

207 SAN JACINTO BLVD

207 SAN JACINTO BOULEVARD | AUSTIN, TX



Located in the heart of downtown Austin, within a half block of the Convention Center, two blocks from the Four Seasons, and two blocks from Congress Avenue. New area hotels include the JW Marriott, the Fairmont Hotel and 615 room Marriott.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	25,043	195,420	359,854
Avg HH Income	\$201,388	\$137,700	\$137,611
Total Households	13,929	91,074	161,319

OFFICE SPACE FOR LEASE

- Located at the SEC 3rd Street and San Jacinto within one block of the Convention Center.
- Adjacent to numerous hotels, restaurants, and bars.
- The building's architecture and open floor-plan provide an ideal canvas for creative design and finish out.

AVAILABLE SPACE

- Suite 301 – 4,301 SF*
 - Suite 302 – 1,003 SF*
- *contiguous up to 5,304 SF

AREA RETAILERS



CONTACT FOR MORE INFORMATION

CADE R. KNEBEL

Associate

512.477.2235

cknebel@ironwoodre.com

CASEY R. KOPECKY

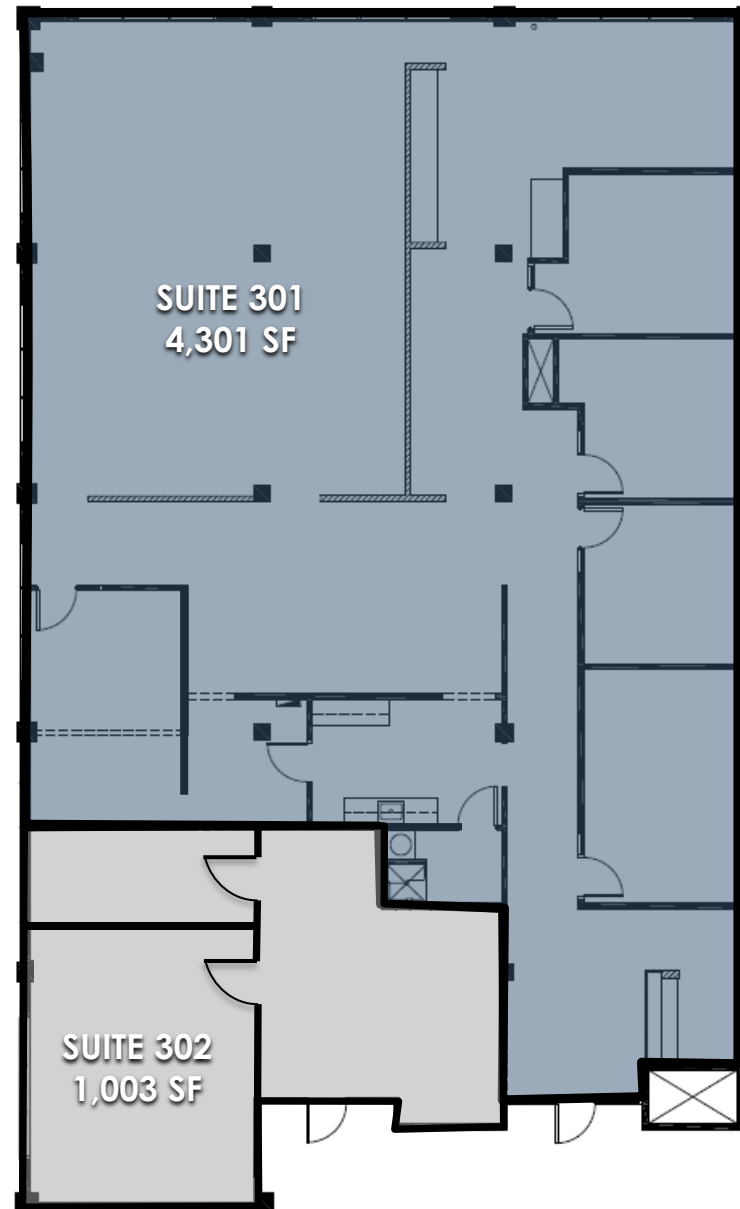
Principal | Director of Brokerage

512.477.2221

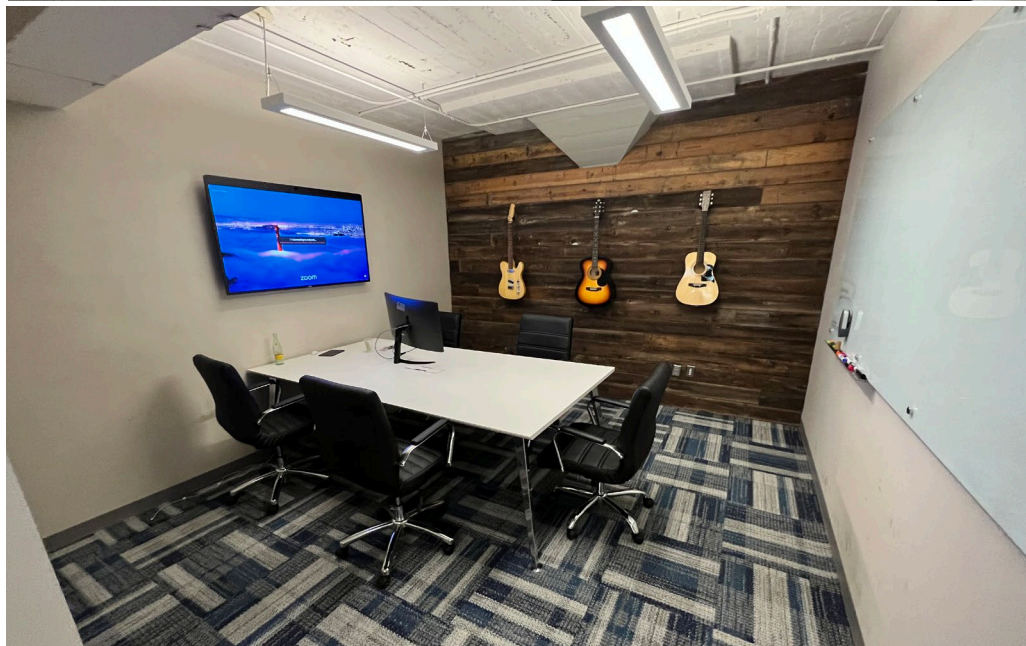
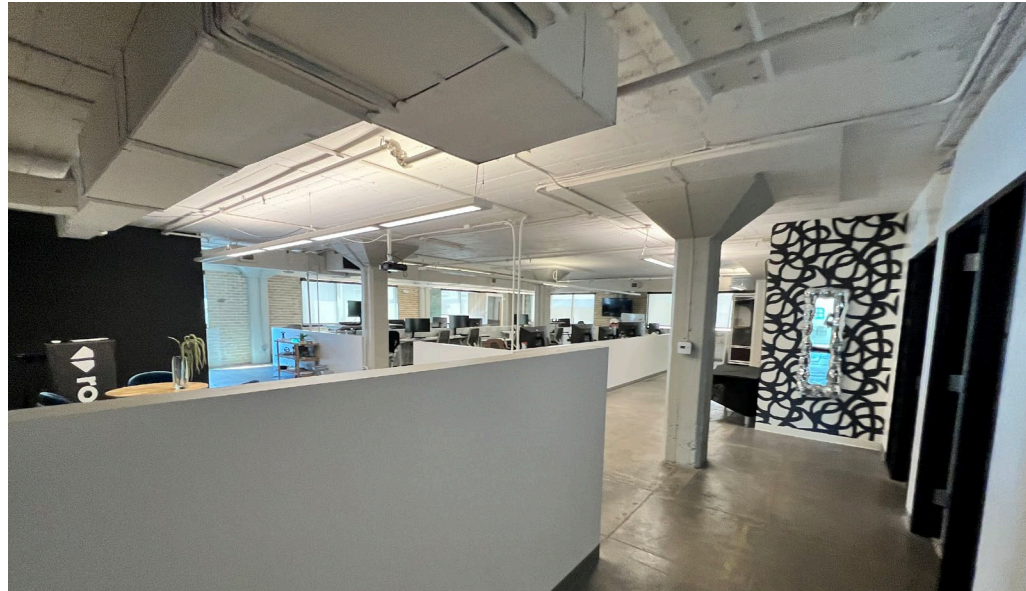
ckopecky@ironwoodre.com

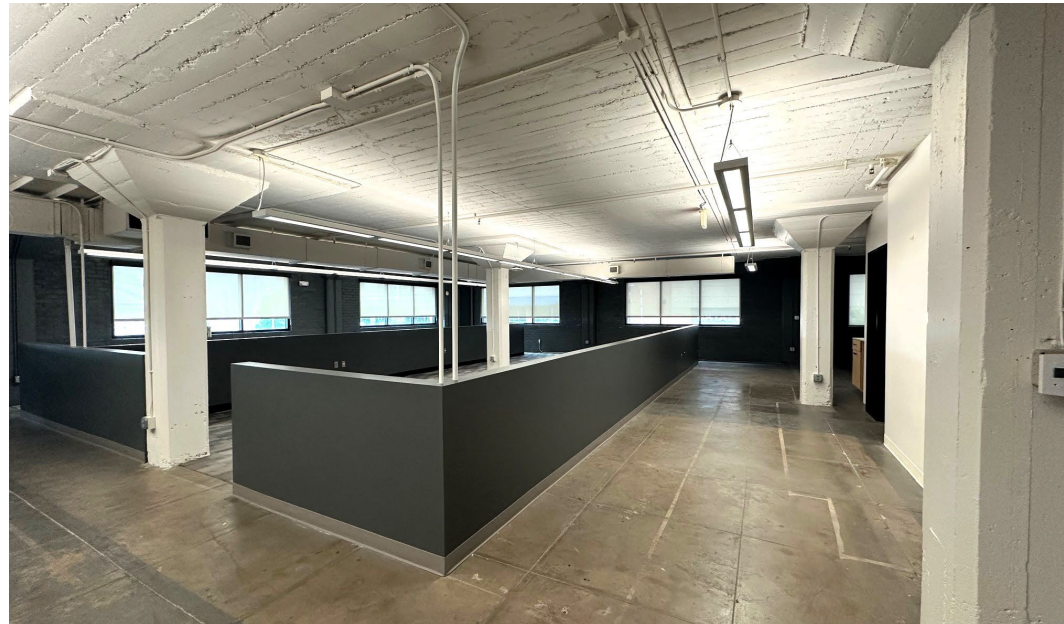
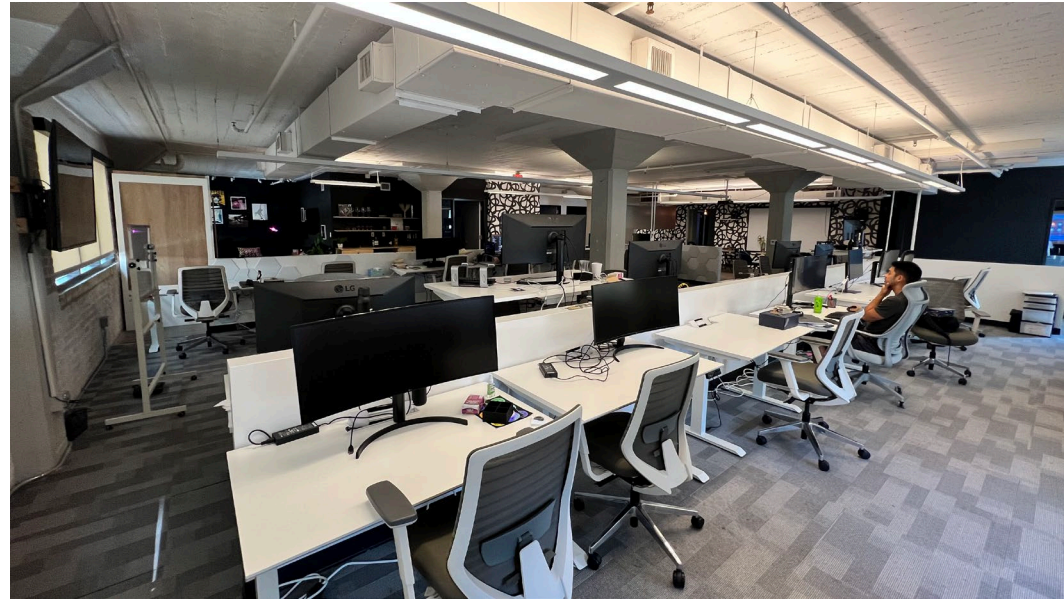
The information contained herein was obtained from sources believed reliable; however, Ironwood Commercial Brokerage, LP makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.





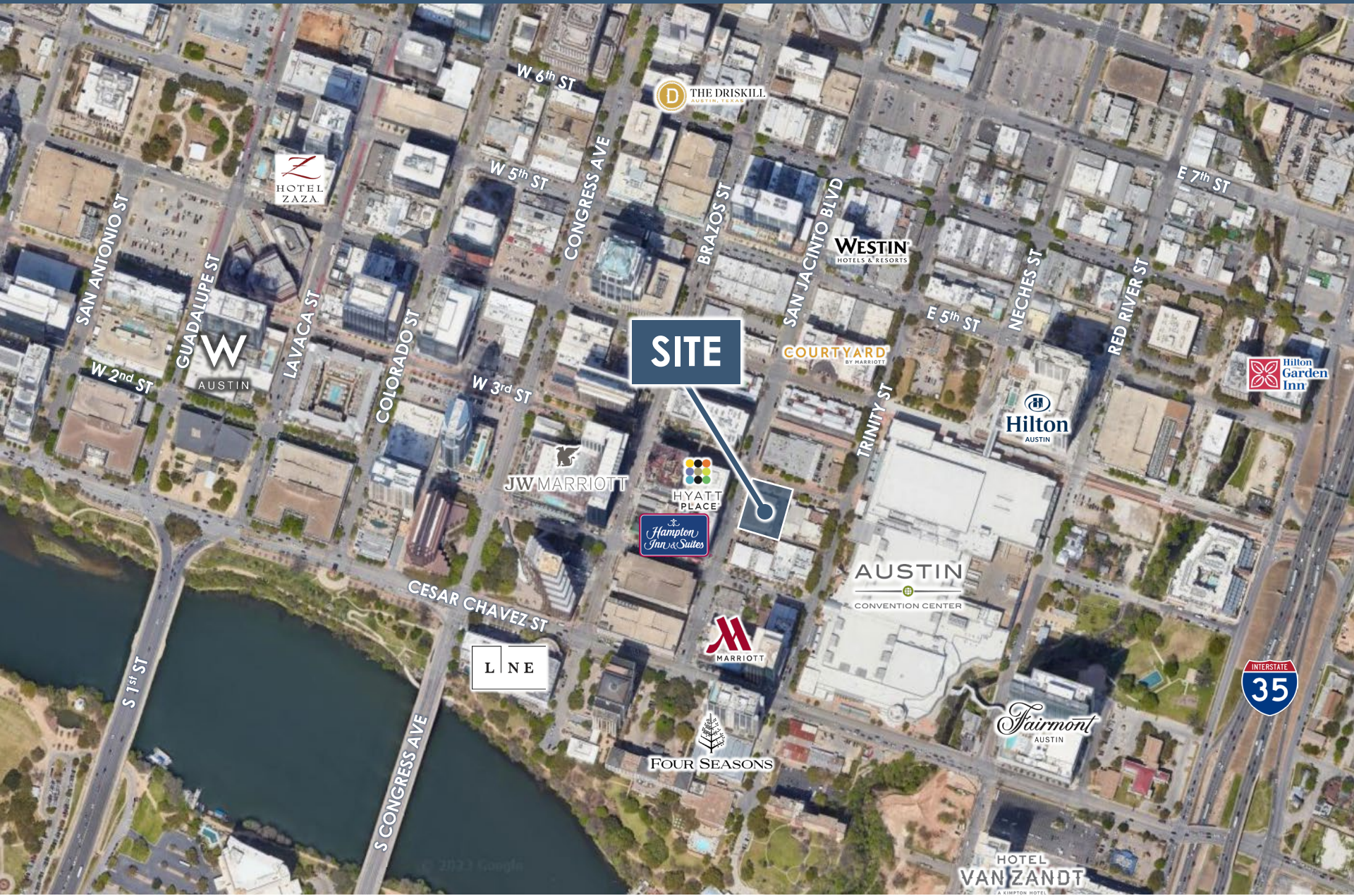








207 SAN JACINTO BLVD | SEC 3rd STREET & SAN JACINTO BLVD., AUSTIN, TX





Whole Foods
Anthropologie
West Elm
REI
Book People

Lin Asian
Lululemon
Trader Joes
Swedish Hill
Qi

Sammie's
Favorite Pizza
Ranch 616
Buford's
Key Bar
Star Bar

Ranch 616
Parlor and Yard
Lil Woodrow's
J Carver
TenTen
Rustic Tap

JW Marriot
Swift's Attic
Gloria's
Italic
Perry's
Cooper's BBQ

Soul Cycle
Driskill Hotel
The Townsend
Houndstooth
Corner
The Hideout

Whole Foods
Franklin BBQ
Lazarus
Hotel Vegas
Native
Suerle

Target
Shangri-La
Paperboy
Whisler's
Kitty Cohes
Licha's

Parkside
The Westin
Backspace
Blind Pig
Maggie Mae's

Voodoo Donuts
Seven Grand
Firehouse
Dizzy Rooster
Iron Cactus

Truluck's
Comedor
Lavaca St Bar
The Line Hotel
Caroline
Small Victory

Higher Ground
Edge Rooftop
Cedar St Courtyard
Oil Can Harry's
Here Nor There
Manuel's

ATX Cocina
ACL Live
W Austin
Torchy's
Sweetgreen
La Condesa

Hestia
Taverna
Ill Forks
Austin Proper
RIDE
Lambert's

Bungalow
Container
Clive
Icenhauer's
Lucille's
70 Rainey

Stagger Lee
Idle Hands
Augustine
Anthem
Banger's
Hotel Van Zandt

J Prime
Moonshine
Eddie V's
Fleming's
Fairmont

PF Chang's
Gus's Fried Chkn
Garrison
Maiko
Revolucion



SITE

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 interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on 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 listening 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 state 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 or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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.

Ironwood Commercial Brokerage, LP	9006581	mhooks@ironwoodre.com	512.477.4848
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Hooks	443482	mhooks@ironwoodre.com	512.477.2225
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cade Knebel	693948	cknebel@ironwoodre.com	512.477.2235
Sales Agent/ Associate's Name	License No.	Email	Phone

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 interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on 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 listening 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 state 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 or any other 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 the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A 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.

Ironwood Commercial Brokerage, LP	9006581	mhooks@ironwoodre.com	512.477.4848
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Hooks	443482	mhooks@ironwoodre.com	512.477.2225
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Casey R. Kopecky	602642	ckopecky@ironwoodre.com	512.477.2221
Sales Agent/ Associate's Name	License No.	Email	Phone