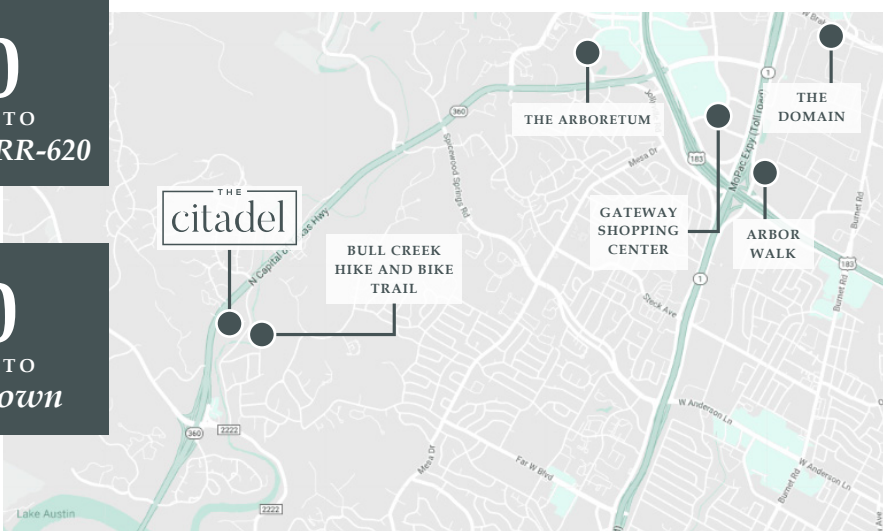
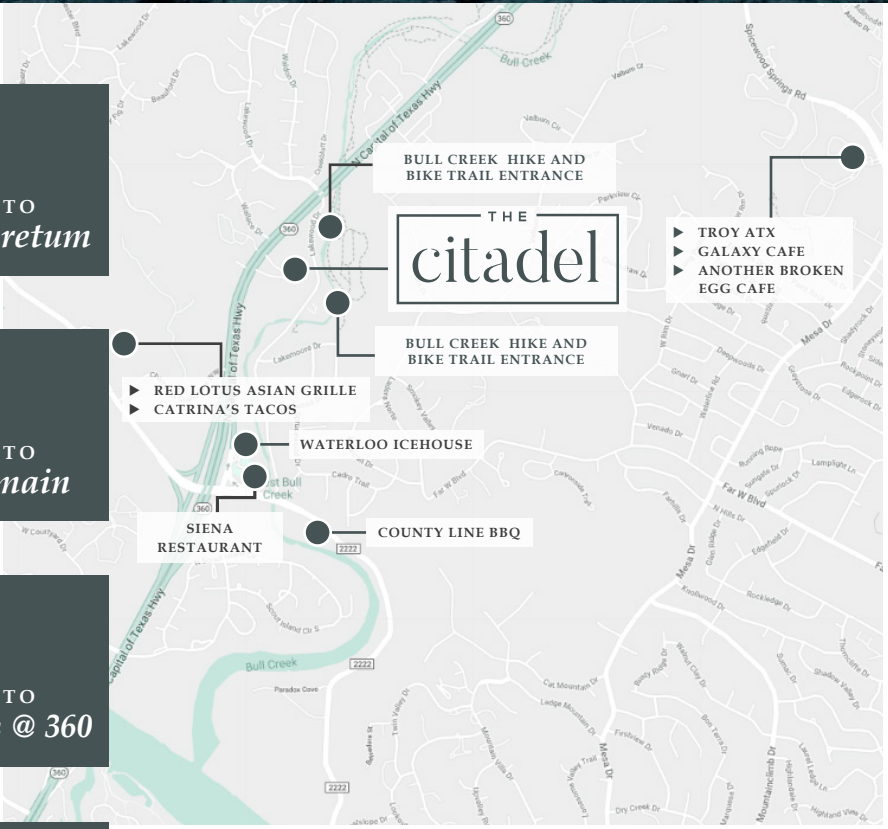
3
MILES TO
The Arboretum

6
MILES TO
The Domain

6
MILES TO
Bee Caves @ 360

10
MILES TO
US-183 @ RR-620

10
MILES TO
Downtown



AVAILABILITY

- Suite 210** - 5,261 RSF *Divisible to 1,500 RSF*
- Suite 270** - 6,064 RSF *Divisible to 2,500 RSF*
- Suite 370** - 3,704 RSF

PROPERTY DESCRIPTION

The Citadel is a three-story 70,726 SF office building located in the Northwest submarket overlooking the Bull Creek Preserve. Immediate access to Loop 360, Highway 183, and Mopac allow for a convenient office location. The Presidio is minutes away from both The Arboretum and The Domain, and the countless amenities both developments provide.

AMENITIES

- ▶ Private covered patios
- ▶ On-site ownership/management
- ▶ On-site fitness center and showers
- ▶ Tenant break room/lounge
- ▶ Executive covered parking
- ▶ 3.7/1,000 parking
- ▶ Easy access to Bull Creek Hike & Bike Trail

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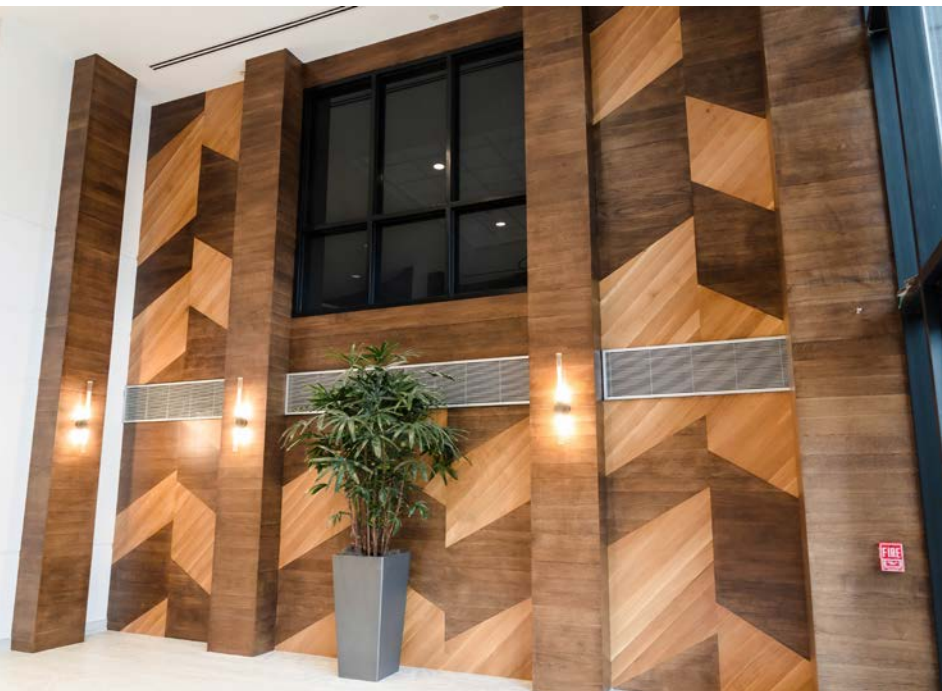
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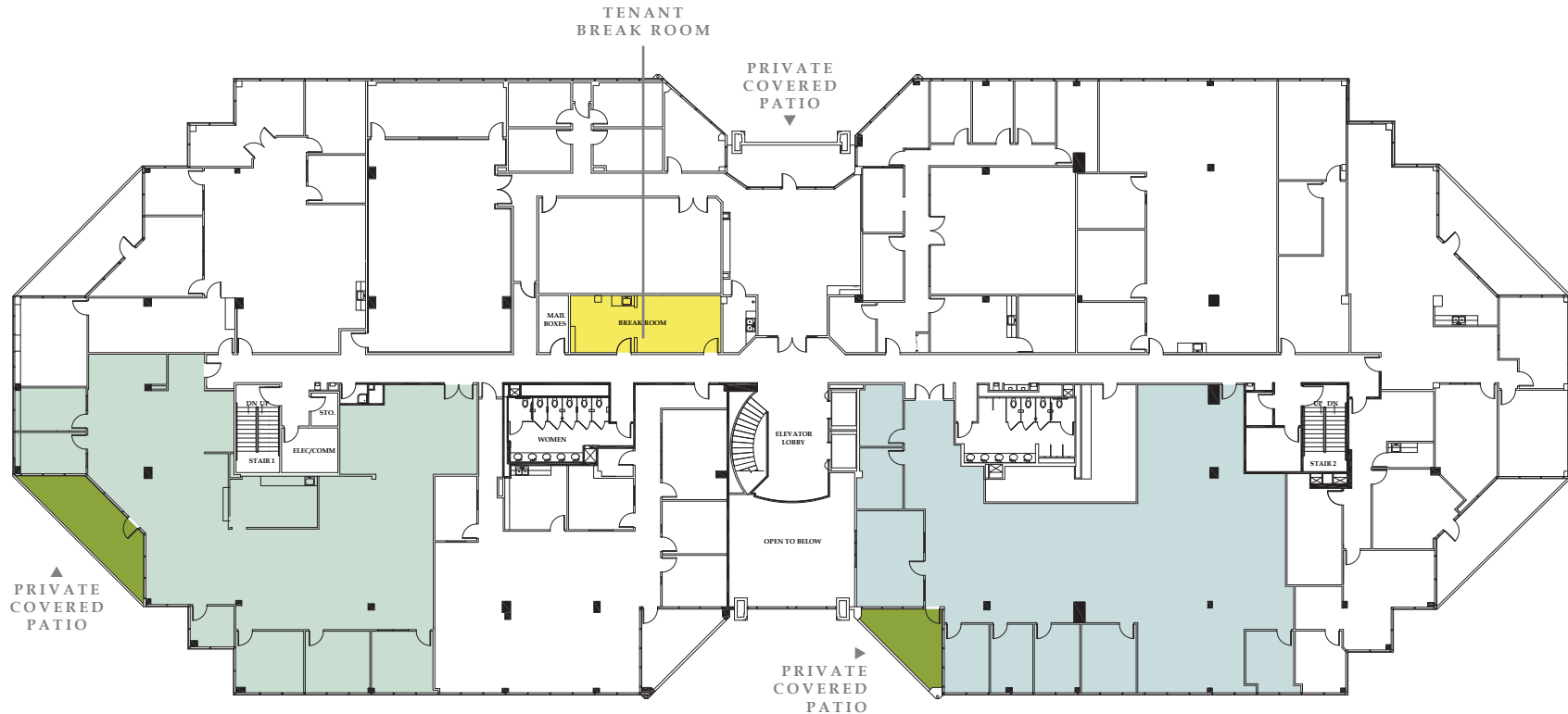


OFFICE | FOR LEASE

NEW COMMON AREA FINISHES

THE
citadel





▲
SUITE 210
 5,261 RSF
 (DIVISIBLE TO 1,500 RSF)



CLICK OR SCAN
 TO VIRTUALLY
 TOUR SUITE 210

▲
SUITE 270
 6,064 RSF
 (DIVISIBLE TO 2,500 RSF)



CLICK OR SCAN
 TO VIRTUALLY
 TOUR SUITE 270



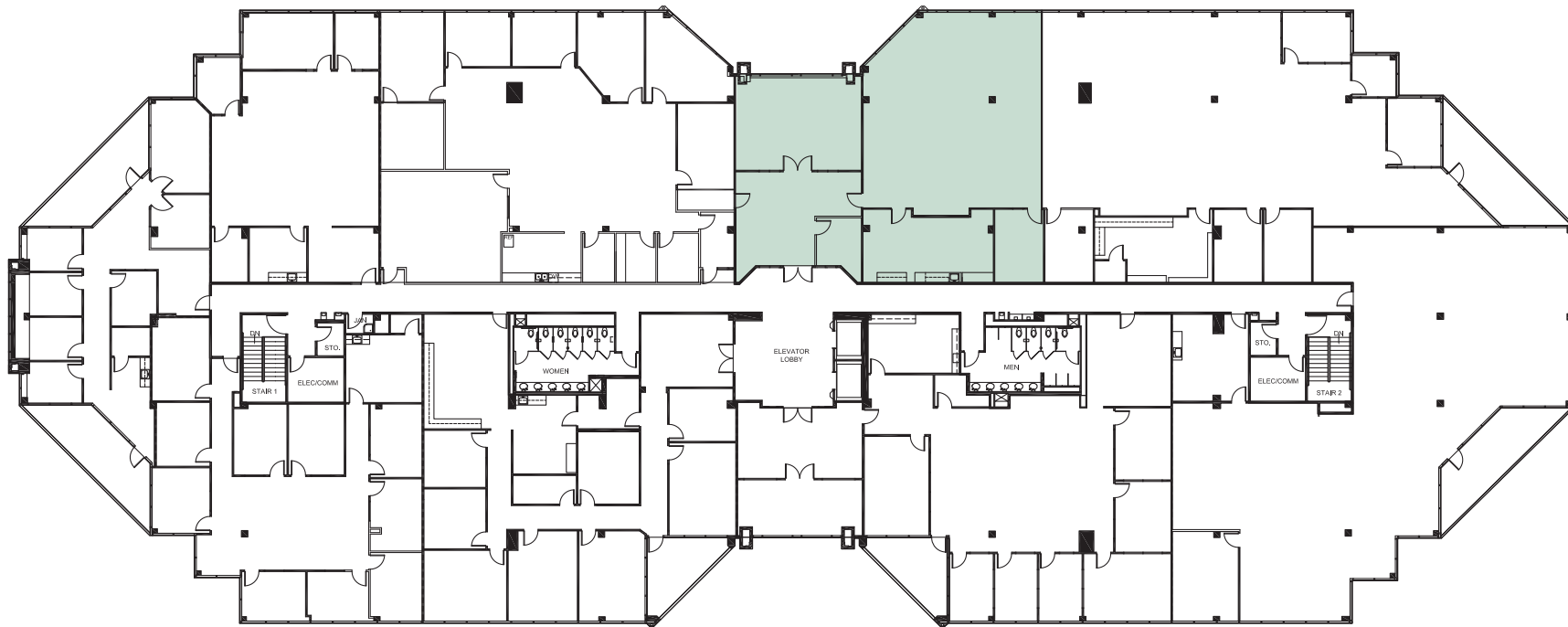
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SUITE 370
3,704 RSF



CLICK OR SCAN
TO VIRTUALLY
TOUR SUITE 370



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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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jason Steinberg	535355	jsteinberg@ecrtx.com	512.505.0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date