



OFFICE/MEDICAL FOR LEASE

4314 MEDICAL PARKWAY | AUSTIN, TEXAS | 78756

4314  
MEDICAL PARKWAY

# 4314

MEDICAL PARKWAY

## ABOUT THE PROPERTY

Located in the resurging Medical Parkway district, 4314 Medical Parkway is a Clayton Korte designed office/medical project with high-end finishes and park/downtown views situated in the amenity-rich Rosedale neighborhood.

## AVAILABILITY

**Suite 150** 4,142 RSF

**Suite 250** 4,073 RSF

## FEATURES

- ▶ Boutique Office/Medical Building
- ▶ Clayton-Korte designed
- ▶ Flexible office sizes
- ▶ Class A, Custom Finishes
- ▶ High Ceilings
- ▶ Covered Parking



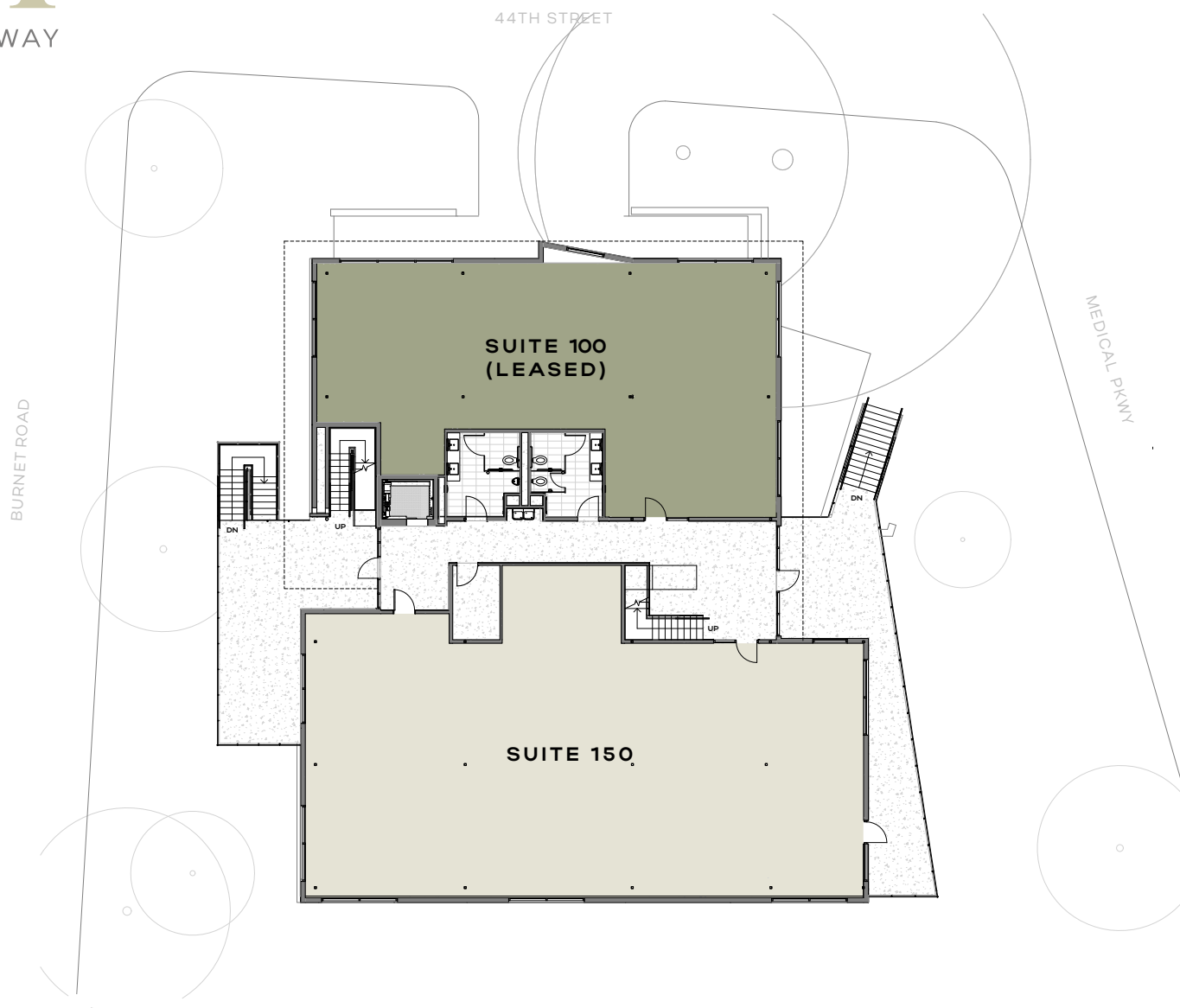
# 4314

MEDICAL PARKWAY

## SUITE 150

4,142 RSF

## LEVEL TWO FLOOR PLANS



FOR MORE  
INFORMATION  
PLEASE CONTACT

PATRICK LEY, SIOR, CCIM  
512.505.0002  
pley@ecrtx.com

HAYDEN MCCARTY  
512.505.0017  
hmccarty@ecrtx.com

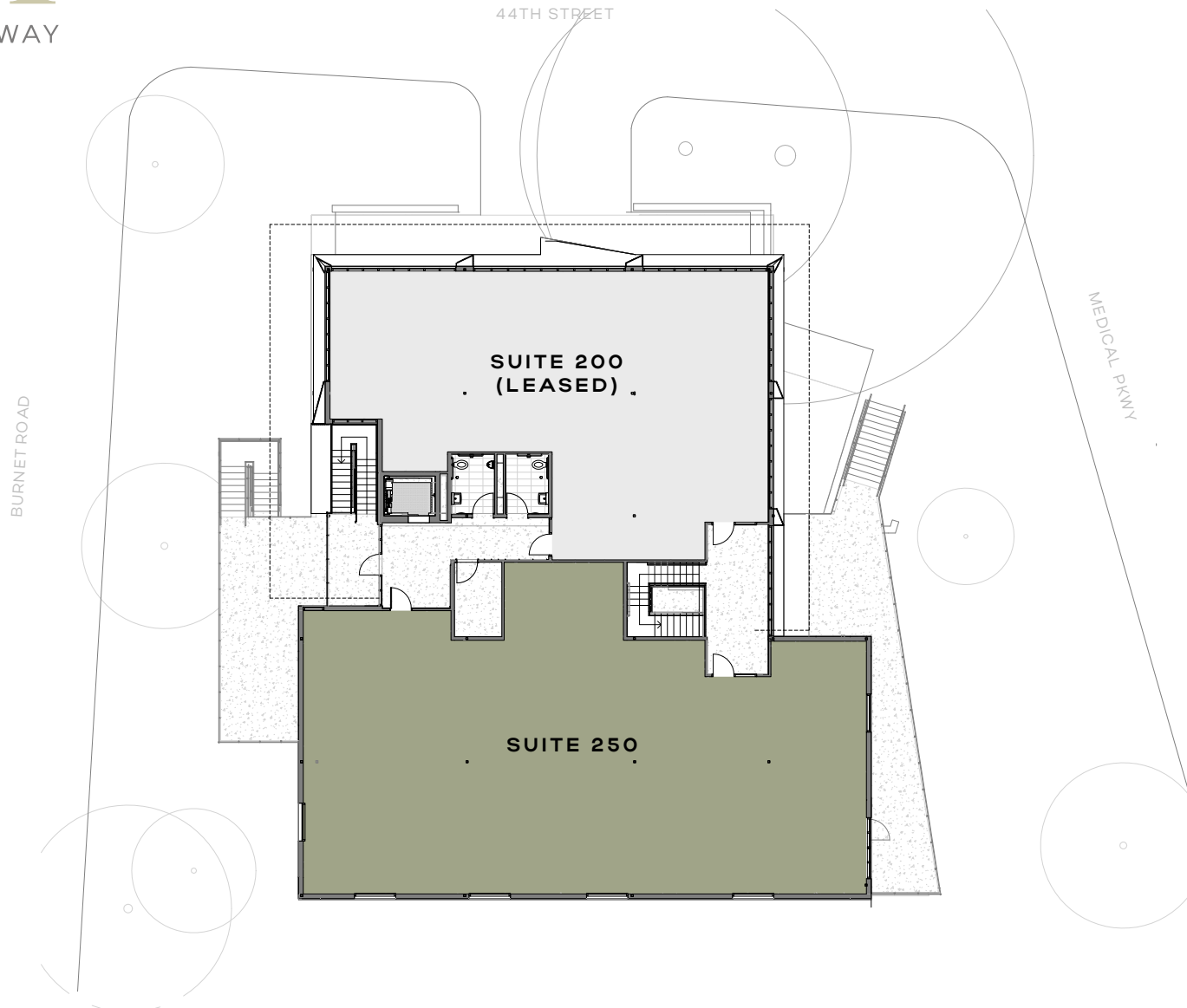


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MEDICAL PARKWAY

**SUITE 250**  
4,073 RSF

## LEVEL THREE FLOOR PLANS



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PROPERTY LOCATION

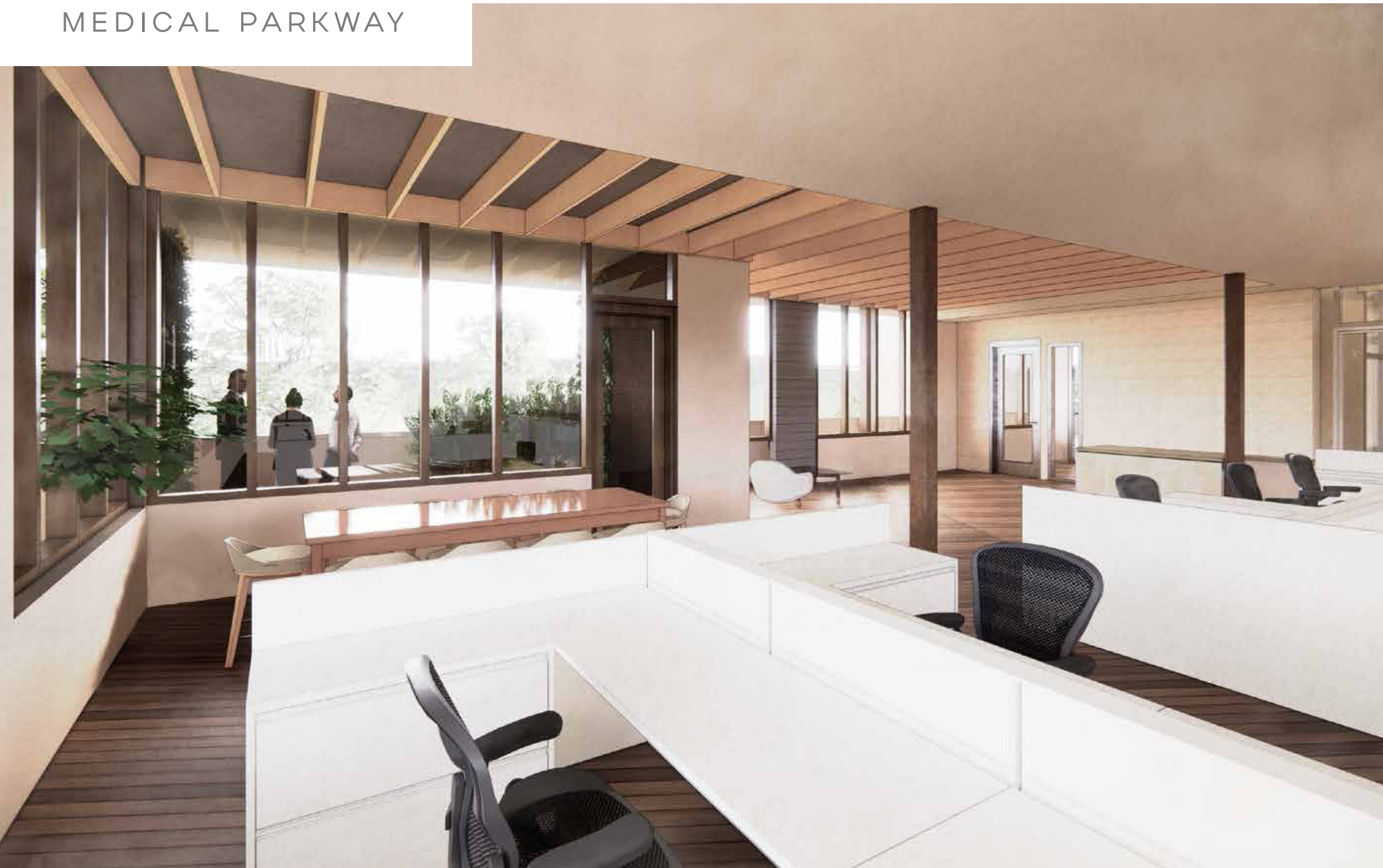
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PROPERTY PHOTOS  
OFFICE/MEDICAL FOR LEASE



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## MEDICAL PARKWAY

AUSTIN, TX 78756

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hmccarty@ecrtx.com



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
Patrick Ley	593295	pley@ecrtx.com	512.505.0002
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date