



1306 - 1308

# ROSEWOOD



OFFICE + RETAIL // FOR LEASE // 1306-1308 ROSEWOOD AVE // AUSTIN, TEXAS // 78702



1 3 0 6 - 1 3 0 8

# ROSEWOOD

## ABOUT

Experience the vibrant energy of East Austin while enjoying the comfort and convenience of a modern space with historic charm. 1306 & 1308 Rosewood offers a creative work style in a highly sought-after area, just a few streets away from Austin's most iconic restaurants.

## AVAILABILITY

<b>Total Availability</b>	1,637 RSF*	Available 5/1/25
<b>1306 Rosewood</b>	891 RSF	Available 5/1/25
<b>1308 Rosewood</b>	746 RSF	Available 5/1/25

\*Buildings are Divisible to 746 - 891 RSF

## FEATURES

- ▶ Highly desirable area, walkable to restaurants, coffee shops, and nightlife
- ▶ Creative office buildings with historic charm
- ▶ Move-in ready
- ▶ Ample parking at 5.5 per 1,000 RSF



1306-1308  
**ROSEWOOD**

**1306+1308 ROSEWOOD**

1,637 RSF



CLICK OR SCAN TO  
VIRTUALLY TOUR

FOR MORE  
INFORMATION

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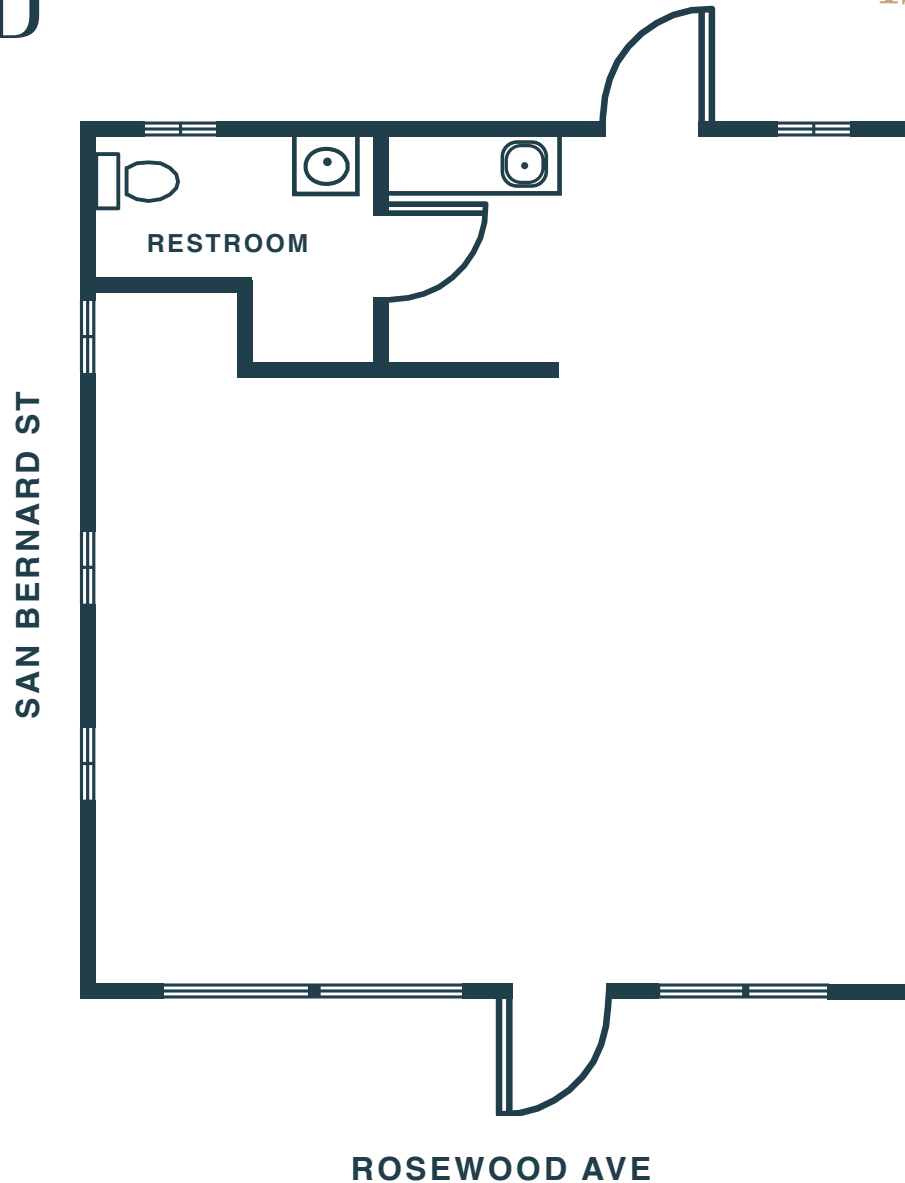
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**1306 ROSEWOOD**

891 RSF



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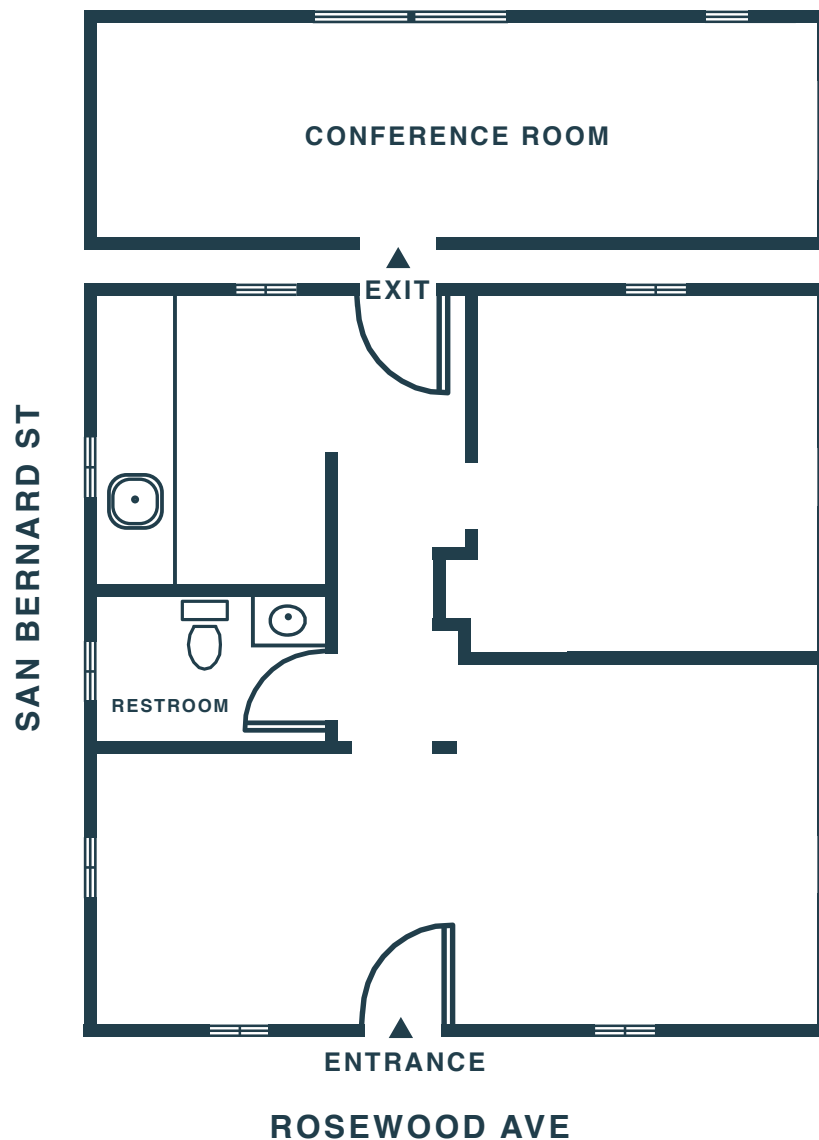
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**1308 ROSEWOOD**

746 RSF



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**LOCATION + AMENITIES**  
OFFICE FOR LEASE





1306-1308

# ROSEWOOD

## THE NEIGHBORHOOD

Rosewood is a vibrant and historically significant neighborhood located just east of downtown Austin, Texas. Over the past decade, the neighborhood has seen a wave of revitalization while maintaining its community charm and artistic spirit. Rosewood's tree-lined streets are dotted with a mix of historic homes, modern infill development, and local businesses offering a walkable, urban lifestyle that blends tradition with a contemporary vibe.

The neighborhood is known for its eclectic dining scene, with standout spots like Paperboy, an elevated brunch destination; Hillside Farmacy, a beautifully restored 1950s-era pharmacy, the space still features its original antique apothecary cabinets, tilework, and soda fountain details - creating a nostalgic atmosphere with a modern twist; and Franklin Barbecue, widely regarded as not just one of the best barbecue joints in Austin, but one of the best in the entire country.

Rosewood Park and Boggy Creek Greenbelt provide green space for recreation, and the neighborhood's proximity to East 6th Street and the MLK MetroRail station make it well-connected for commuters and weekend explorers alike. It's a neighborhood that perfectly captures Austin's blend of old soul and new energy.



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1306-1308  
ROSEWOOD

PROPERTY PHOTOS  
OFFICE FOR LEASE





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**ROSEWOOD**  
 AUSTIN, TX 78702



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

\_\_\_\_\_  
 Date

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