

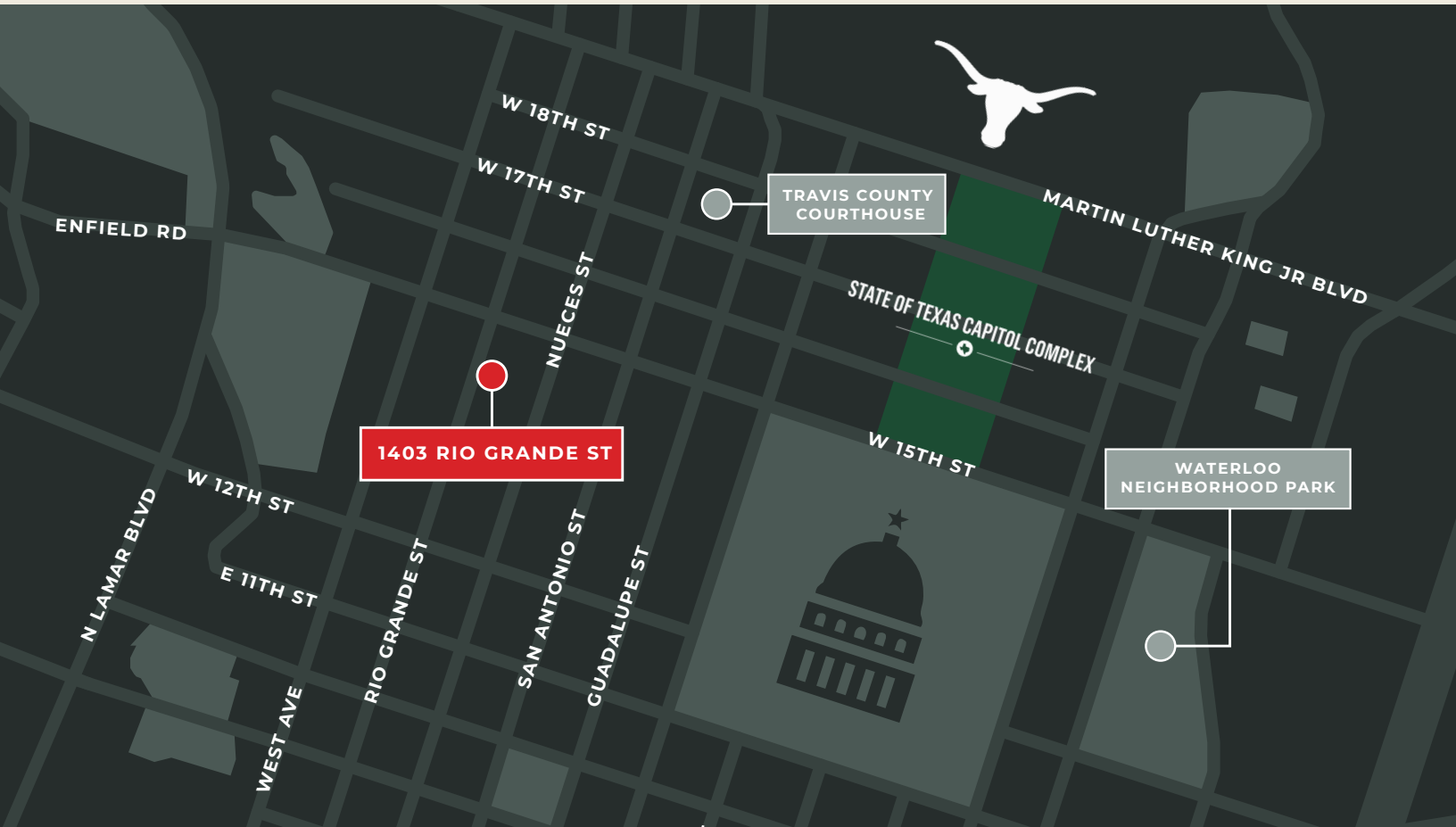
1403 Rio Grande St



LEASE	1403 RIO GRANDE ST // AUSTIN, TEXAS // 78701	
	OFFICE	CORY CAMP // CCAMP@ECRTX.COM // 512.505.2761

1403 Rio Grande St

OFFICE // FOR LEASE



1,156 SF OFFICE // PRIME CENTRAL AUSTIN LOCATION

Discover a private, professional office opportunity in one of Austin's most accessible urban neighborhoods. Located just minutes from Downtown and the Capitol, 1403 Rio Grande Street offers a functional layout with private offices, a reception area, and rare on-site parking. Positioned in the established Judge's Hill area, this space combines neighborhood character with proximity to Austin's business core, UT campus, and a strong mix of nearby dining and amenities. Ideal for law, professional services, or creative office users seeking a central and convenient address.

AVAILABILITY

Full Building 1,165 RSF

FEATURES

- ▶ Remodeled home
- ▶ Natural light and new lighting
- ▶ Open floor plan
- ▶ Hardwood floors and fresh paint
- ▶ Modern full kitchen and a half bath
- ▶ Window treatments
- ▶ Security system
- ▶ 2 private offices and a large open concept space
- ▶ Built-in desks and ample storage

FOR MORE INFORMATION

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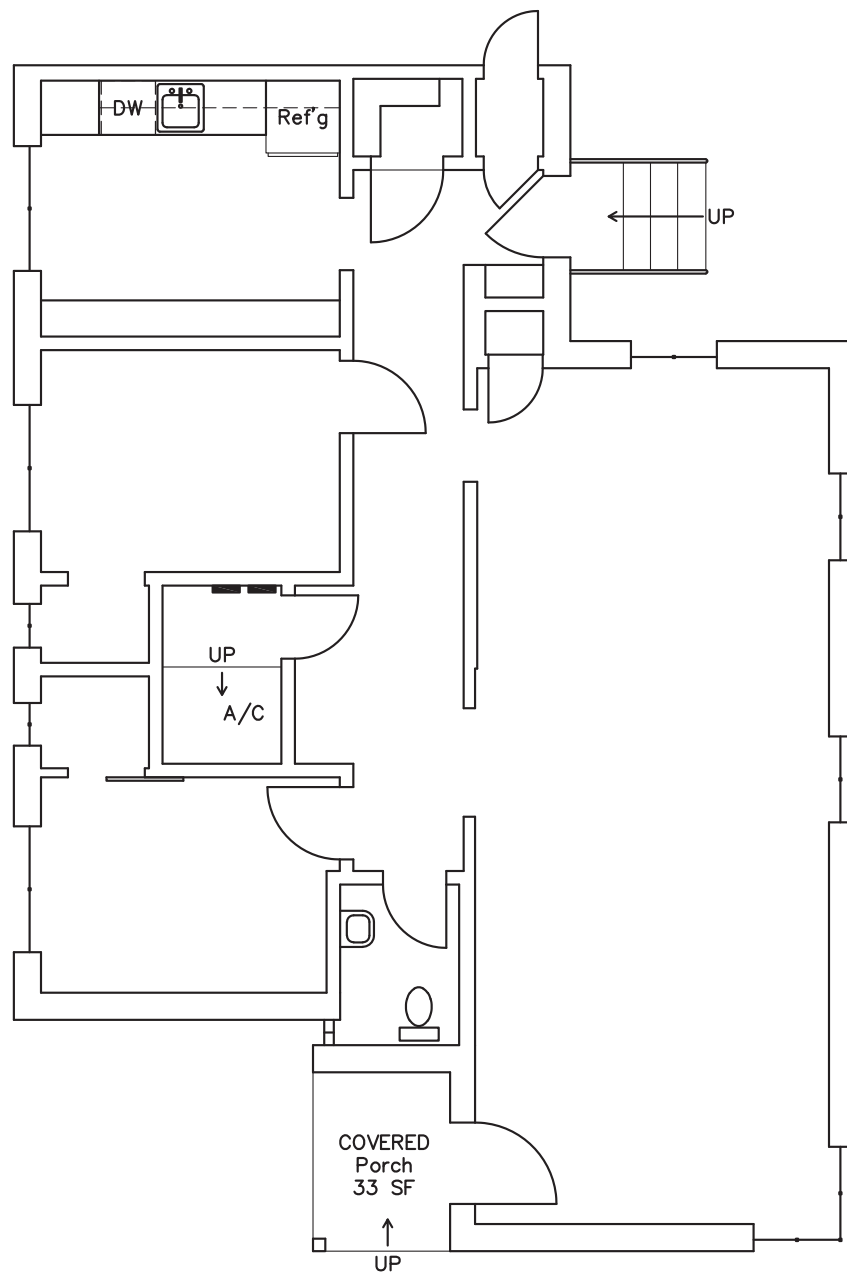
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FLOOR PLAN

FULL BUILDING

1,165 RSF



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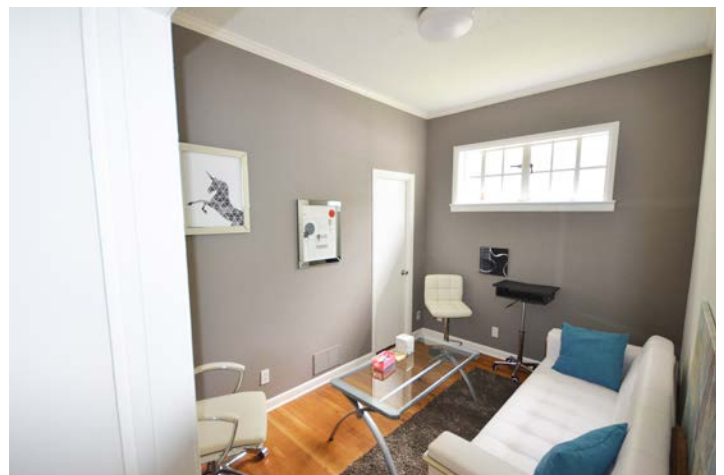
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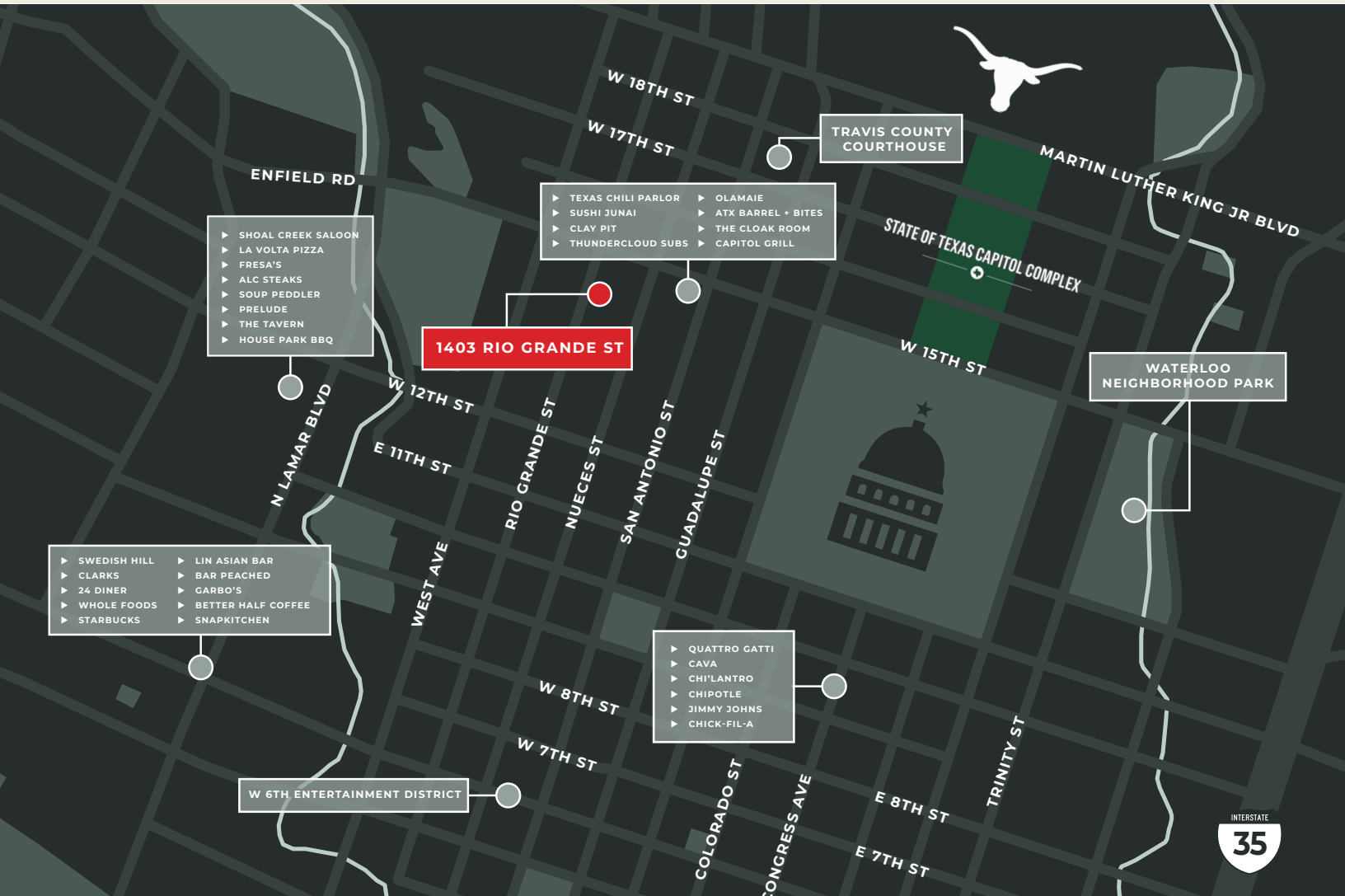


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NEARBY RESTAURANTS

- | | | |
|------------------|---------------------|----------------------|
| ▶ Jimmy John's | ▶ Starbucks | ▶ Sushi Junai |
| ▶ Tiff's Treats | ▶ Gyro Delicious | ▶ Texas Chili Parlor |
| ▶ P. Terry's | ▶ GreeNade | ▶ ALC Steak's |
| ▶ Chick-Fil-A | ▶ Gabriels's Cafe | ▶ The Tavern |
| ▶ Raising Cane's | ▶ One Twenty 5 Cafe | ▶ Soup Peddler |
| ▶ Papa Johns | ▶ The Carillon | ▶ Thundercloud |
| ▶ Kesos Tacos | ▶ TCBY | ▶ Idlewild Coffee |
| ▶ Otopia | ▶ Goodall's | ▶ Word of Mouth |
| ▶ K-Bop | ▶ Olamaie | ▶ La Volta Pizza |
| ▶ Coco's Cafe | ▶ Veracruz | ▶ Shoal Creek |
| ▶ Domino's | ▶ Arturo's | ▶ Fresa's |
| ▶ Moontower Cafe | ▶ Clay Pit | ▶ Garbo's |

NEARBY CULTURAL SITES

- | | |
|--------------------------------------|-----------------------|
| ▶ Texas Capitol Building | ▶ UT Austin |
| ▶ Bullock Texas State History Museum | ▶ Harry Ransom Center |
| ▶ Blanton Museum of Art | ▶ Moody Center |

NEARBY HOTELS

- | | |
|-------------------------|----------------------------------|
| ▶ Hotel Ella | ▶ AT&T Hotel & Conference Center |
| ▶ Eden Co-op | ▶ Hampton Inn |
| ▶ The Otis Hotel | ▶ Hilton Garden Inn |
| ▶ Texas Hotel & Lodging | ▶ Double Tree Suites |

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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.

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
Cory Camp	837899	ccamp@ecrtx.com	512.505.2761
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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