REGENCY
OFFICE CENTER

2100 SOUTH IH-35 // OFFICE FOR LEASE

SUITE 200 RECEPTION

SUITE 200 BREAKROOM

BUILDING LOBBY

ECR

Ross Chumley
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REGENCY
OFFICE CENTER

Regency Office Center provides a rare office leasing opportunity within the core of South Austin, only 2.5 miles from the heart of Downtown Austin, TX. The building offers a high parking ratio, open and high-quality spaces with Downtown skyline views, excellent visibility, and easy access to IH-35, all within a very convenient and central location.

AVAILABILITY

Suite 200 26,876 RSF*
Suite 201 28,149 RSF

Full floor up to 55,025 RSF

**Provides growth for 19k+ RSF requirements*

FEATURES

- Total building: 101,911 RSF
- Central location on S. IH-35
- 2.5 miles from Downtown
- Signage opportunity on IH-35
- Parking: 4.59+ per 1,000 RSF
- Furniture available
- Downtown views
- Renovated lobby and common areas
- Close proximity to South Congress, Rainey Street, and Ben White Blvd (Highway 71), which routes to the airport (ABIA)
- Multiple fiber providers to the building, including dual feed from two separate stations
- Outdoor picnic areas
- Ingress/egress on S. IH-35 frontage road between Woodland and Oltorf

PROPERTY INFORMATION

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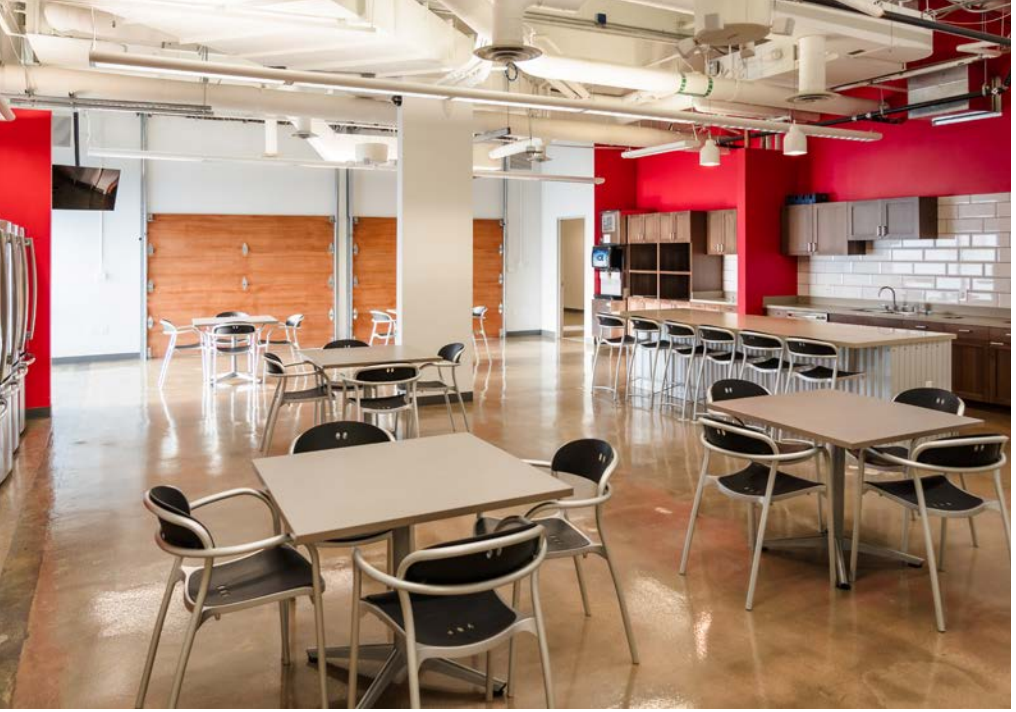
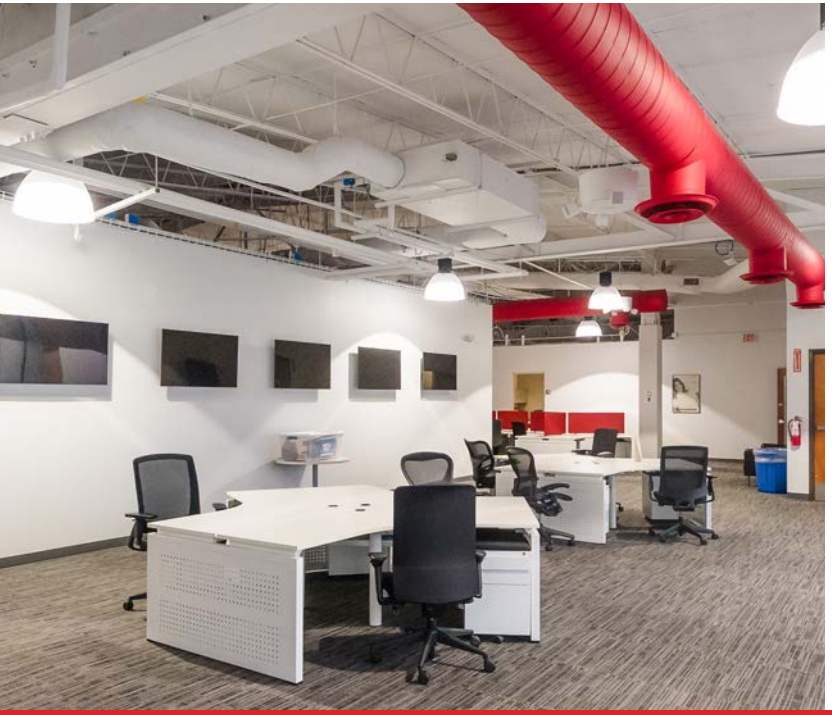
OFFICE FOR LEASE





PROPERTY PHOTOS

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PROPERTY LOCATION

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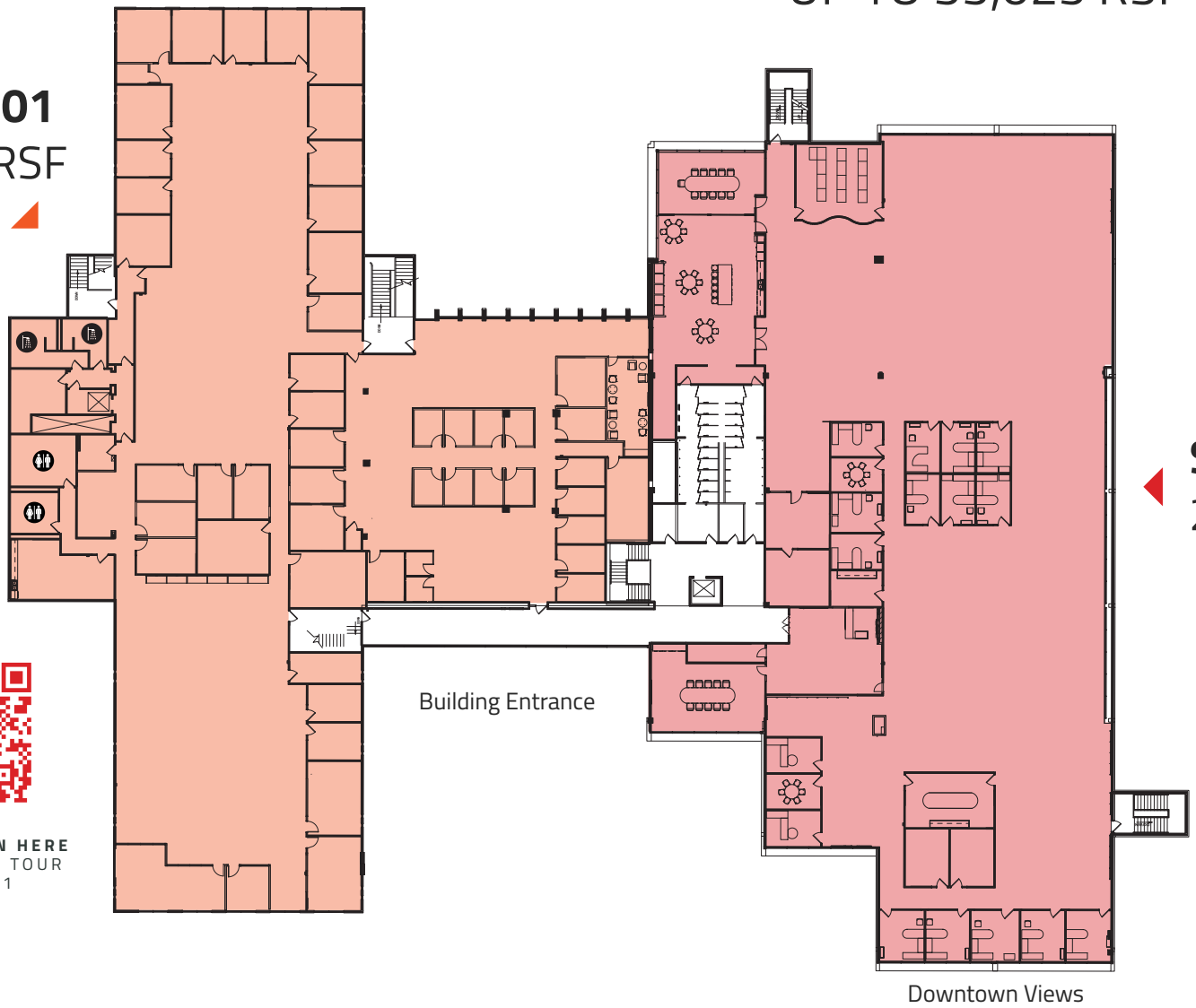
OFFICE FOR LEASE

REGENCY
OFFICE CENTER

2ND FLOOR

UP TO 55,025 RSF AVAILABLE

SUITE 201
28,149 RSF



SUITE 200
26,876 RSF

CLICK OR SCAN HERE
TO VIRTUALLY TOUR
SUITE 201

CLICK OR SCAN HERE
TO VIRTUALLY TOUR
SUITE 200

OFFICE FLOOR PLANS

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SURROUNDING AREA DRIVE TIME MAP

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EQUAL HOUSING OPPORTUNITY

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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Ross Chumley	825620	rchumley@ecrtx.com	512.505.0029
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____