

The Park at Red River



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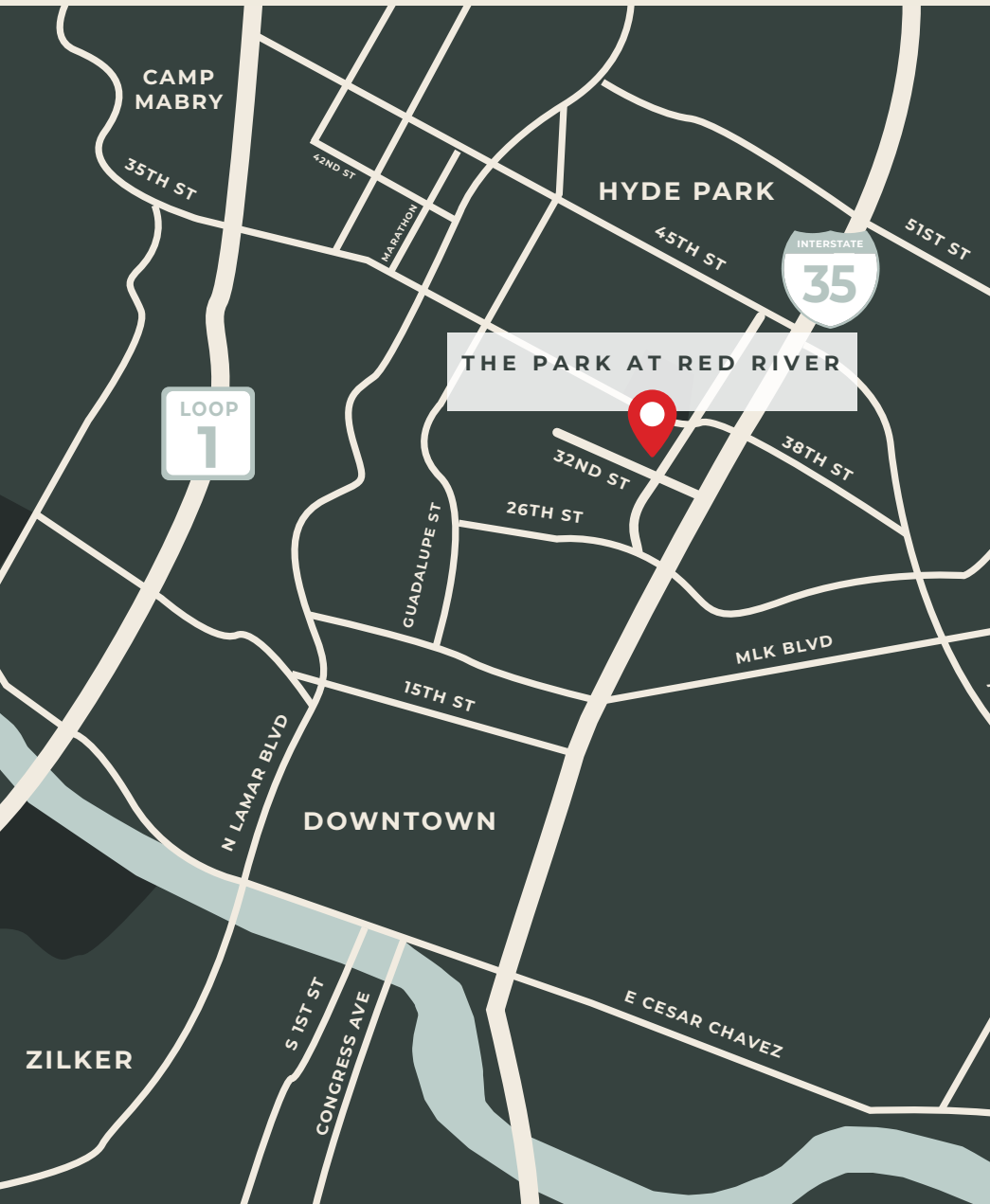
3200 RED RIVER STREET // AUSTIN, TEXAS // 78705

OFFICE

HAYDEN MCCARTY
HMCCARTY@ECRTX.COM
512.505.0017

The Park at Red River

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Close proximity to Austin's major medical complexes, Downtown Austin, and The University of Texas' campus.

AVAILABILITY

Suite 206	5,311 RSF*
Suite 302	2,854 RSF
Suite 410	7,244 RSF*

FEATURES

- Recently renovated common/elevator areas and restrooms
- Additional interior and exterior building upgrades planned
- 3.65 per 1,000 structured parking ratio
- Attractive outdoor park
- Catty-corner to St. David's Medical Center
- Close proximity to Dell Seton Medical Center UT campus and Downtown
- Walkable nearby retail options

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DOWNTOWN

DELL SETON
MEDICAL CENTER



UNIVERSITY OF
TEXAS CAMPUS

DEAN KEATON ST

UT LAW
SCHOOL

SNARF'S
Sandwiches

Red River Cafe

ST. DAVID'S
MEDICAL CENTER

RED RIVER ST

MARY'S
CAFE

RED RIVER
MARKET



THE PARK AT
RED RIVER

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2

LEVEL
TWO

*DIVISIBLE TO 3,000 RSF

Suite 206*

5,311 RSF



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3

LEVEL
THREE

Suite 302

2,854 RSF



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4
LEVEL
FOUR

Suite 410*
7,244 RSF

*DIVISIBLE TO 3,000 RSF



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ECR // 114 WEST 7TH STREET
10TH FLOOR // 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
Hayden McCarty	672982	hmccarty@ecrtx.com	512.505.0017
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date