



8201 N FM 620

620

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PRESERVE



**PRESERVE AT 620** offers an award-winning, Class A, 45,162 SF creative office & retail availability adjacent to the Balcones Canyon Preserve and near the intersection of FM 620 and RR 2222 within the growing Four Points community.

## AVAILABILITY

**Suite 125:** 45,162 SF

*(Divisible to about 20,000 SF)*

**WATCH PROPERTY  
VIDEO**



Jason Steinberg, SIOR  
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Sean Couey  
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512.505.0027







## BUILDING OFFERINGS & AMENITIES

- Award-winning, Class-A, adaptive re-use development
- Breathtaking 20' ceilings
- Natural light floods the space via curtain wall windows & large skylights throughout
- Direct access to a well-designed open-air covered tenant amenity courtyard
- A state-of-the-art fitness center with automatic roll-up doors, showers/lockers
- Basketball & Pickleball courts
- Event/games lawn
- 5 per 1,000 RSF parking ratio
- Dog run
- Serene setting with quick access to major arteries
- Submetered electric utility with 25+ watts per SF available for tenant use
- Internet providers: Spectrum, AT&T Fiber

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## LOCATION + DRIVE TIMES



1. Downtown Austin / 30 Min



2. ABIA / 35 Min



3. Lake Travis / 10 Min



4. The Domain / 25 Min



5. The Arboretum / 20 Min



6. Lakeline Mall / 10 Min



7. UT Austin / 25 Min



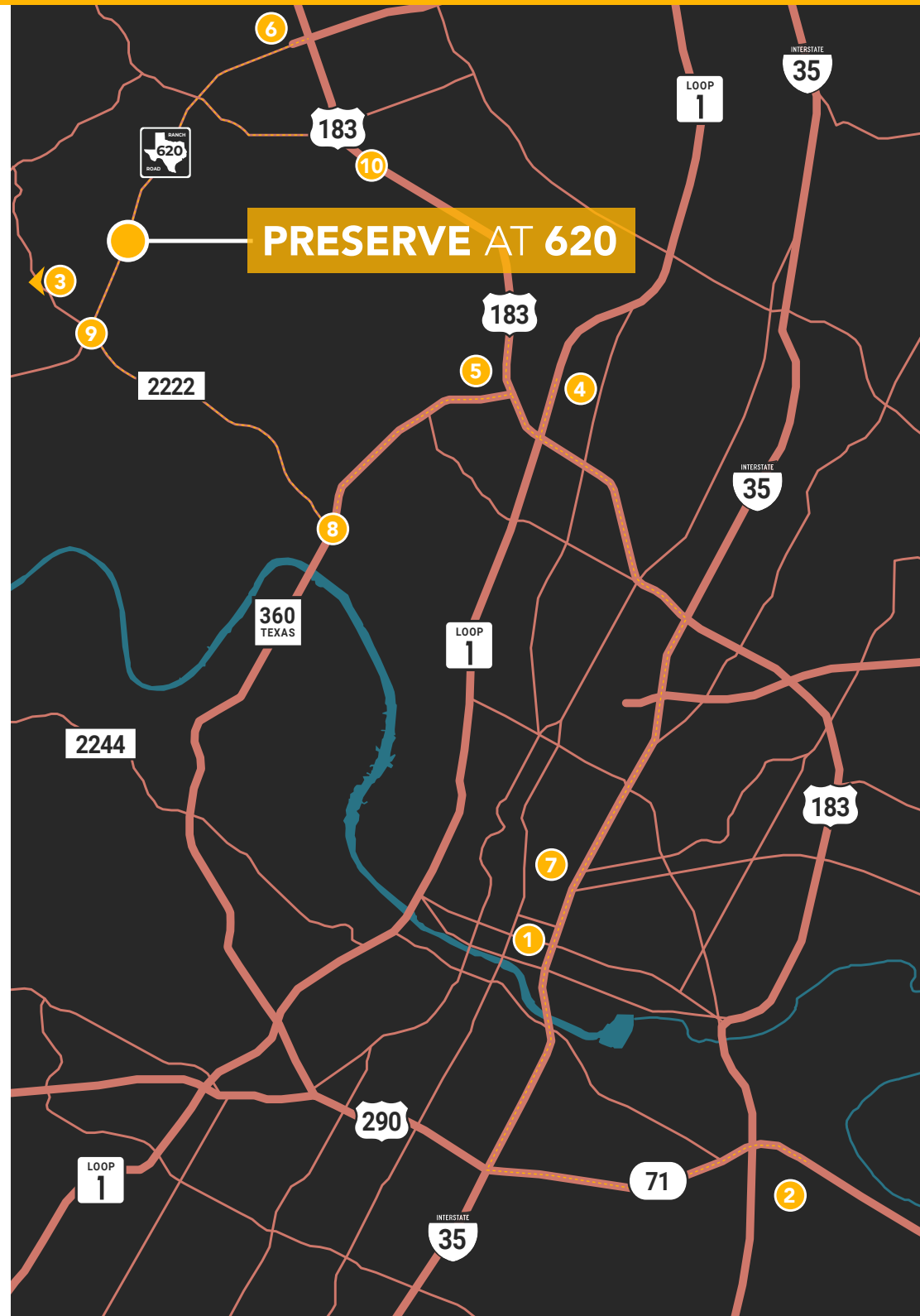
8. Texas Loop 360 / 10 Min



9. Ranch to Market 2222 / 5 Min



10. Highway 183 / 12 Min



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## TRAILS AT 620

- Smokin' Oak Wood-Fired Pizza
- Moviehouse and Eatery
- Angel Donuts & Treats
- Feebirds World Burrito
- Oasthouse Kitchen + Bar
- Flores Mexican Restaurant
- Chicken Express
- Green Mango by Thai Spice
- Kale Me Crazy
- Zenergy Pilates
- barre3
- Plum Natural Nail & Skin Spa
- Trails Dental Group
- AT&T Store
- A+ Federal Credit Union
- Holiday Inn Express & Suites



## STANDALONE RETAIL

- Nik's Italian Kitchen & Bar
- Jimmy John's
- Home Depot
- Chase Bank

## PRESERVE AT 620

## VISTA PARKE RETAIL

- Chick-Fil-A
- Chipotle
- The Impossible Shop
- Chili's
- IHOP
- Rudy's Bar-B-Q
- Starbucks
- Dairy Queen
- Panda Express
- Taco Bell
- McDonald's
- Las Palapas

## FOUR POINTS RETAIL

- HEB
- Target
- CVS
- Walgreens
- Twin Liquours
- Austin's Pizza
- Smokey J's Barbecue
- ThunderCloud Subs
- Mighty Fine Burgers
- KaBaBeQue
- Rock House Bar
- Dolce Bacio Gelato
- Tacos Don Chuy
- Blue Gecko
- Ninja Chicken
- Lazeez Mediterranean
- Madera & Grill
- Wings & Cakes
- Mesa Rosa Express
- Komal Latin Kitchen
- Orangetheory Fitness
- Anytime Fitness
- Supercuts
- Bank of America

LAKE  
TRAVIS

BULLICK HOLLOW RD

WILSON PARKE AVE

COMANCHE TR

OASIS BLUFF DR

4 POINTS DR

2222







LAKE TRAVIS

STANDALONE  
RETAIL

TRAILS AT 620

288  
MULTI-FAMILY  
UNITS

N FM 620

444  
MULTI-FAMILY  
UNITS

ROCK HARBOUR DR

**THE PICKLR**  
INDOOR PICKLEBALL COURTS

COVERED TENANT  
AMENITY AREA

COVERED TENANT  
AMENITY AREA

**PRESERVE AT 620**

FITNESS CENTER,  
YOGA ROOM, SHOWERS,  
AND LOCKERS

COMMUNITY  
SPACE

BASKETBALL &  
PICKLEBALL COURTS

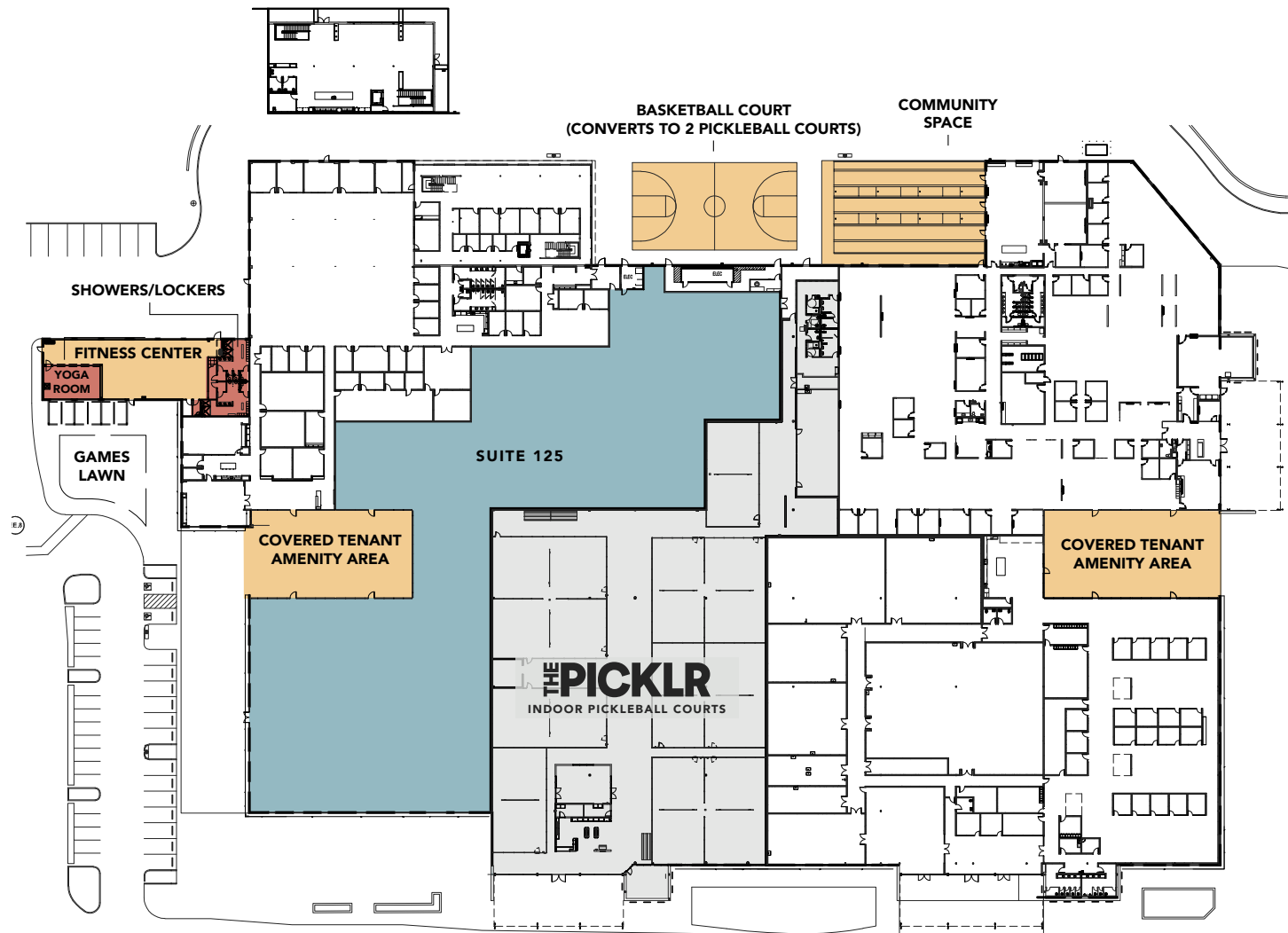
DOG RUN



# PRESERVE AT 620

## SUITE 125: 45,162 RSF

(Divisible to +/- 20,000 RSF)



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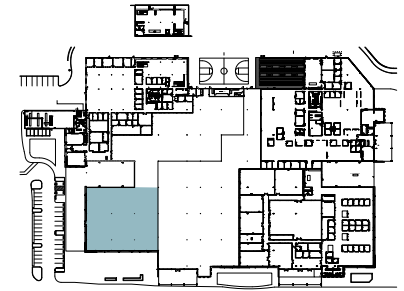
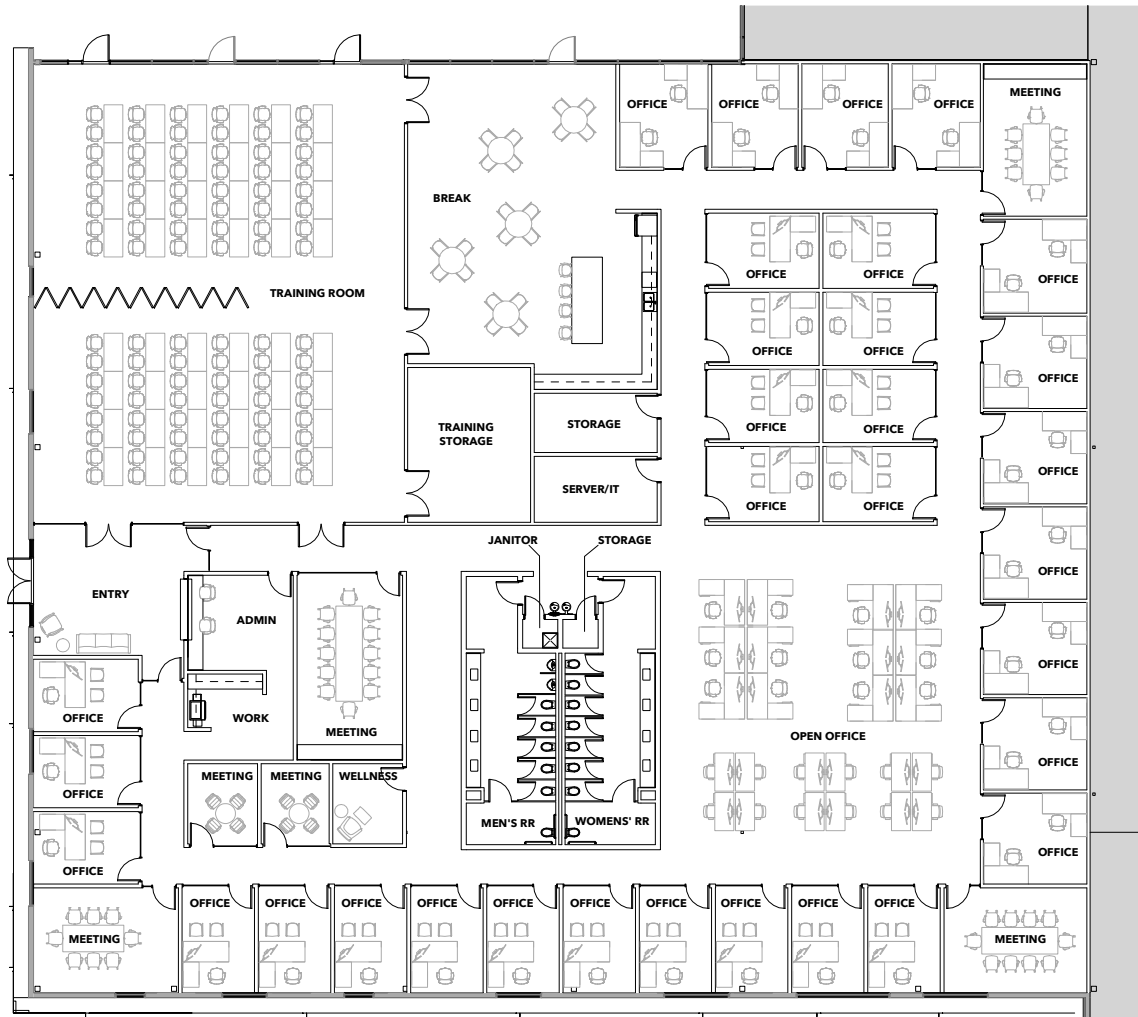


# PRESERVE AT 620

**SAMPLE TEST FIT: 18,750 RSF**

## SPACE LEGEND

TOTAL WORKSTATIONS	24
OFFICES	32
MEETING ROOMS	5
BREAK ROOMS	1
WELLNESS ROOMS	1
TRAINING ROOMS	1
RESTROOMS	2
PRINT/COPY	1
RECEPTION/ADMIN	1
SERVER/IT ROOMS	2
STORAGE/JANITORIAL	4



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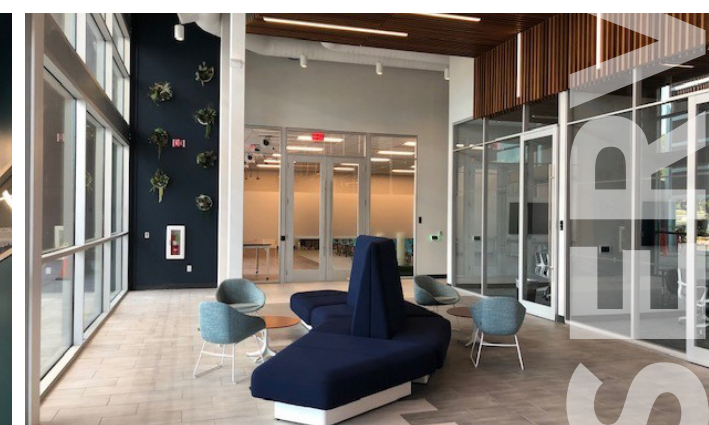
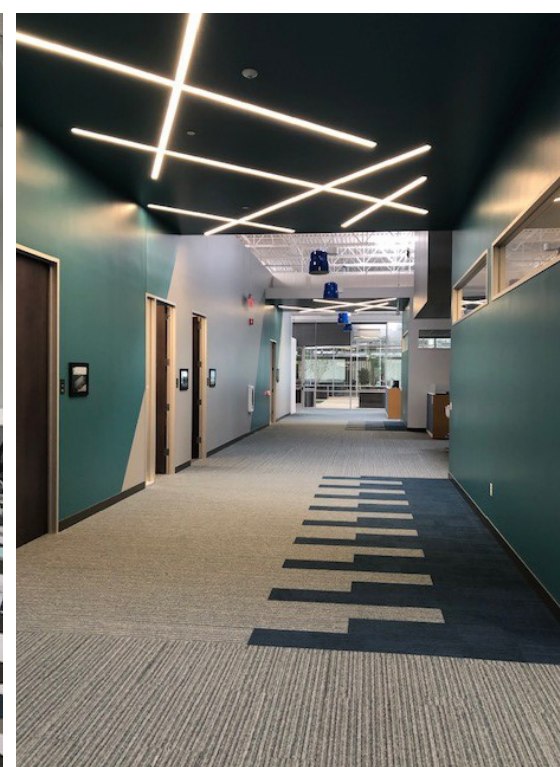
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## FOR MORE INFORMATION:

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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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date