



FIRST FLOOR LOBBY EXPOSURE SUITE

11709 Boulder Lane, Suite 110 | Austin, TX 78726

FOR LEASE



**COMMERCIAL
INDUSTRIAL
PROPERTIES**

Bob Springer, CCIM

bob@cipaustin.com

Kim Nordquelle

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512 682 1000

9130 Jollyville Rd., Suite 300

Austin, TX 78759

cipaustin.com

SUMMARY

For Lease: First Floor Lobby Exposure Suite 11709 Boulder Lane, Suite 110 | Austin, TX 78726

PROPERTY HIGHLIGHTS:

- 8 Individual Offices
- 16 Person Conference Room
- Workroom/Storage/Printer Room
- Kitchen with dishwasher
- Reception Area
- 1 Executive Office
- Outdoor Patio Available
- Office Security System

BUILDING SIZE: ± 16,000 SF

YEAR BUILT: 1996

AVAILABLE SPACE: ± 2,500 SF

RENTAL RATE: \$22/SF + \$10.85/SF NNN

MINIMUM LEASE TERM: 36 Months

ZONING: NO-CO

For More Information Contact:

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Kim Nordquelle
Senior Associate
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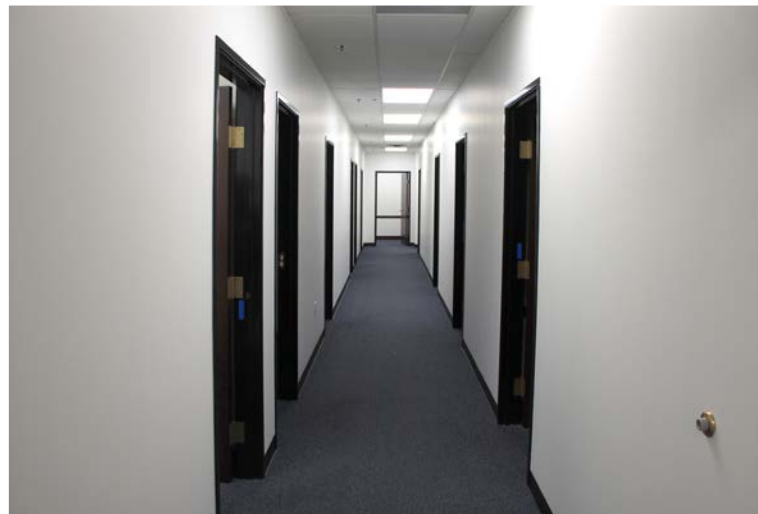
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All information furnished regarding this property is from sources deemed reliable; however, CIP Austin has not made an independent investigation of these sources and no warranty or representation is made by CIP Austin as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP Austin further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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PHOTOS

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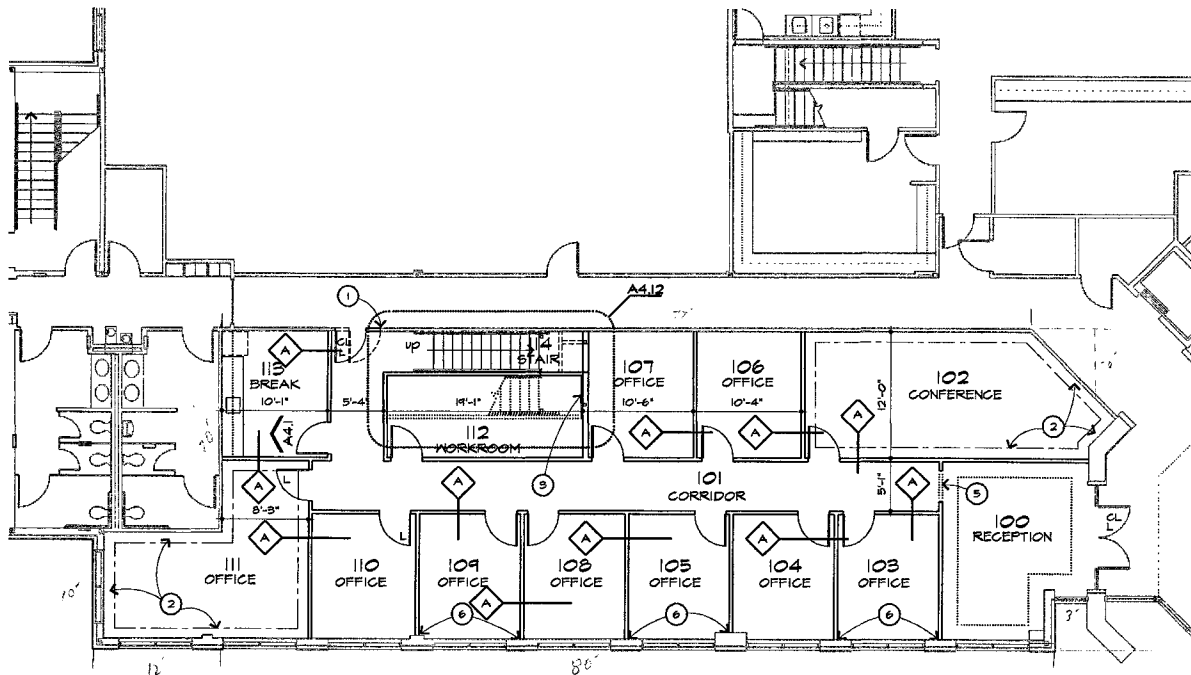
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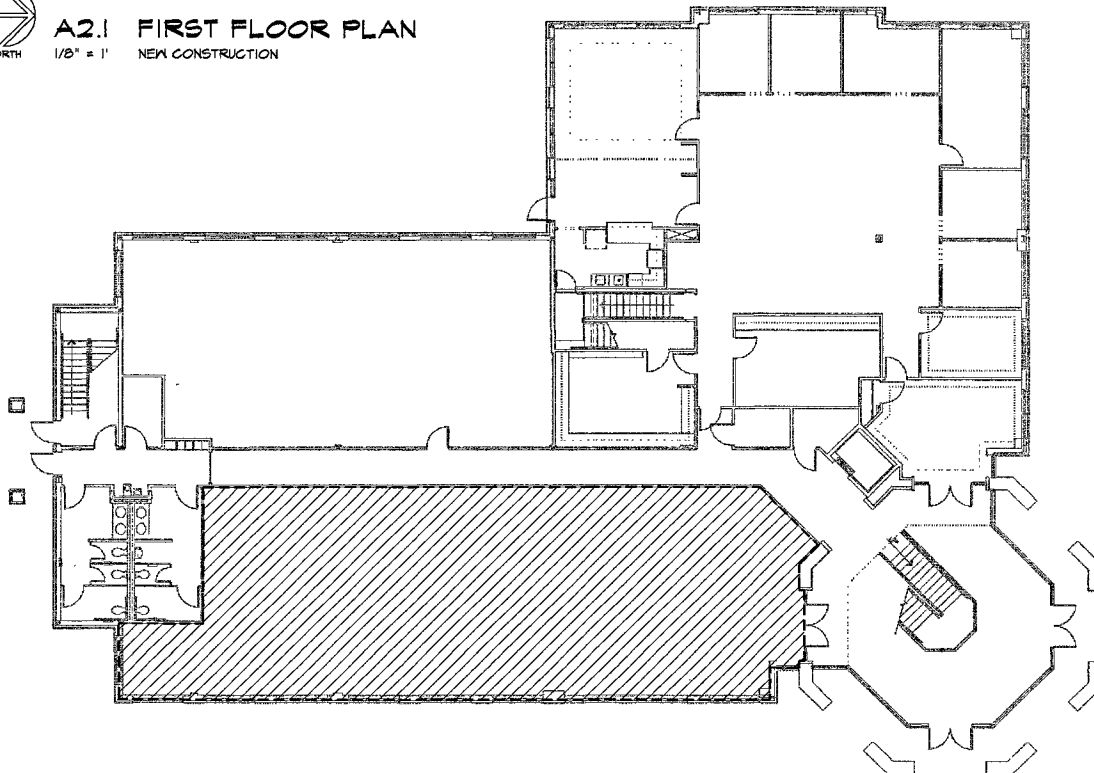
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FLOOR PLAN

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A2.1 FIRST FLOOR PLAN
1/8" = 1' NEW CONSTRUCTION



A1.1 FIRST FLOOR PLAN
NO SCALE KEY PLAN



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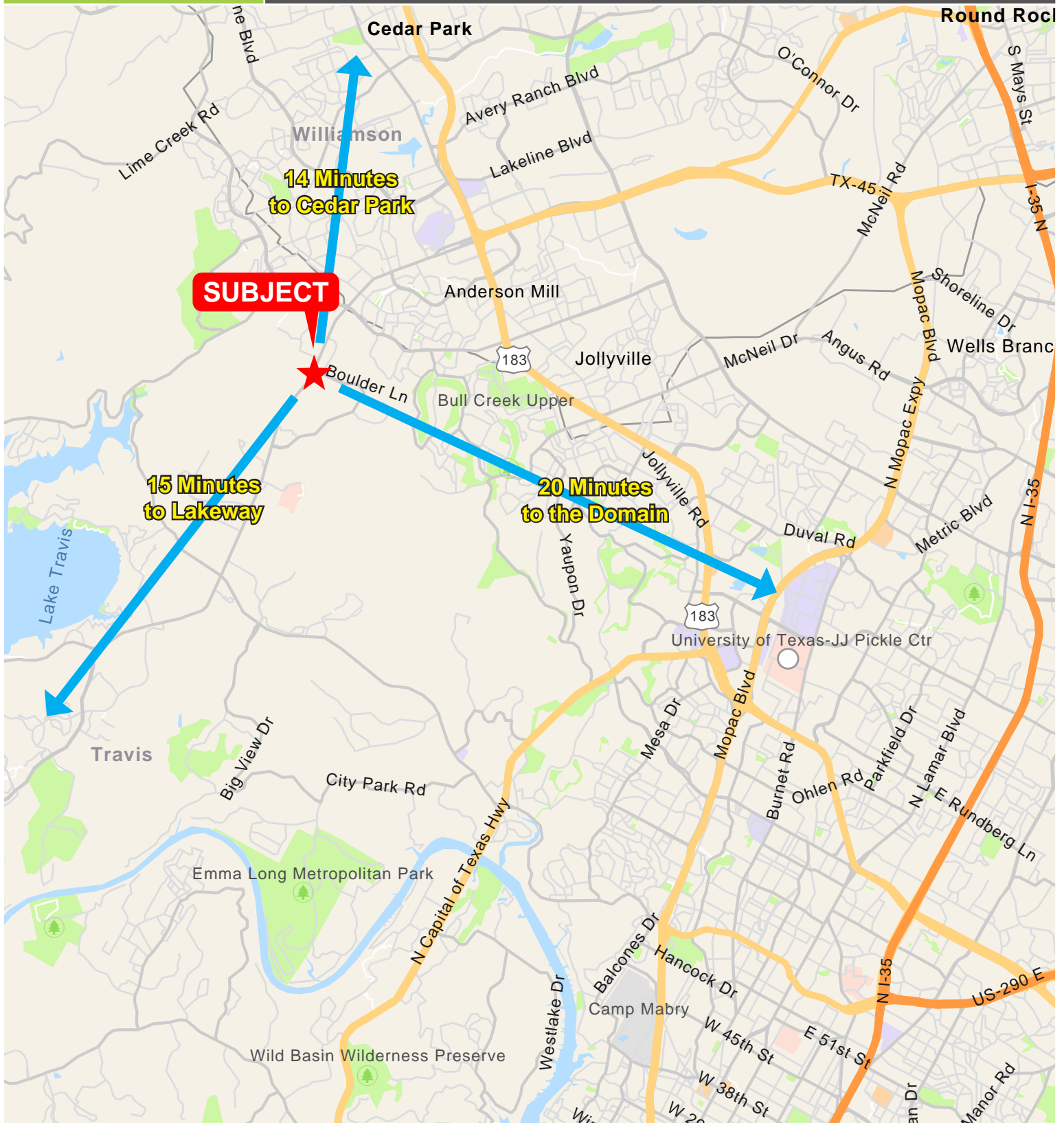
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METRO MAP

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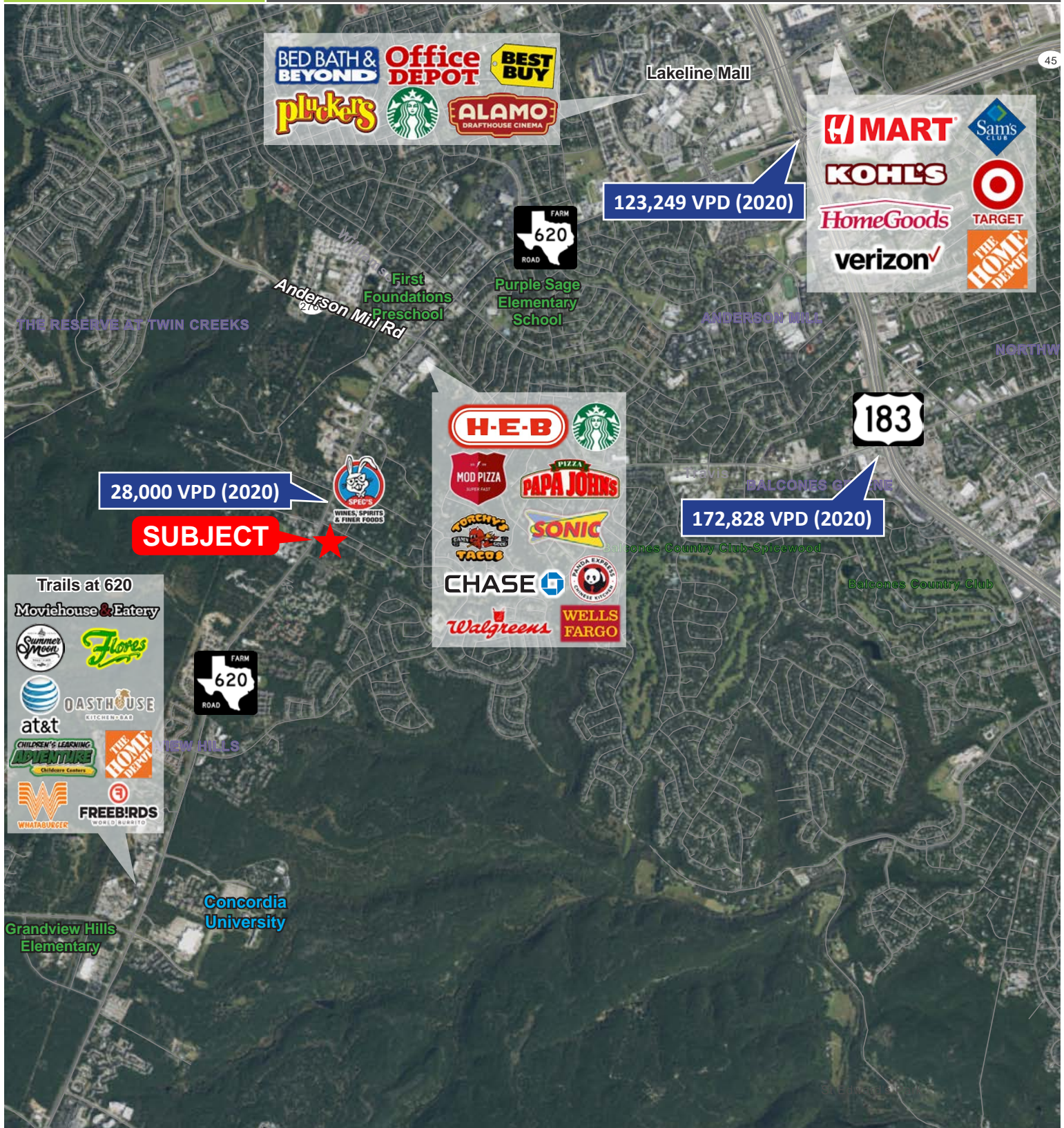
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AREA MAP

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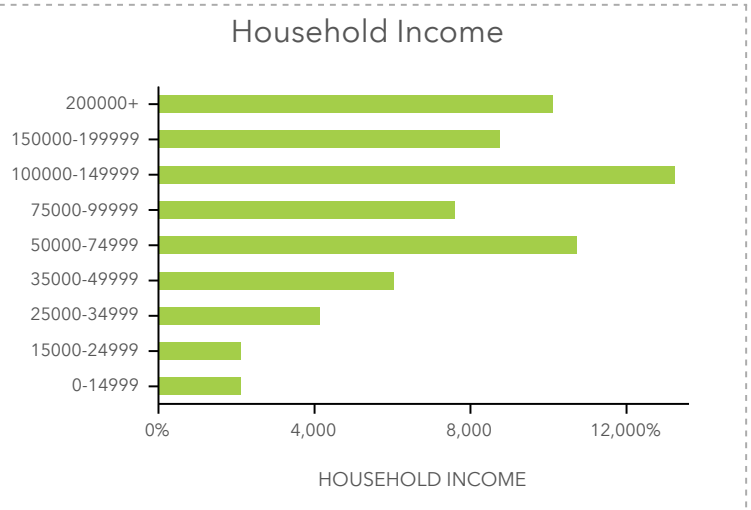
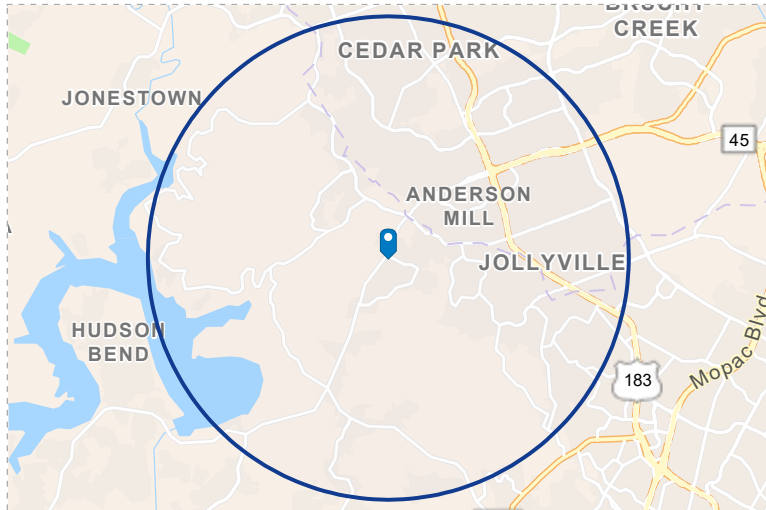
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INFOGRAPHIC 5 MILE RADIUS

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KEY FACTS

159,087

Population



64,863

Households

36.5

Median Age

\$78,529

Median Disposable
Income

INCOME



\$98,723

Median
Household
Income



\$51,824

Per Capita
Income



\$139,132

Median Net
Worth

EDUCATION

3%

No High
School
Diploma



13%

High
School
Graduate



25%

Some
College



59%

Bachelor's/Grad
/Prof Degree

EMPLOYMENT

83%

White Collar

9%



Blue Collar

9%



Services

7.4%

Unemployment
Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.



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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.

11-2-2015



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 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 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.

| | | | |
|---|-----------------|---------------------------------------|-----------------------------|
| Commercial Industrial Properties, LLC | 9007597 | info@cipaustin.com | (512) 682-1000 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Robert Springer | 627720 | bob@cipaustin.com | (512) 682-1001 |
| Designated Broker of Firm | License No. | Email | Phone |
| Robby Eaves | 588199 | robby@cipaustin.com | 512-682-1003 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Robert Springer / Kim Nordquelle | 627720 / 614030 | bob@cipaustin.com / kim@cipaustin.com | 512-682-1001 / 512-682-1019 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date