

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 proposed full service, 615 room Marriott.

OFFICE SPACE FOR LEASE

- Located at the southeast corner of 3rd Street and San Jacinto in downtown Austin.
- The building's architecture and open floor-plan provide an ideal canvas for creative design and finish out.
- Walkability of 99 (walkscore.com)

AVAILABLE SPACE

- Suite 302 – 1,003 SF

AREA RETAILERS



2023 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

TRAFFIC COUNTS

29,494 VPD on Cesar Chavez St
4,335 VPD on San Jacinto Blvd

CONTACT FOR MORE INFORMATION

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Associate
512.477.2235

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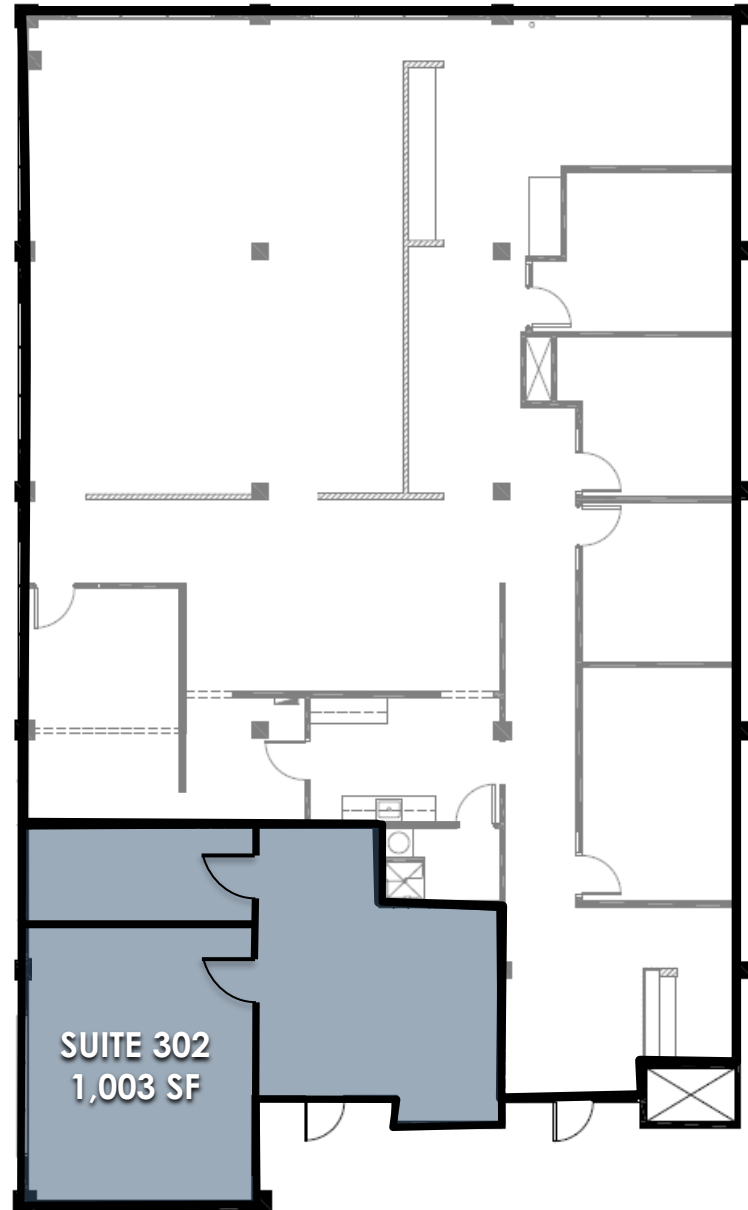
CASEY R. KOPECKY

Principal | Director of Brokerage
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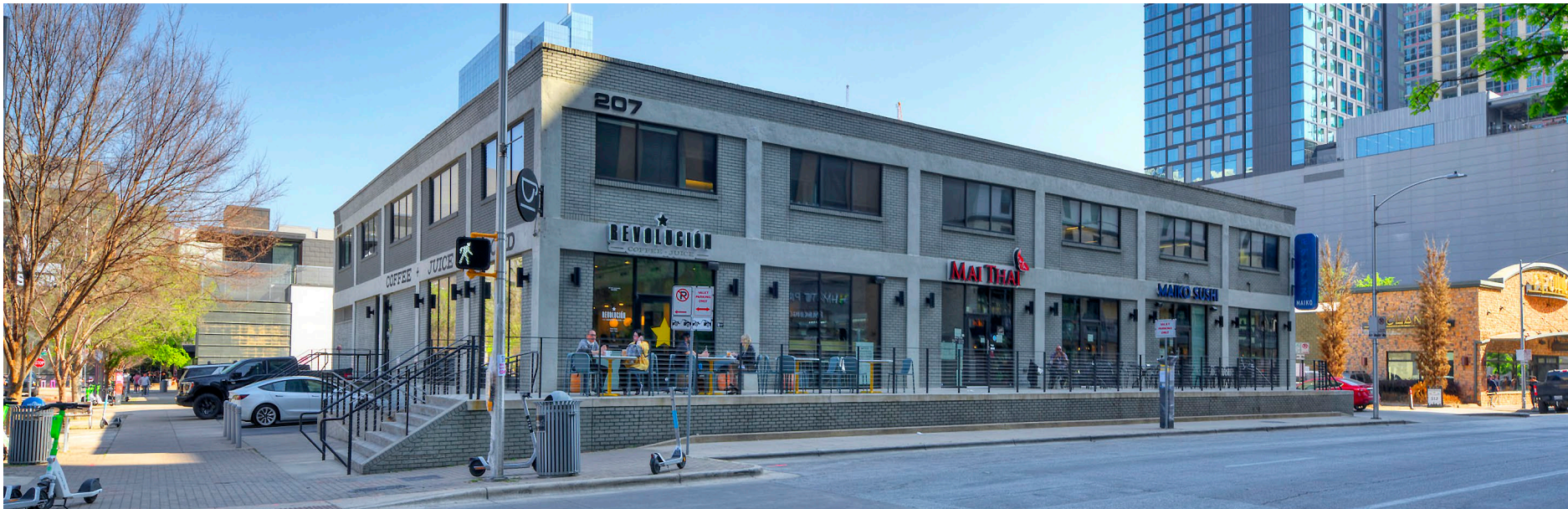
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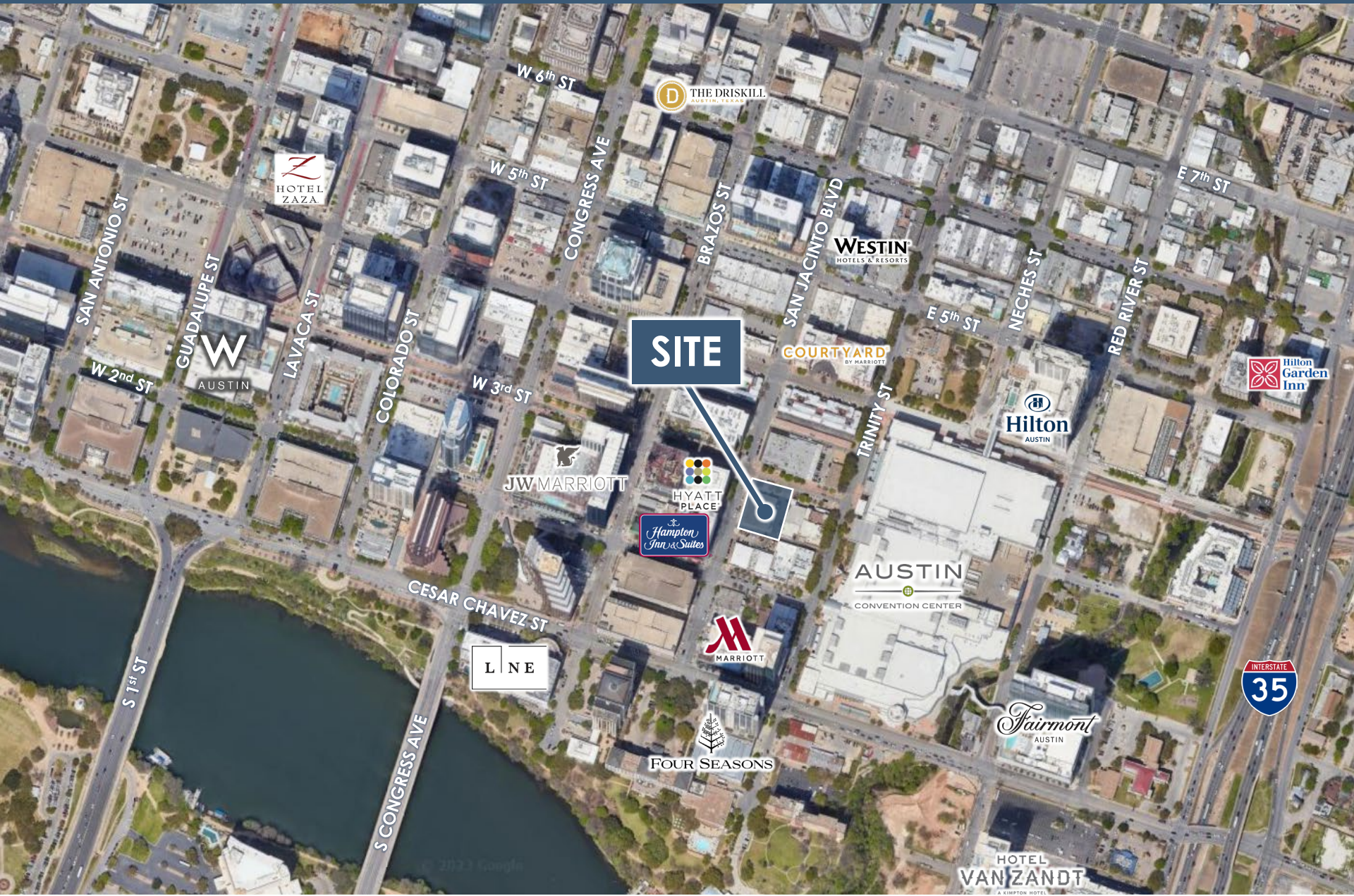




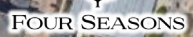
207 SAN JACINTO BLVD | SEC 3rd STREET & SAN JACINTO BLVD., AUSTIN, TX



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SITE





- 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 Suerte
- 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

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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Cade Knebel

Sales Agent/ Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initial

Date

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