



WESTVIEW

316 W 12TH STREET, AUSTIN, TEXAS 78701





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BUILDING SIGNAGE AVAILABLE

AVAILABILITY

SUITE 500 16,076 RSF*

SUITE 600 16,076 RSF*

CONTIGUOUS AVAILABILITY 32,152 RSF

*DIVISIBLE TO 5,980 RSF



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SIT.RELAX.REFILL.REPEAT.

Sweetwaters Coffee & Tea's onsite cafe serving signature tea, coffee, breakfast, lunch, & light snacks.



WORK SPACE

Westview showcases a newly remodeled, state-of-the-art office space that was renovated in 2018 to provide 100,166 square feet of Class A office space.

WORKFLOW

Westview is designed to encourage a natural transition between home and work.





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WORK VIEW

Westview provides an environment that fosters creativity and hard work. Our breathtaking 360 degree views of Austin from the rooftop patio will inspire any team.



WORK WELL

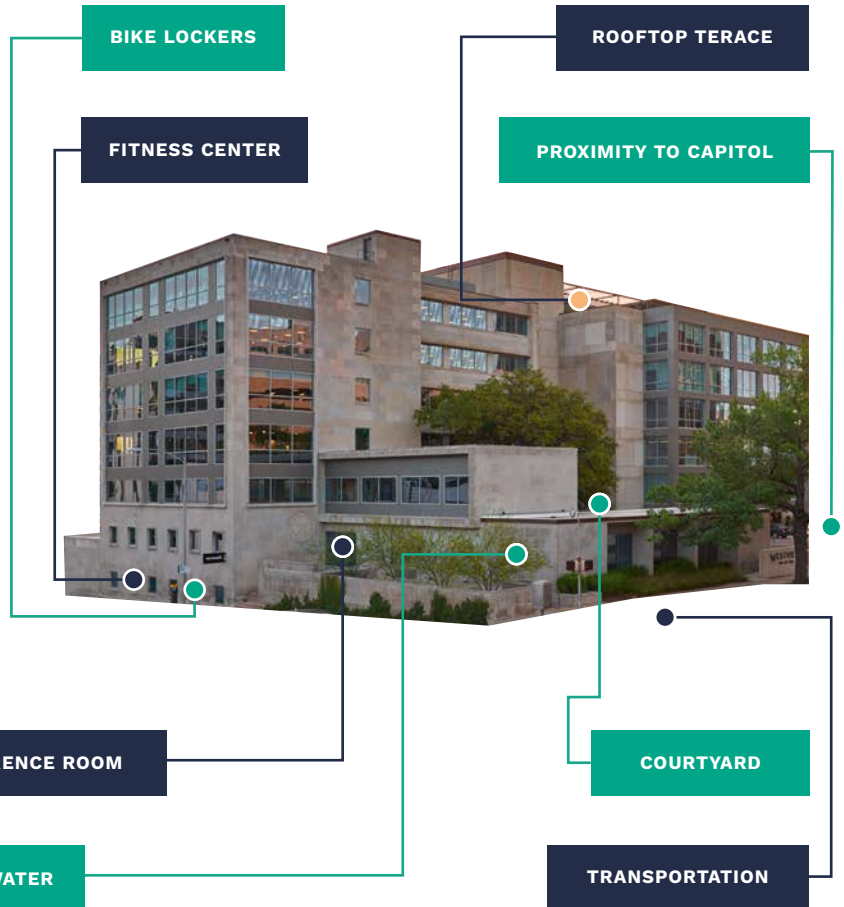
Westview uses an intelligent re-design to create a natural and comfortable setting that allows a work-life integration and enhanced employee satisfaction.



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VIEWS

Panoramic Views: The property offers tenants a rooftop terrace overlooking The Texas State Capitol, Downtown, The University of Texas and the The Hill Country.



BUILDING DETAILS

- 100,166 SF of newly-renovated Class A office space
- Sweetwaters Coffee & Tea onsite
- One block west of The Texas State Capitol
- Rooftop entertainment terrace
- Structured and surface parking
- Outdoor courtyard
- Outstanding Austin views
- Fitness center and showers
- Building conference room
- Bike lockers
- Metro bus stops including rapid line
- Building security in lobby

WESTVIEW

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THE UNIVERSITY OF TEXAS AT AUSTIN

MARTIN LUTHER KING JR BLVD

PEASE PARK

HOUSE PARK

W 12TH ST

W 15TH ST

GUADALUPE ST



SWEETWATERS.
COFFEE & TEA
ON-SITE!

DUNCAN NEIGHBORHOOD PARK

WATERLOO NEIGHBORHOOD PARK & AMPITHEATER

WOOLRIDGE SQUARE

W 9TH ST

LAVACA ST

E 10TH ST

- QUATTRO GATTI
- TASTE A DELI
- HIGHER GROUND
- PERRY'S
- CHIPOTLE
- ROARING FORK
- CAROLINE'S
- PARAMOUNT
- CHICK-FIL-A
- VELVET TACO
- CAVA
- HIDEOUT COFFEE



W 6TH ST

COLORADO ST

E 7TH ST

REPUBLIC SQUARE

W 4TH ST

CONGRESS AVE

E 6TH ST

RED RIVER ST

BRAZOS ST

E CESAR CHAVEZ ST

AUDITORIUM SHORES



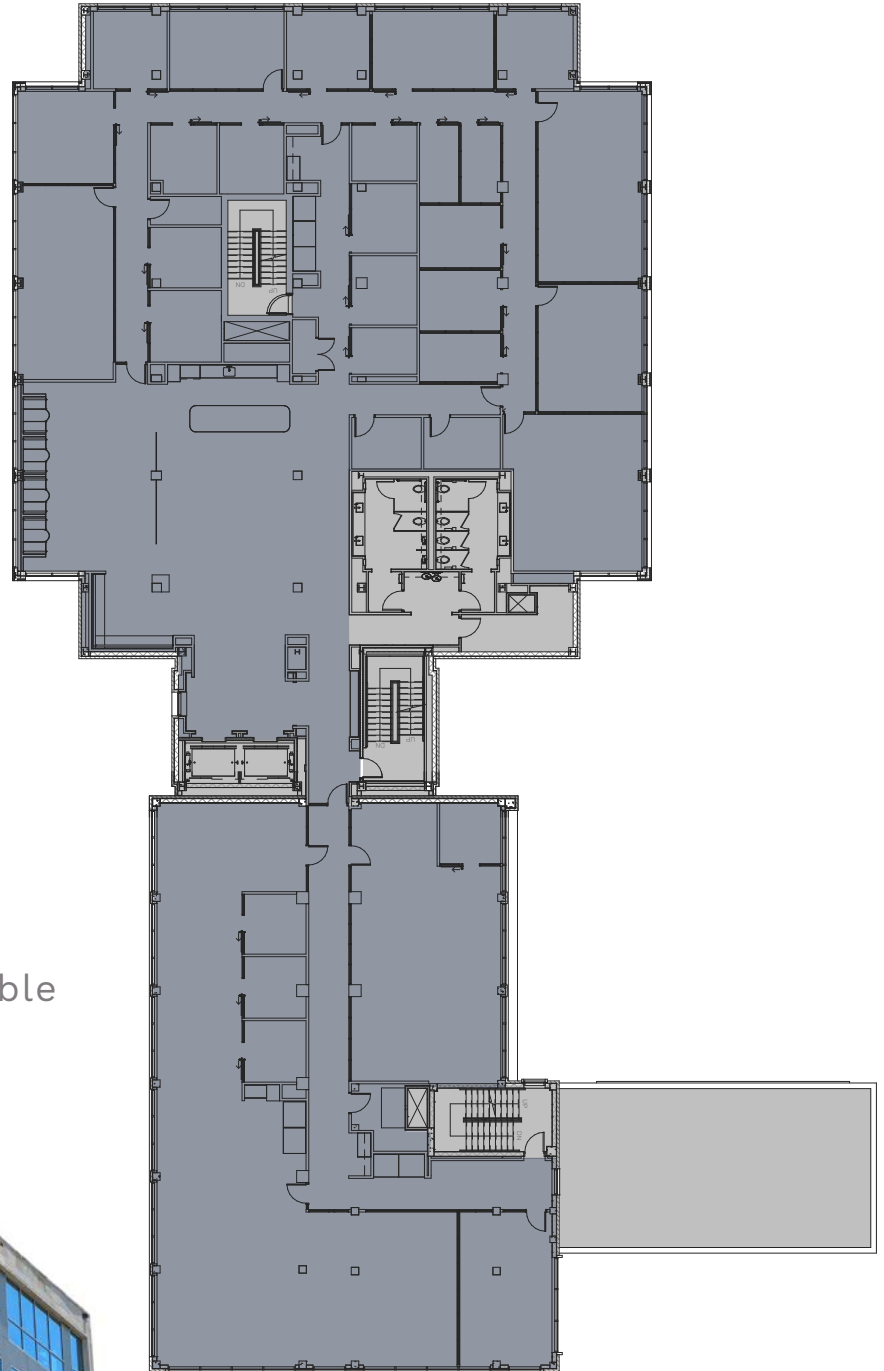
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316 W 12TH STREET, AUSTIN, TEXAS 78701

Capitol Views



Hill Country Views

SUITE 500*

16,076 RSF

*Contiguous up to 32,152 RSF with Suite 600

- ▶ Furniture available
- ▶ Full-floor opportunity
- ▶ Top Building Signage available



AVAILABLE NOW!

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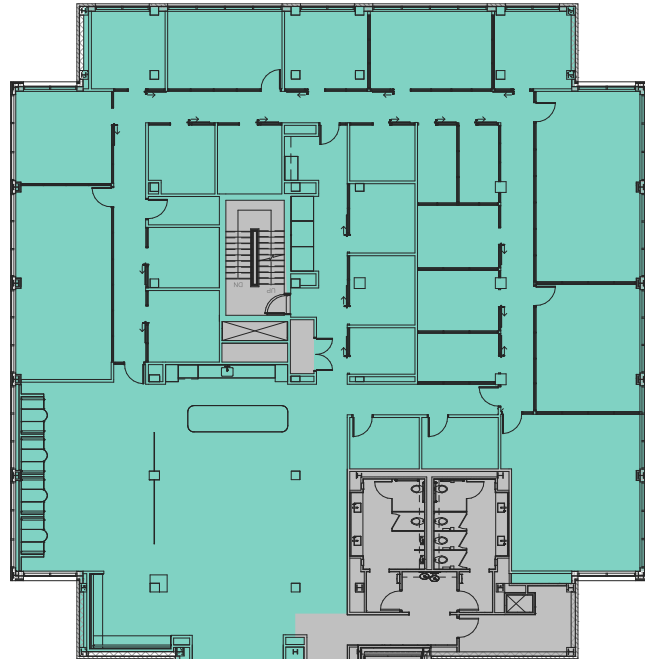
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Capitol Views



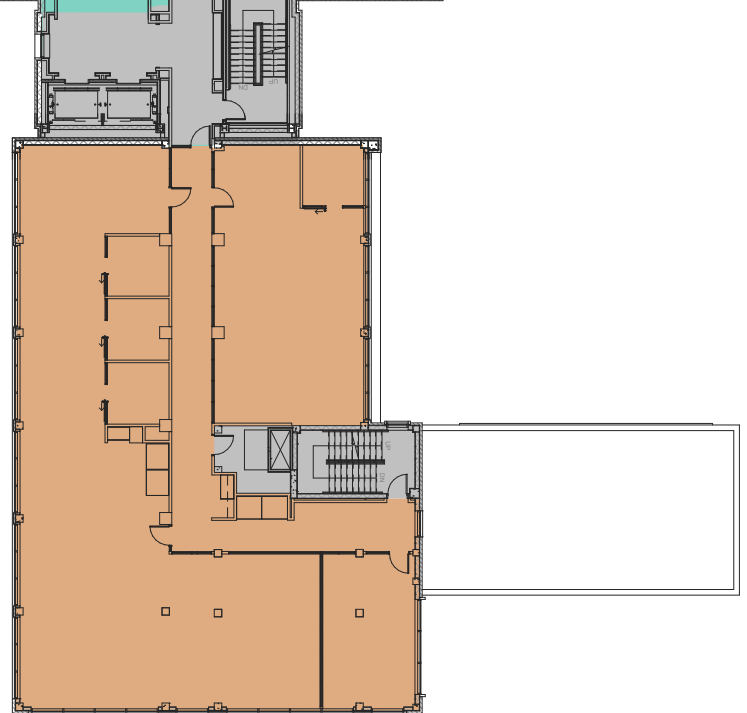
**DEMISED
FLOORPLAN**

SUITE 500 ▶

10,096 RSF

SUITE 510 ▶

5,980 RSF



Hill Country Views

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SUITE 600*

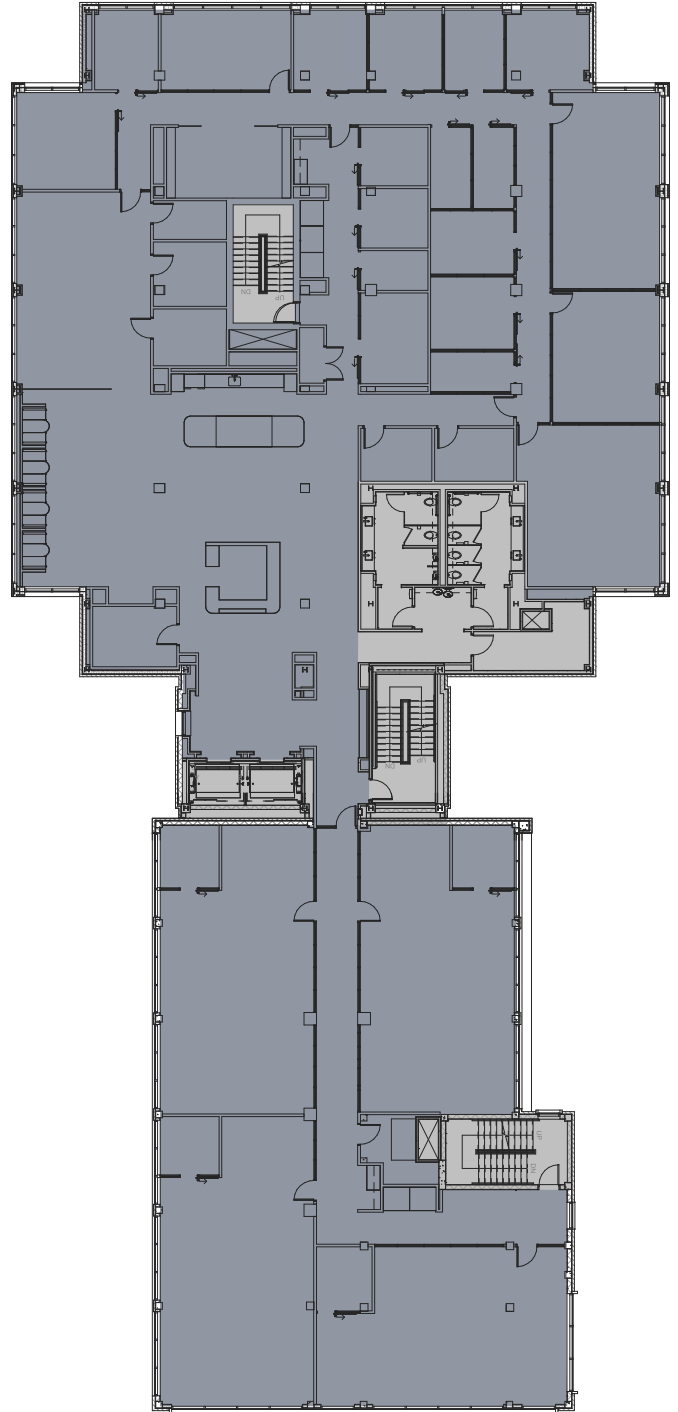
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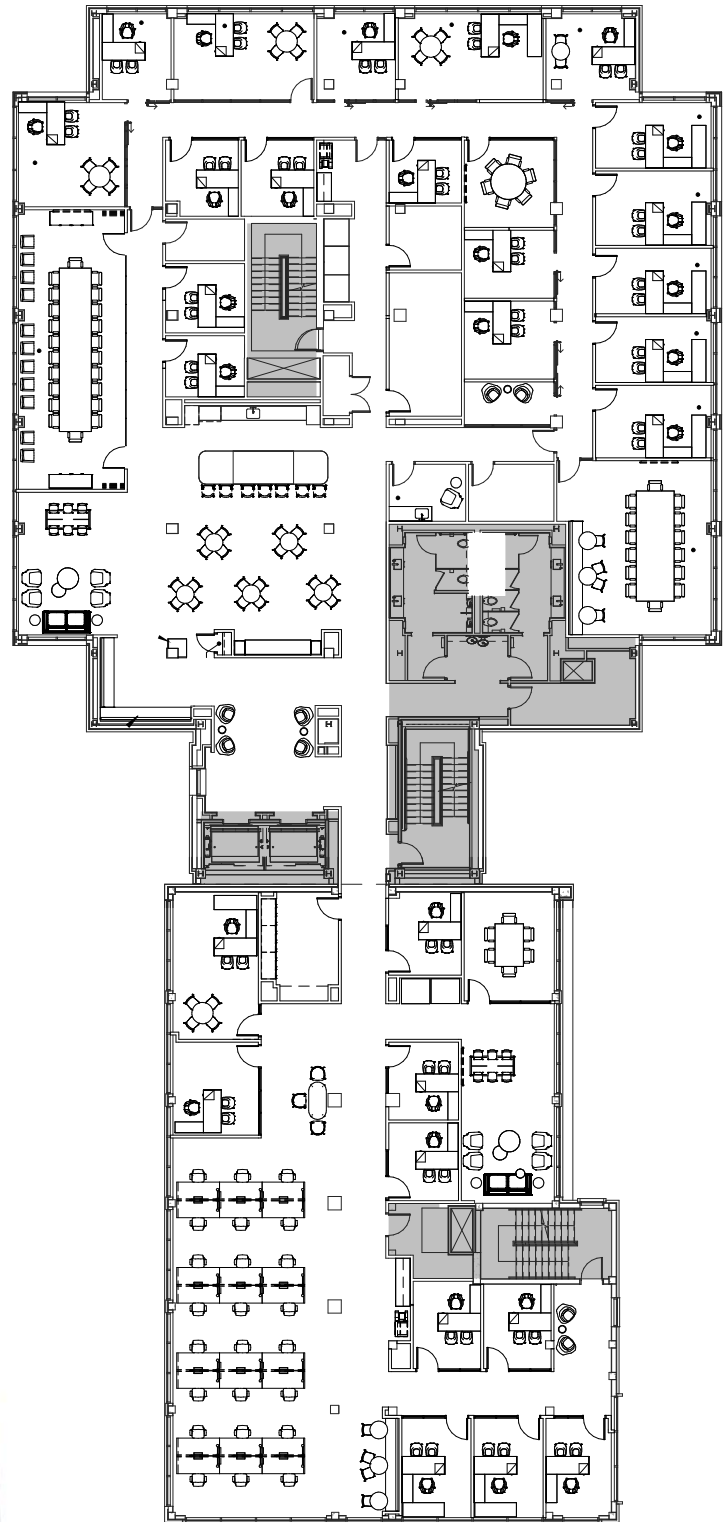


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POTENTIAL SPACE LAYOUT SUITE 600

16,076 RSF

Capitol Views



Hill Country Views

SPACE LEGEND

- Offices: 28
- Workspaces: 24
- Break Rooms: 1
- Conference Rooms: 2
- Huddle Areas: 3
- Lounge/Collaboration: 4
- Reception: 1
- Wellness Rooms: 1
- Copy Rooms: 2
- Storage/IT: 5



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DEMISED FLOORPLAN

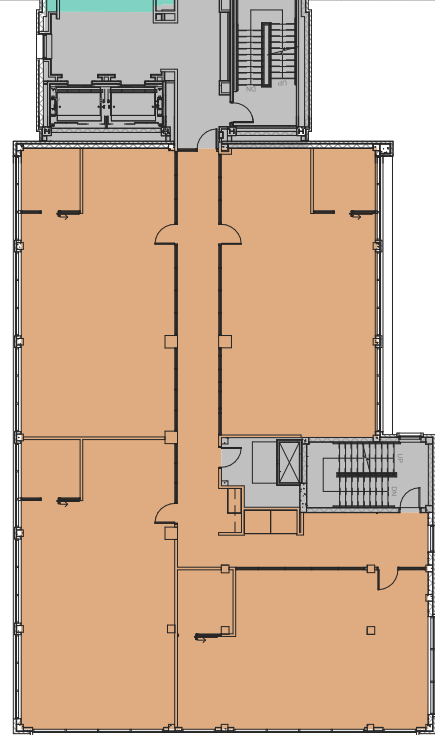
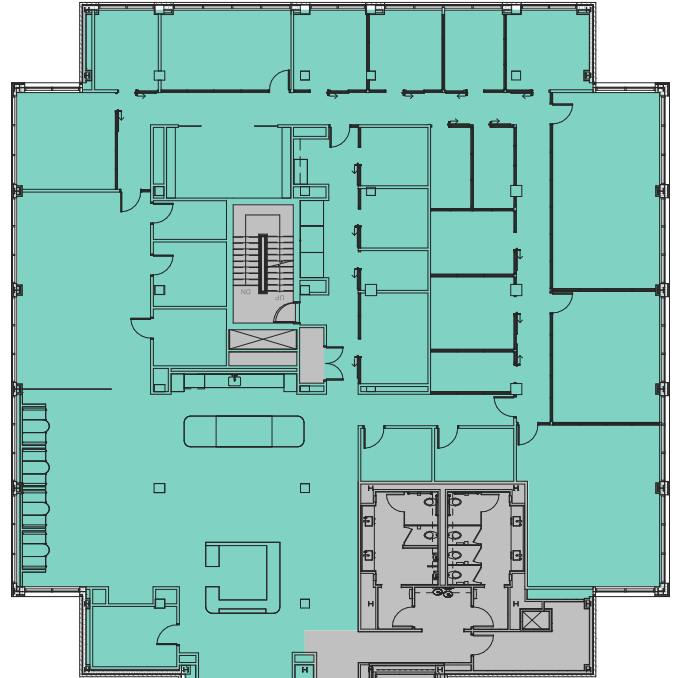
SUITE 600 ►

10,096 RSF

SUITE 610 ►

5,980 RSF

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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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|---|-------------|------------------|--------------|
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| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Designated Broker of Firm | License No. | Email | Phone |
| Matt Levin | 548312 | mlevin@ecrtx.com | 512.505.0001 |
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| Patrick Ley | 593295 | pley@ecrtx.com | 512.505.0002 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

