

Parkcrest North



LEASE	5608 PARKCREST DR // AUSTIN, TEXAS // 78731	
	OFFICE	<p>HANNAH HUSKEY HHUSKEY@ECRTX.COM 512.505.0015</p> <p>ROSS CHUMLEY RCHUMLEY@ECRTX.COM 512.505.0029</p>

Parkcrest North

OFFICE // FOR LEASE



Parkcrest North is a three-story, ±30,000 SF office building located in the Northwest submarket at the intersection of Parkcrest Drive and Northland Drive. The property provides excellent access to MoPac, RR 2222, and US 183, making it well-suited for a range of office needs. Its location also offers convenient proximity to restaurants, shopping, and other nearby amenities.

AVAILABILITY

Suite 200 4,070 SF (2nd Gen Office)

FEATURES

- ▶ Easy access to MoPac, RR 2222, and US 183
- ▶ Suitable for a variety of office requirements
- ▶ 10 minutes to The Domain, 15 minutes to Downtown Austin, and 22 minutes to the Austin Bergstrom Airport
- ▶ Monument Signage Available

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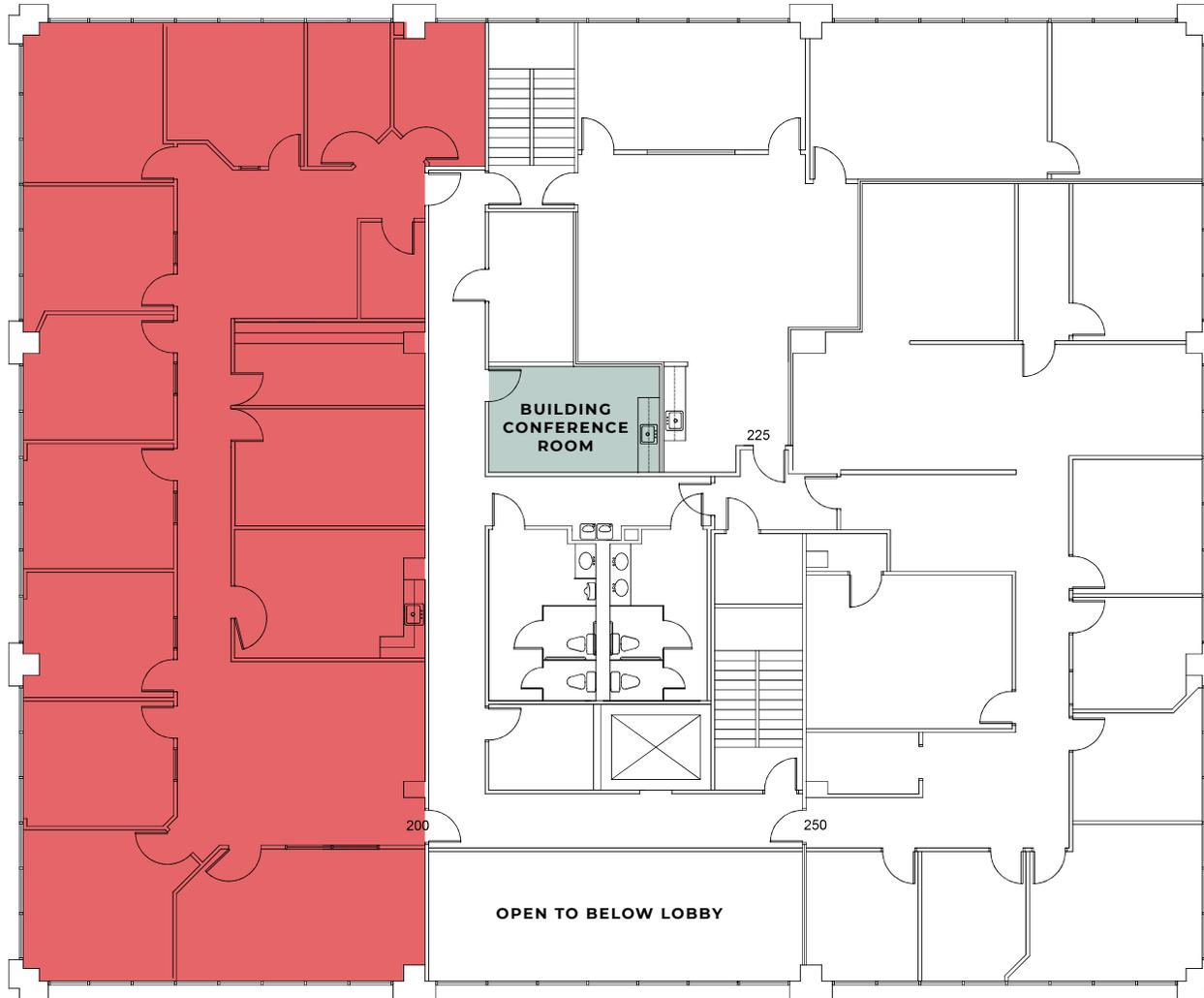
LEVEL
TWO

Suite 200

4,070 RSF
2ND GEN OFFICE



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE 200



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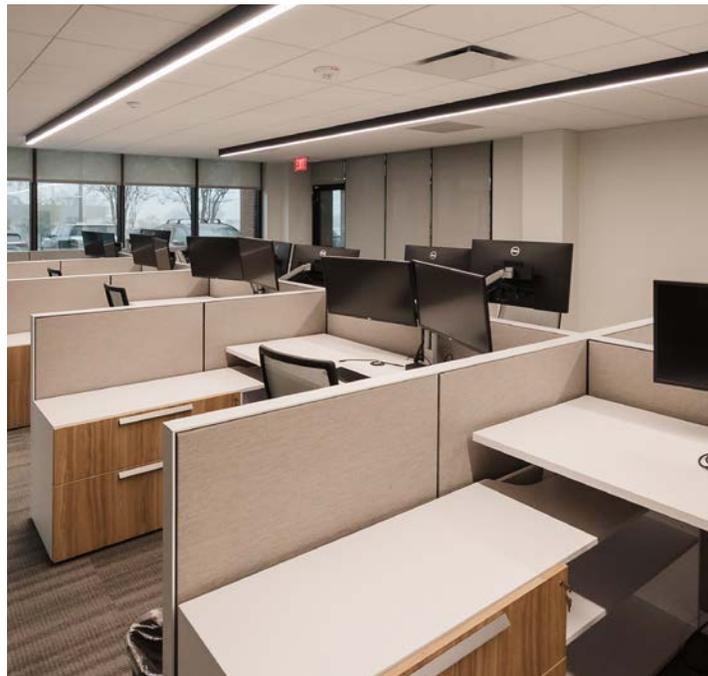
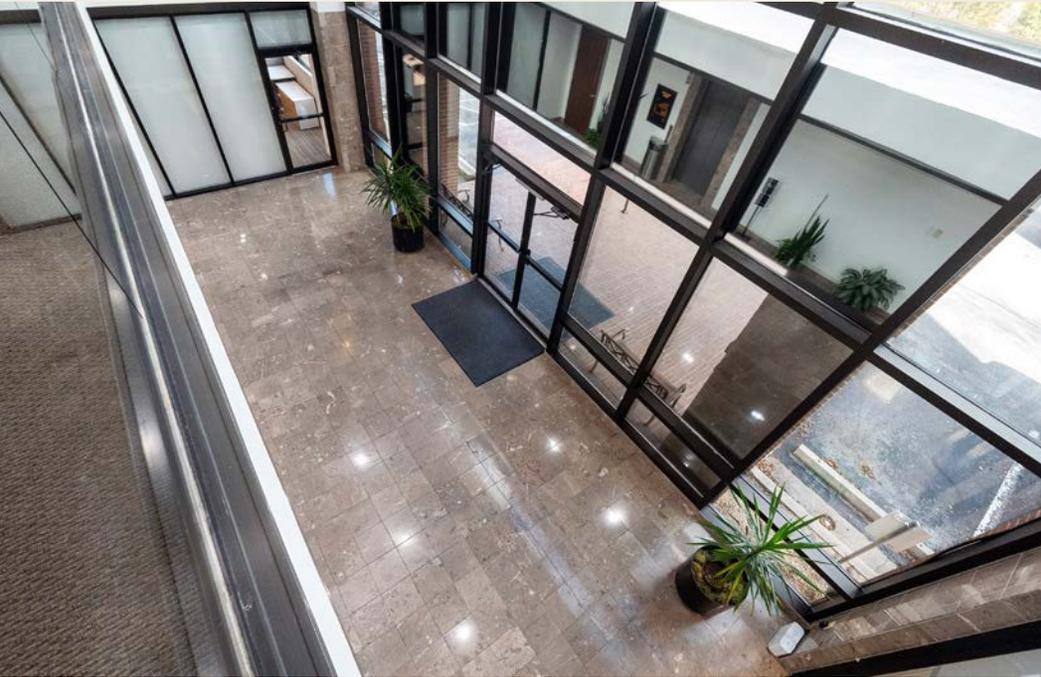


NEARBY AMENITIES

1. ZuZu
2. Starbucks
3. Juiceland
4. CraigO's Pizza
5. Chez Zee
6. Bufalina Due
7. JewBoy Sub Shop
8. The Peached Tortilla
9. Monkey Nest Coffee
10. Russell's Bakery
11. Yamas
12. Tumble 22
13. Taco Deli
14. Top Notch Hamburgers
15. dipdipdip Tatsuya
16. Ichiban
17. Pedrosos Pizza
18. Tres Monarcas
19. Happy Chicks
20. Austin Salad Company
21. Barley Swine
22. Snarfs Sandwiches
23. JuiceLand
24. Tacos Ivan
25. Saffron Austin
26. Starbucks
27. Biderman's Deli
28. Soup Peddler
29. Epoch Coffee
30. HEB
31. Schlotzsky's
32. Austins Very Own Saltt
33. Louisiana Crab Shack
34. Tarka Indian Kitchen
35. Dos Batos
36. Hopdoddy
37. Bartlett's
38. Thundercloud
39. Tatsumi Sushi
40. High 5
41. Cover 3
42. Tony C's Pizza
43. Conan's Pizza
44. Cabo Bob's Burritos
45. District Kitchen
46. Jack Allen's
47. El Dorado Cafe

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HHUSKEY@ECRTX.COM
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ROSS CHUMLEY
RCHUMLEY@ECRTX.COM
512.505.0029



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
Hannah Huskey	818894	hhuskey@ecrtx.com	512.505.0015
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date