

The Offices at Sawyer Ranch

OFFICE // FOR SALE OR LEASE



| | | |
|----------------------|------------------------------------------|----------------------------------------------------------|
| FOR SALE OR LEASE | 13341 W US 290 // AUSTIN, TEXAS // 78737 | |
| | OFFICE / MEDICAL | ISAAC GUTIERREZ IGUTIERREZ@ECRTX.COM 512.505.0008 |
| | | PATRICK LEY SIOR, CCIM PLEY@ECRTX.COM 512.505.0002 |

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The Offices at Sawyer Ranch is an exclusive 10-building office and medical condo park, featuring a variety of professional spaces available for both sale and lease to suit your business needs.

FEATURES

- ▶ New Class A Construction
- ▶ Direct access to Hwy 290
- ▶ Condos available for sale or lease
- ▶ Signage opportunities available
- ▶ Planned retail within walking distance (Delivering Summer 2024)

AVAILABILITY

| | |
|--------------------|----------------------------------------------|
| Building 3 | 2,905 - 6,300 SF (Full building opportunity) |
| Building 7 | Suite 200 (2,367 SF) & Suite 300 (1,389 SF) |
| Building 9 | 5,546 SF |
| Building 10 | 2,000 - 10,321 SF |

1

Minutes to Hwy 290

20

Minutes to Downtown

25

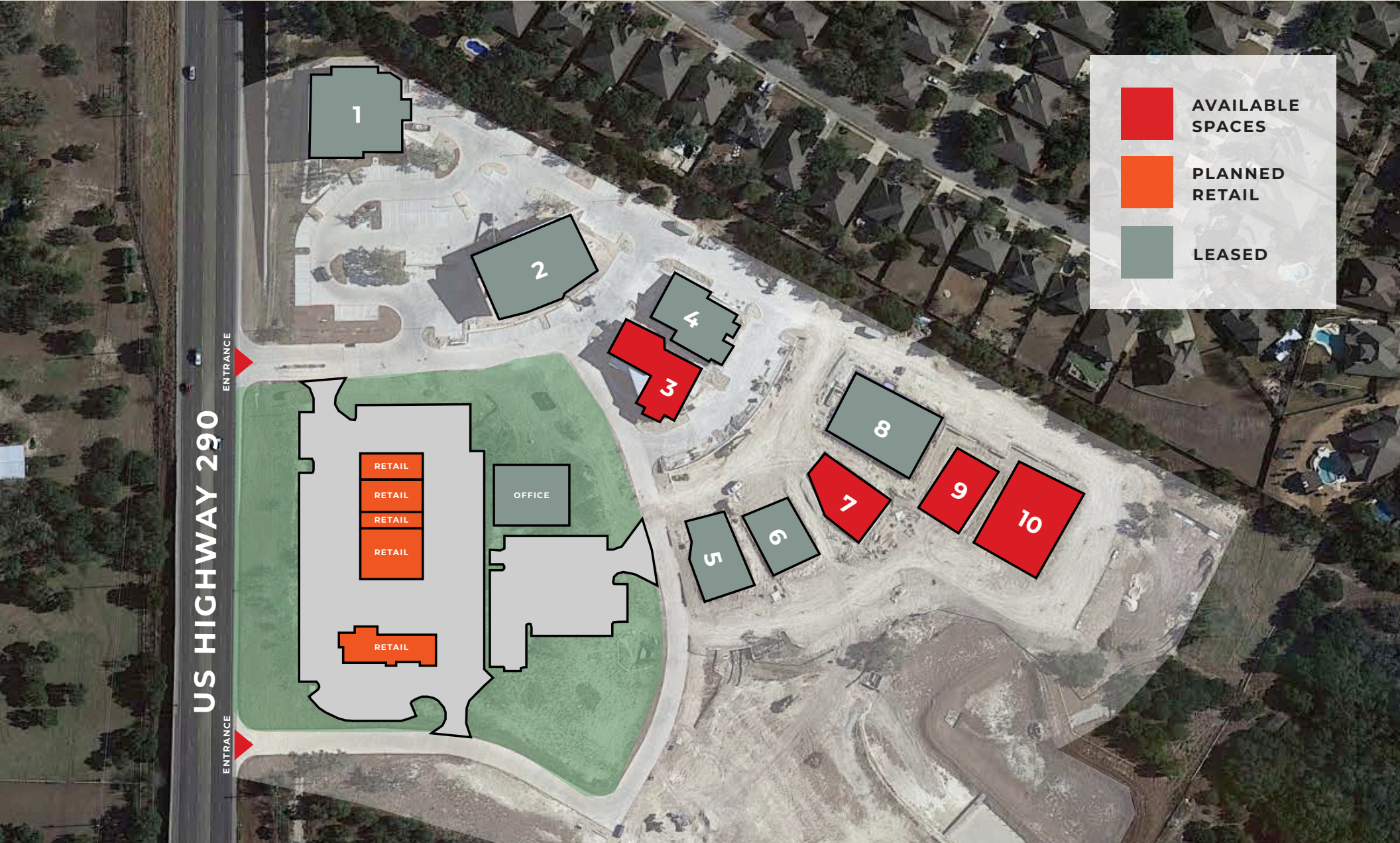
Minutes to ABIA

15

Minutes to the intersection of MoPac & Hwy 290

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3 BUILDING THREE

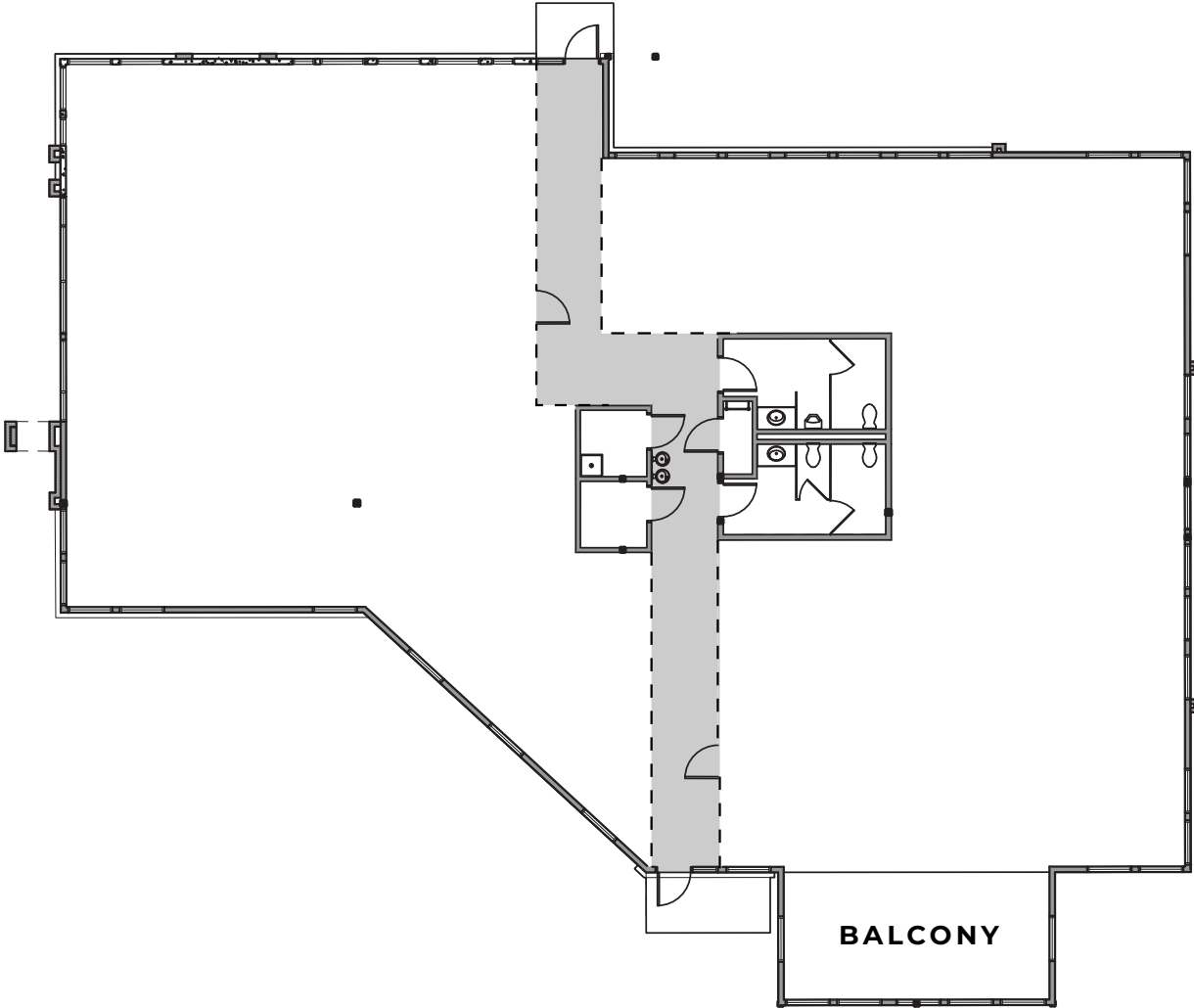
Building 3

2,905 - 6,300 RSF
Full building opportunity

■ Proposed Corridor



Sample Test Fit on Following Page



The Offices at Sawyer Ranch

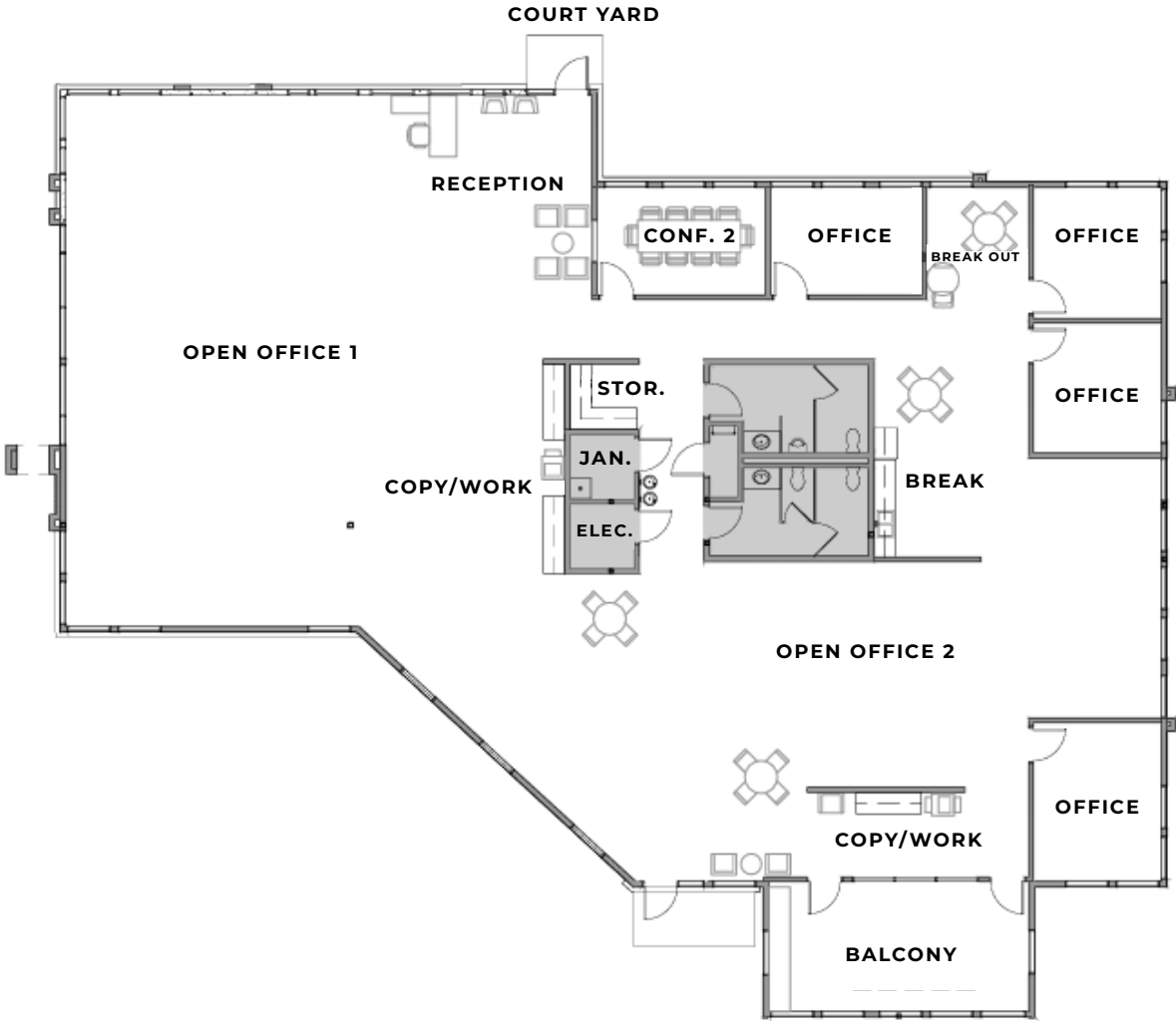
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3 BUILDING THREE

Sample Test Fit

Building 3
2,905 - 6,300 RSF
Full building opportunity



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3 BUILDING THREE

Sample Medical Test Fit

Building 3
2,905 - 6,300 RSF
Full building opportunity



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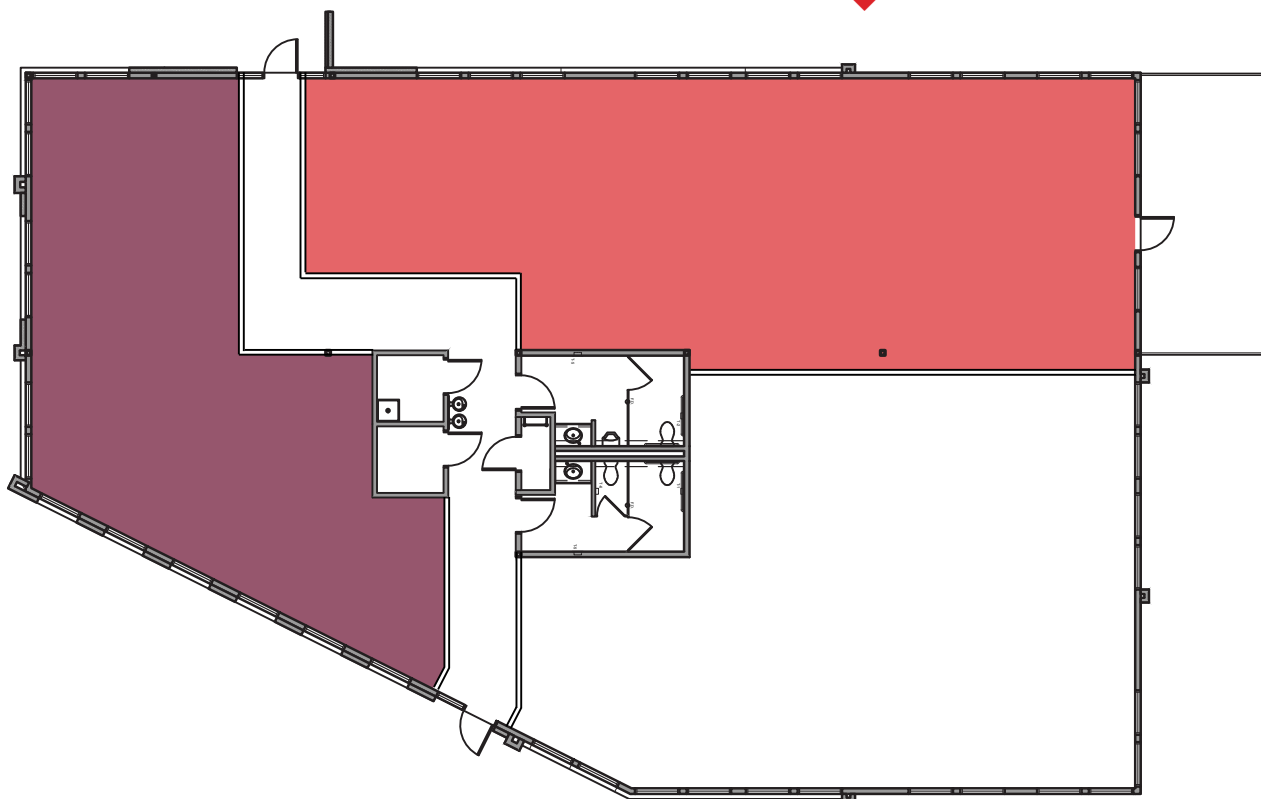
7

BUILDING
SEVEN

Suite 300
1,389 RSF



Suite 200
2,367 RSF



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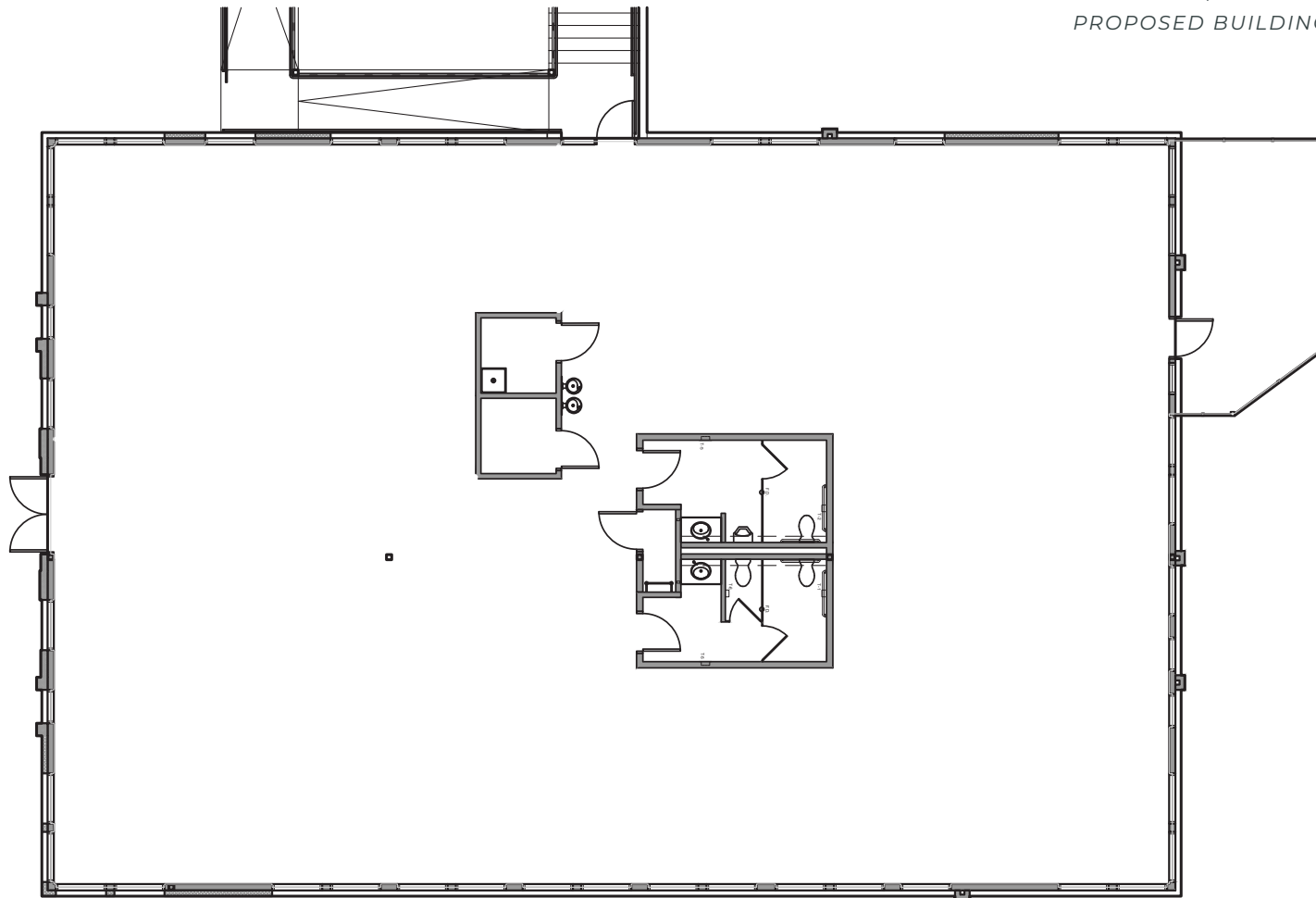


9 BUILDING NINE

Building 9

5,546 RSF

PROPOSED BUILDING



The Offices at Sawyer Ranch

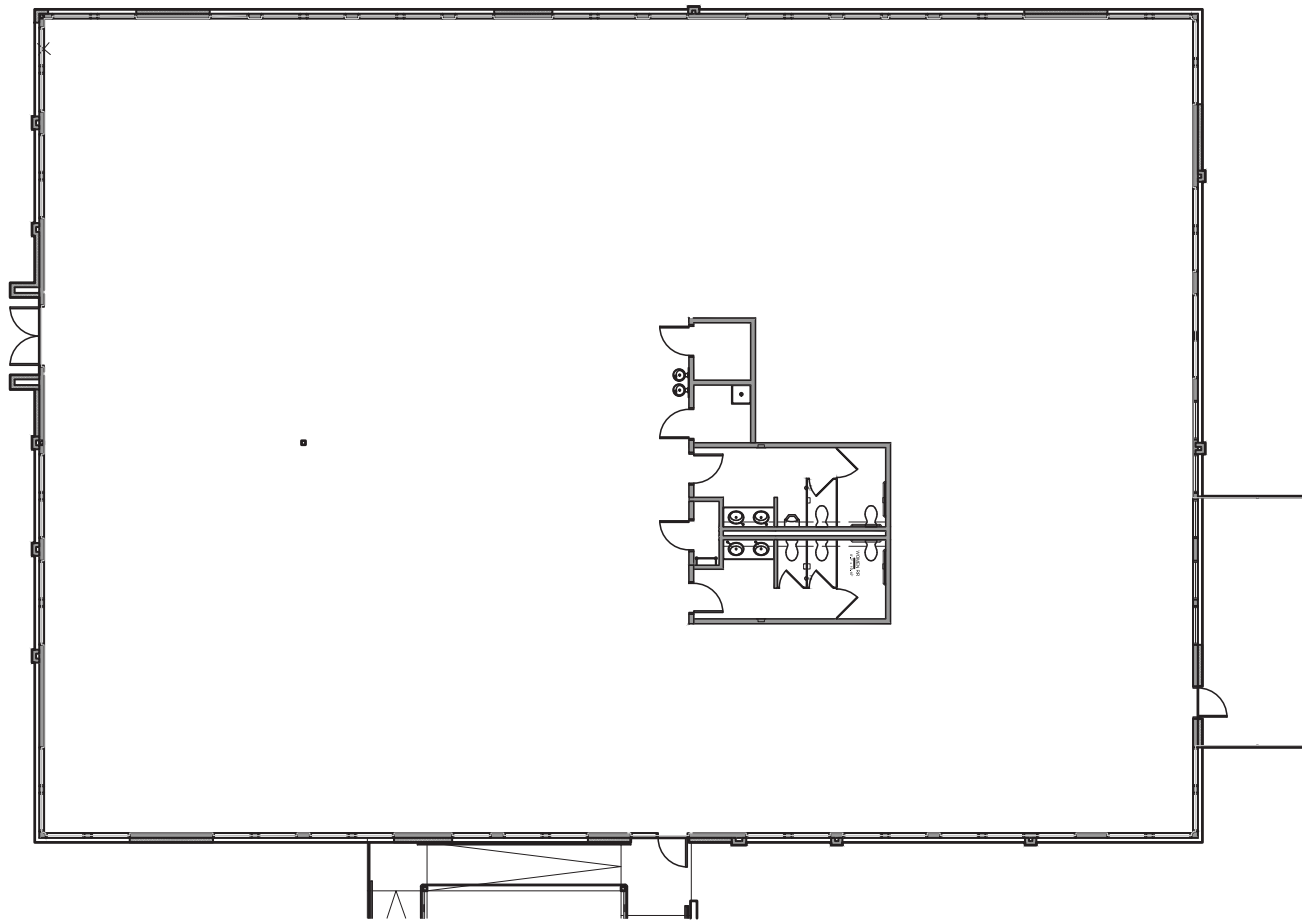
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10 BUILDING
TEN

Building 10

2,000 - 10,321 RSF
PROPOSED BUILDING



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BUILDING 6



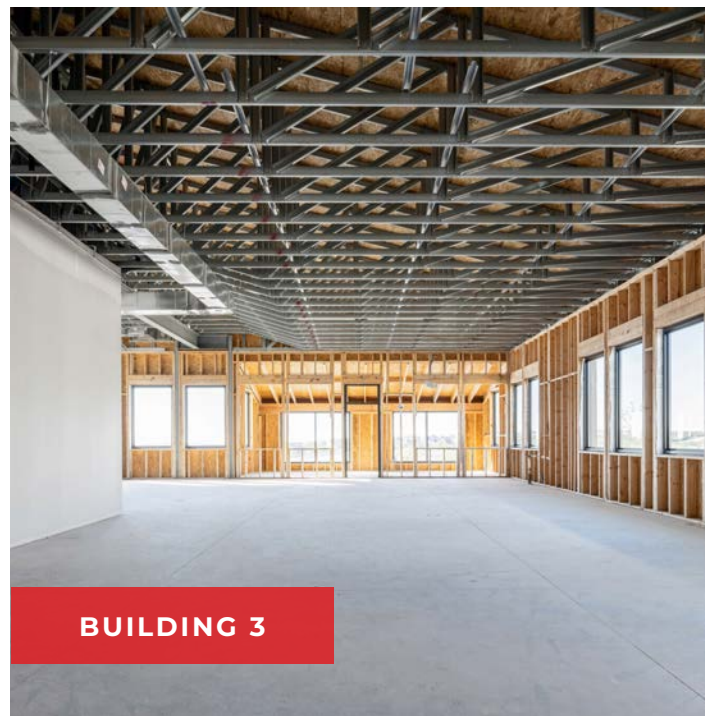
BUILDING 3



BUILDING 7



BUILDING 3



BUILDING 5



The Offices at Sawyer Ranch

13341 W US 290, Austin, TX 78737

ISAAC GUTIERREZ
IGUTIERREZ@ECRTX.COM
512.505.0008

PATRICK LEY SIOR, CCIM
PLEY@ECRTX.COM
512.505.0002



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 |
| Isaac Gutierrez | 698727 | igutierrez@ecrtx.com | 512.505.0008 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

 Buyer/Tenant/Seller/Landlord Initials

 Date