3906 N Lamar Blvd



LEASE

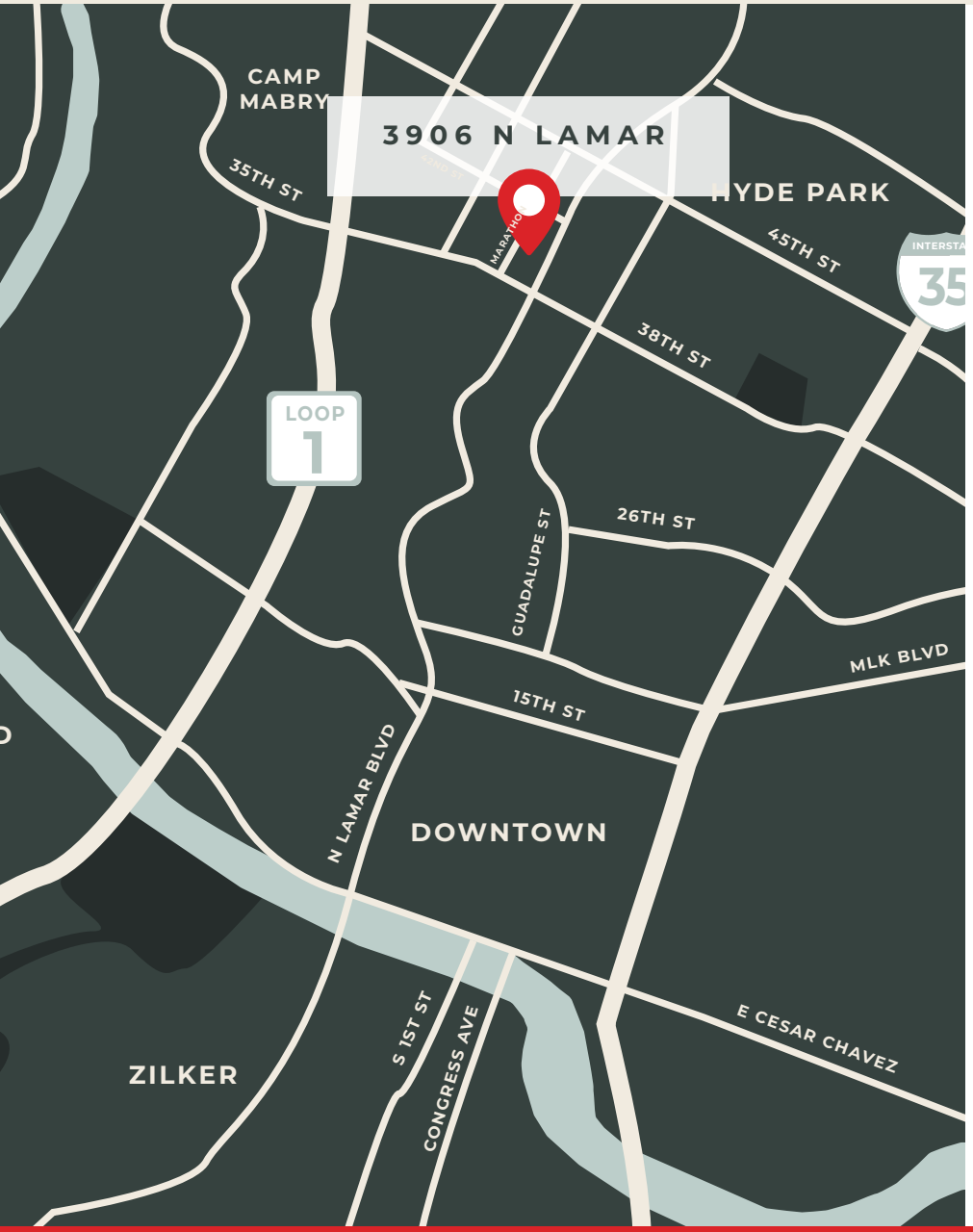
3906 N LAMAR BOULEVARD // AUSTIN, TEXAS // 78756

EXECUTIVE OFFICE SUITES

SEAN COUEY
SCOUEY@ECRTX.COM
512.505.0027

3906 N Lamar Blvd

OFFICE // FOR LEASE



3906 N Lamar features a desirable, amenity rich Central Austin location for tenants seeking executive office suites.

AVAILABILITY

Suite 207 300 - 718 RSF

FEATURES

- Pole signage availability along N Lamar
- Incredible 78756 Location Across the Street from Central Market
- Abundance of Restaurants and Retail Within Walking Distance
- Nestled Along N Lamar Blvd.
- ~1 Mile to MoPac & ~2 Miles to IH35
- ~2 Miles to UT Austin & ~3 Miles to Downtown

SHARED AMMENITIES

- Tenant Lounge
- Reservable Conference Room
- Break room

CLICK OR SCAN TO VIRTUALLY TOUR THE COMMON AREAS

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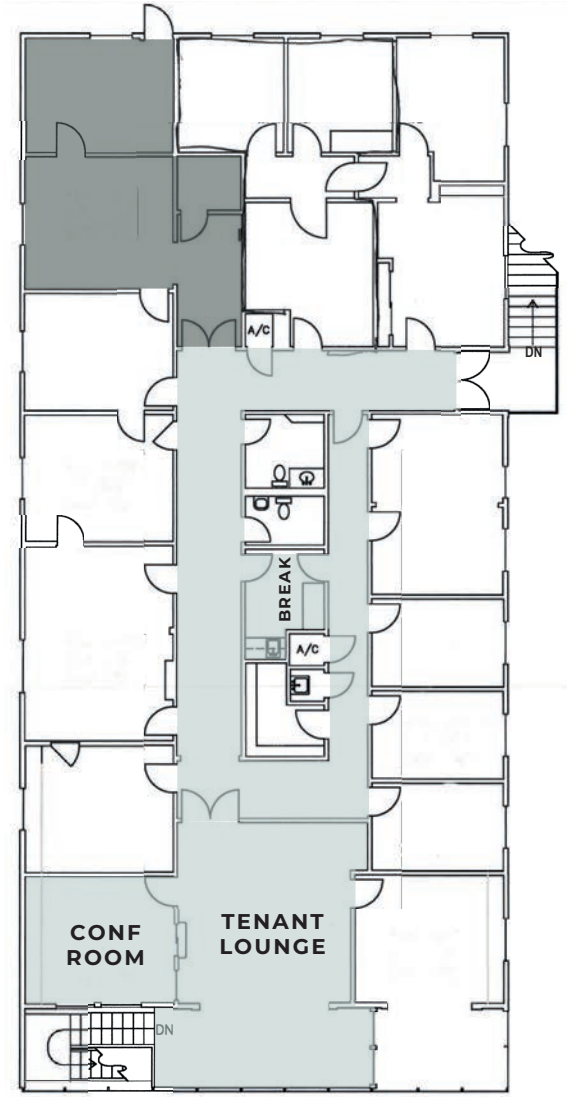
2 LEVEL TWO

Suite 207
300 - 718 RSF



POLE SIGNAGE AVAILABLE ALONG N LAMAR

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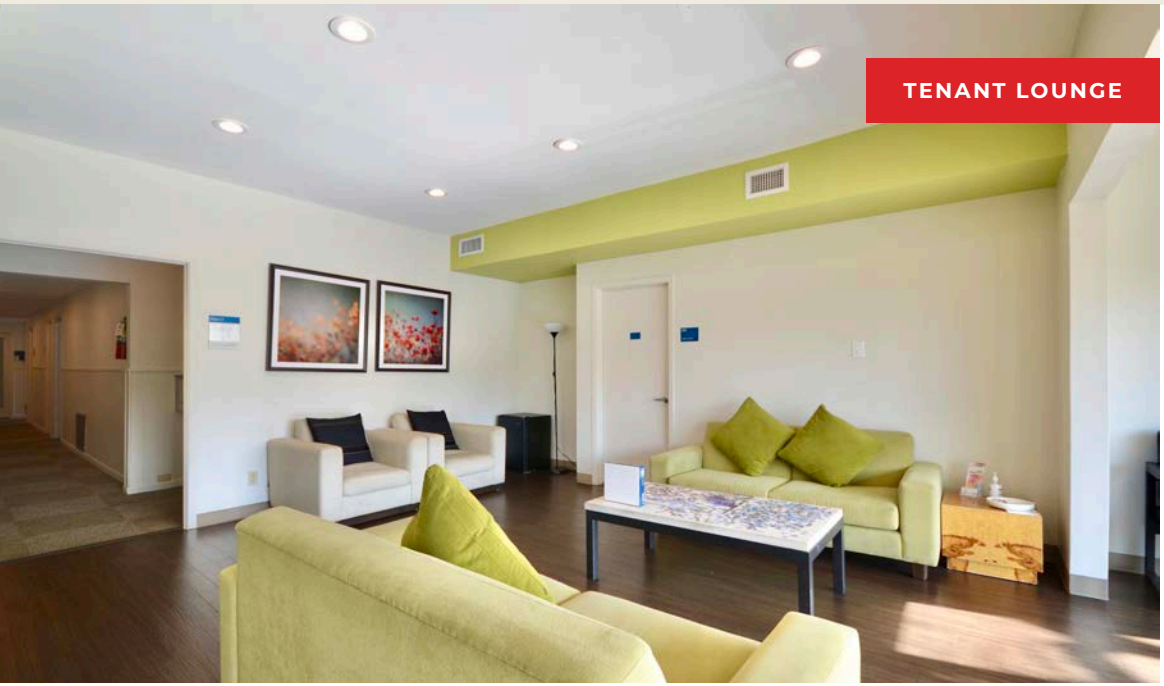

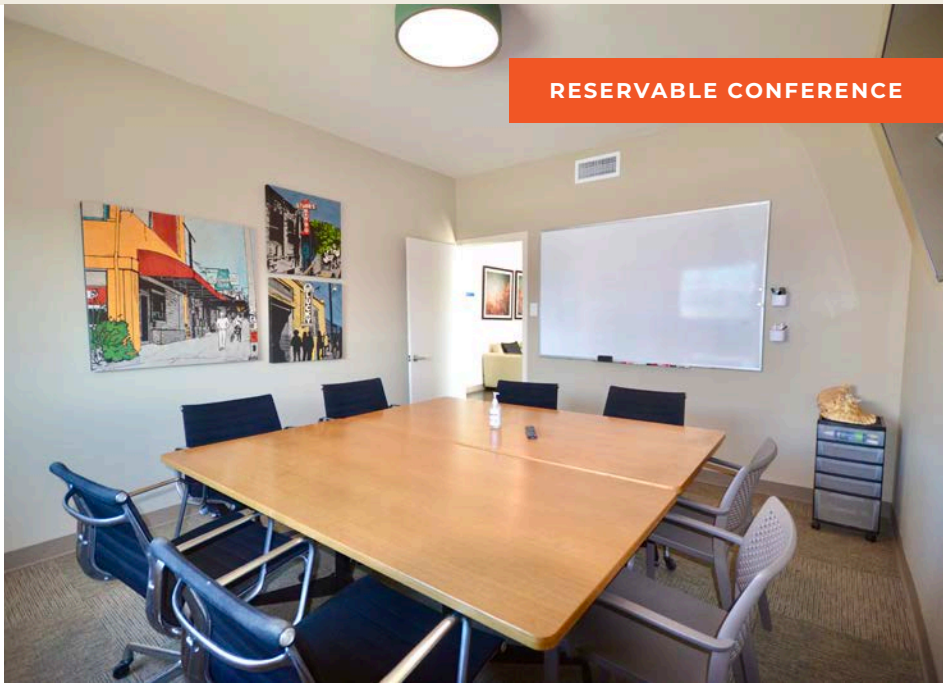

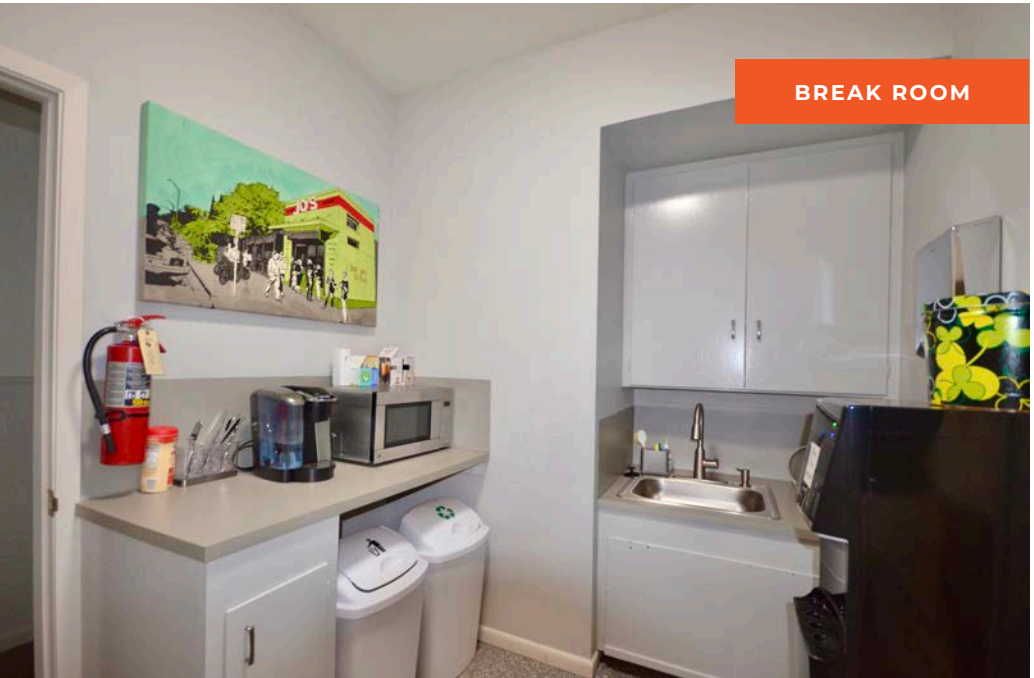



3906 N Lamar Blvd

OFFICE // FOR LEASE



NEARBY AMENITIES

- 34th Street Cafe
- Amy's Ice Cream
- Black's BBQ
- Central Market
- FoodHeads
- Gyro Center
- Monger's
- Oakmont Food Company
- Otherside Deli
- P.Terry's
- Rosedale Kitchen & Bar
- Rudy's BBQ
- Snooze AM Eatery
- Spread & Co.
- Starbucks
- Tacodeli
- Taco Shack
- The Parlour
- The Steeping Room
- Tiny Boxwoods
- Tiny's Milk & Cookies
- Uchiko
- VIA313
- Wu Chow

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Austin, Texas 78756

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AT ECRTX.COM

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SUITE 1000 // AUSTIN, TX // 78701
512.505.0000 // ECRTX.COM

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.

Equitable Commercial Realty Licensed Broker/Broker Firm Name or Primary Assumed Business Name	603700 License No.	mlevin@ecrtx.com Email	512.505.0000 Phone
Matt Levin Designated Broker of Firm	548312 License No.	mlevin@ecrtx.com Email	512.505.0001 Phone
Matt Levin Licensed Supervisor of Sales Agent/ Associate	548312 License No.	mlevin@ecrtx.com Email	512.505.0001 Phone
Sean Couey Sales Agent/Associate's Name	744757 License No.	scouey@ecrtx.com Email	512.505.0027 Phone

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