

CBD OFFICE BLDG - 6,000± SF

611 W. 15th St | Austin, TX

FOR SALE



COMMERCIAL
INDUSTRIAL
PROPERTIES

Josh Hubka, CCIM
josh@cipaustin.com

Bob Springer, CCIM
bob@cipaustin.com

512 682 1000

9130 Jollyville Rd., Suite 300
Austin, TX 78759
cipaustin.com

SUMMARY

For Sale: CBD Office Building - 6,000± SF

611 W. 15th St. | Austin, TX 78701



CIP is pleased to present to the market 611 W 15th St, a 6,000± SF office building in Austin, TX. The property is located in the West End Capitol CBD area at the SEC of W 15th St and Rio Grande St.

User or Investor Opportunity

- 6,000± SF Building in Downtown Austin
- Beautiful remodel in 2017
- Ready for Occupancy in Summer 2022
- Views of the Capitol
- 5 Blocks from the Capitol
- Walker's Paradise (90 Walk Score)

For Pricing/Information:

Bob Springer, CCIM

Principal

bob@cipaustin.com | 512 682 1001

Josh Hubka, CCIM

Principal

josh@cipaustin.com | 512 682 1002



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BUILDING SUMMARY

For Sale: CBD Office Building - 6,000± SF

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YEAR BUILT: 1919
Complete Remodel In 2017

ACCESS: Parking Off Alley Between
Rio Grande And Nueces

PARKING: 14 Spaces

HVAC: New In 2017

ELECTRICAL: New Wiring In 2017

TRANSIT: Connected to countless
CapMetro options, including
future Orange and Blue
commuter rail lines.



14 Offices

- 9 Executive Offices
- 5 Offices

3 Conference Rooms

3 Half Bathrooms

2 Kitchens

Reception And Waiting Room

3 Floors With Finished Attic

Brick Facade And Exposed Internal Brick



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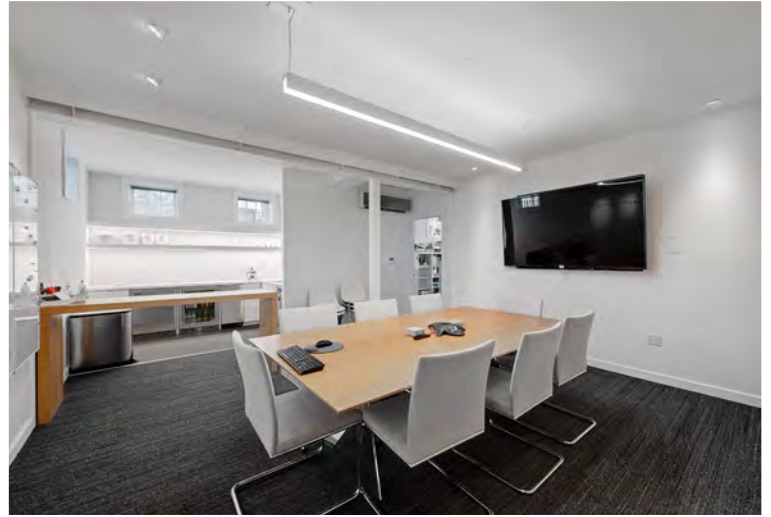
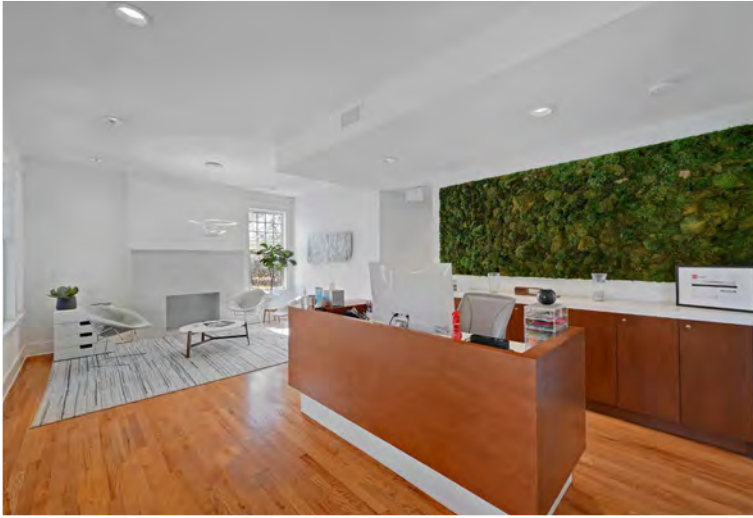
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INTERIOR PHOTOS

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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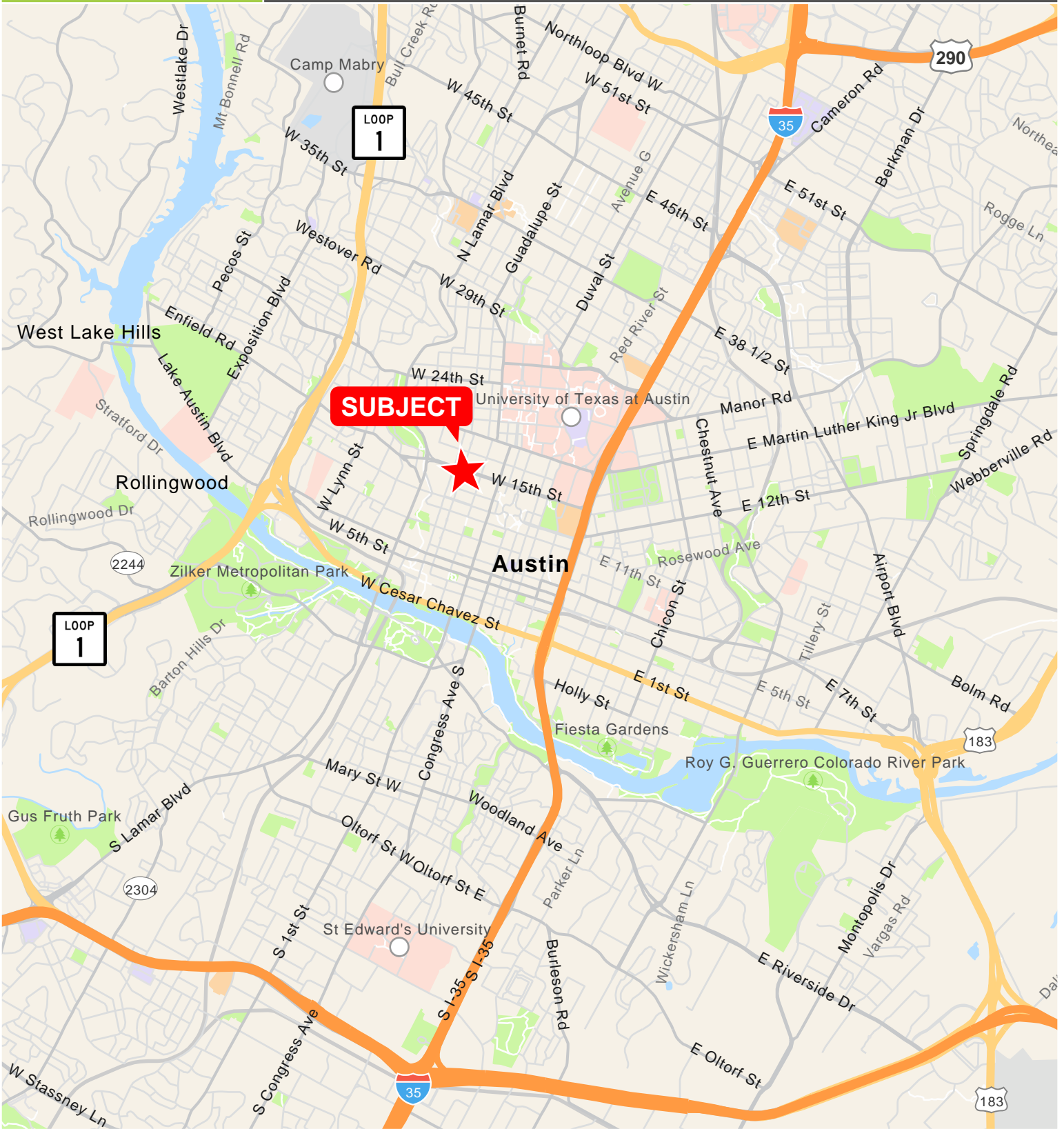
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REGIONAL MAP

For Sale: CBD Office Building - 6,000± SF

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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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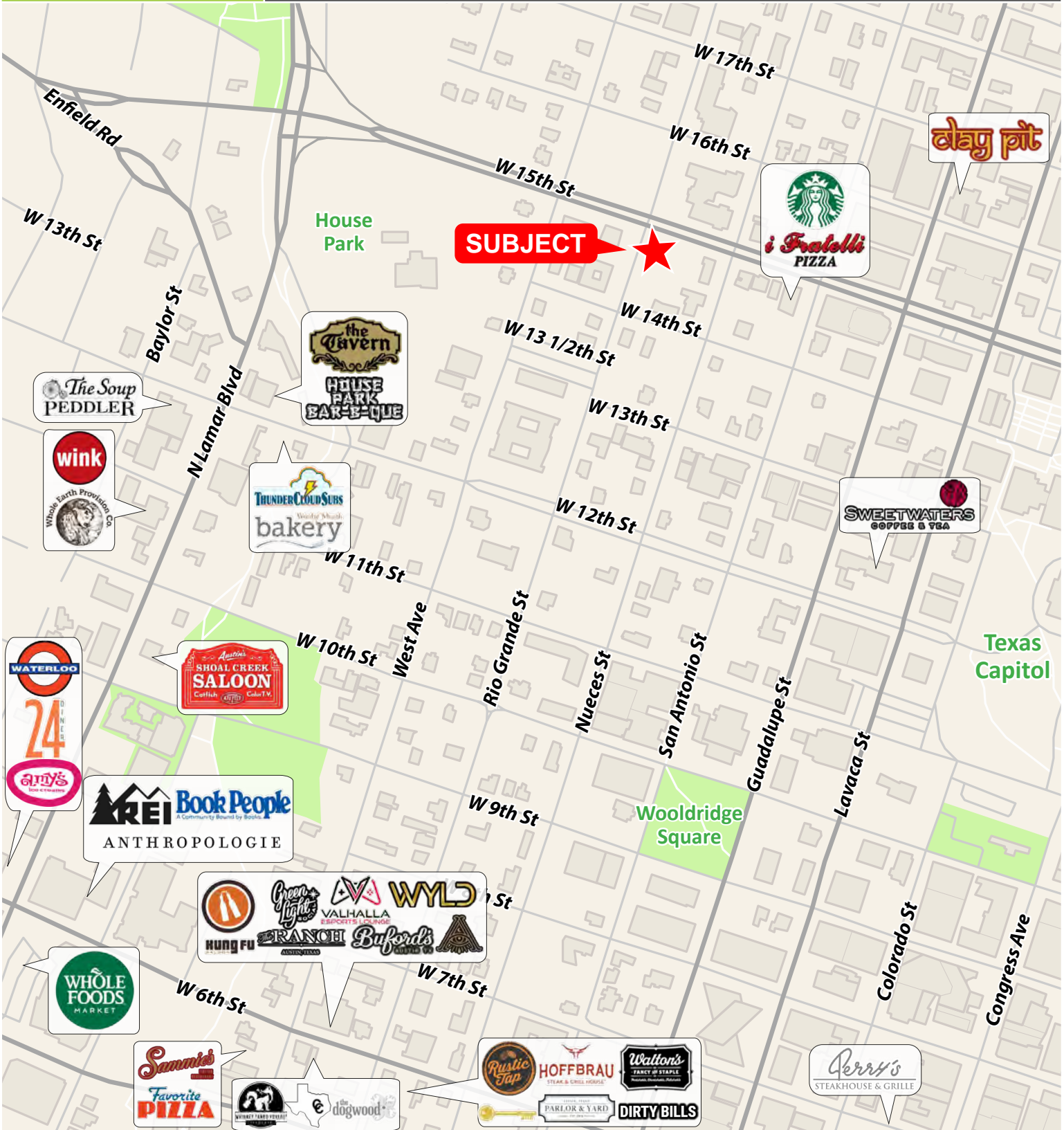
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AREA MAP

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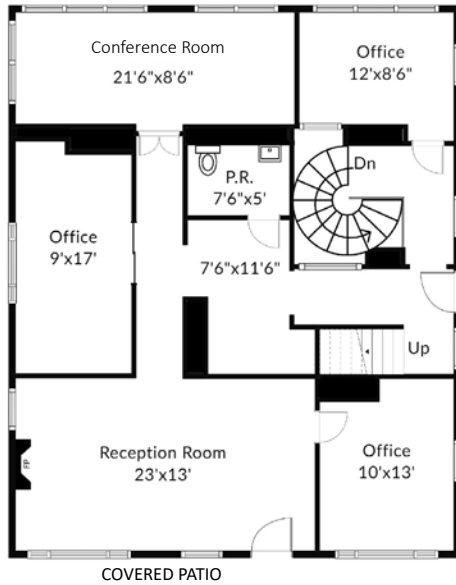
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FLOOR PLAN

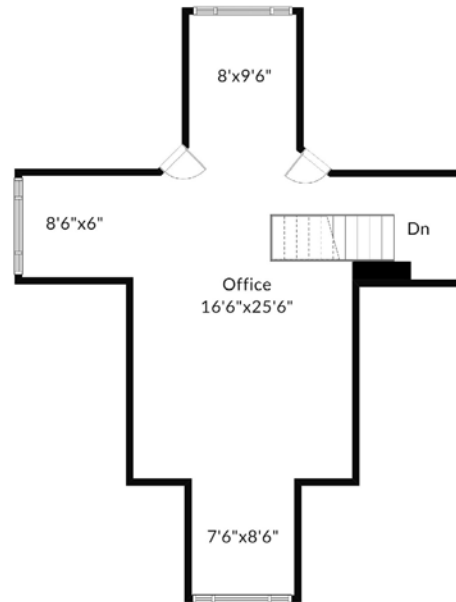
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First Floor



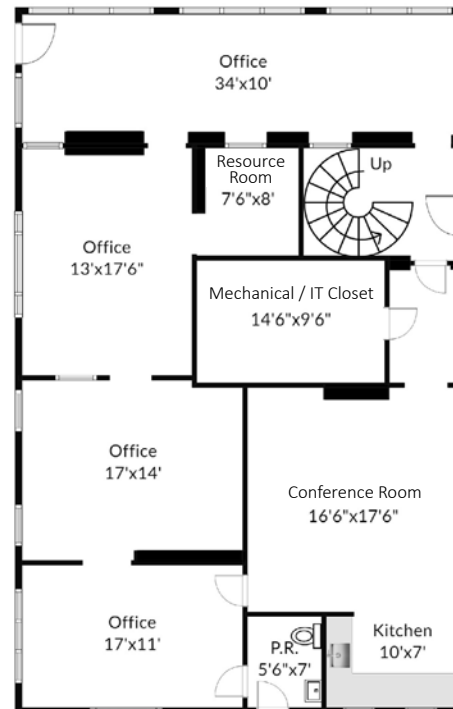
Third Floor



Second Floor



Lower Level



[CLICK HERE TO VIEW THE VIRTUAL 3D TOUR](#)



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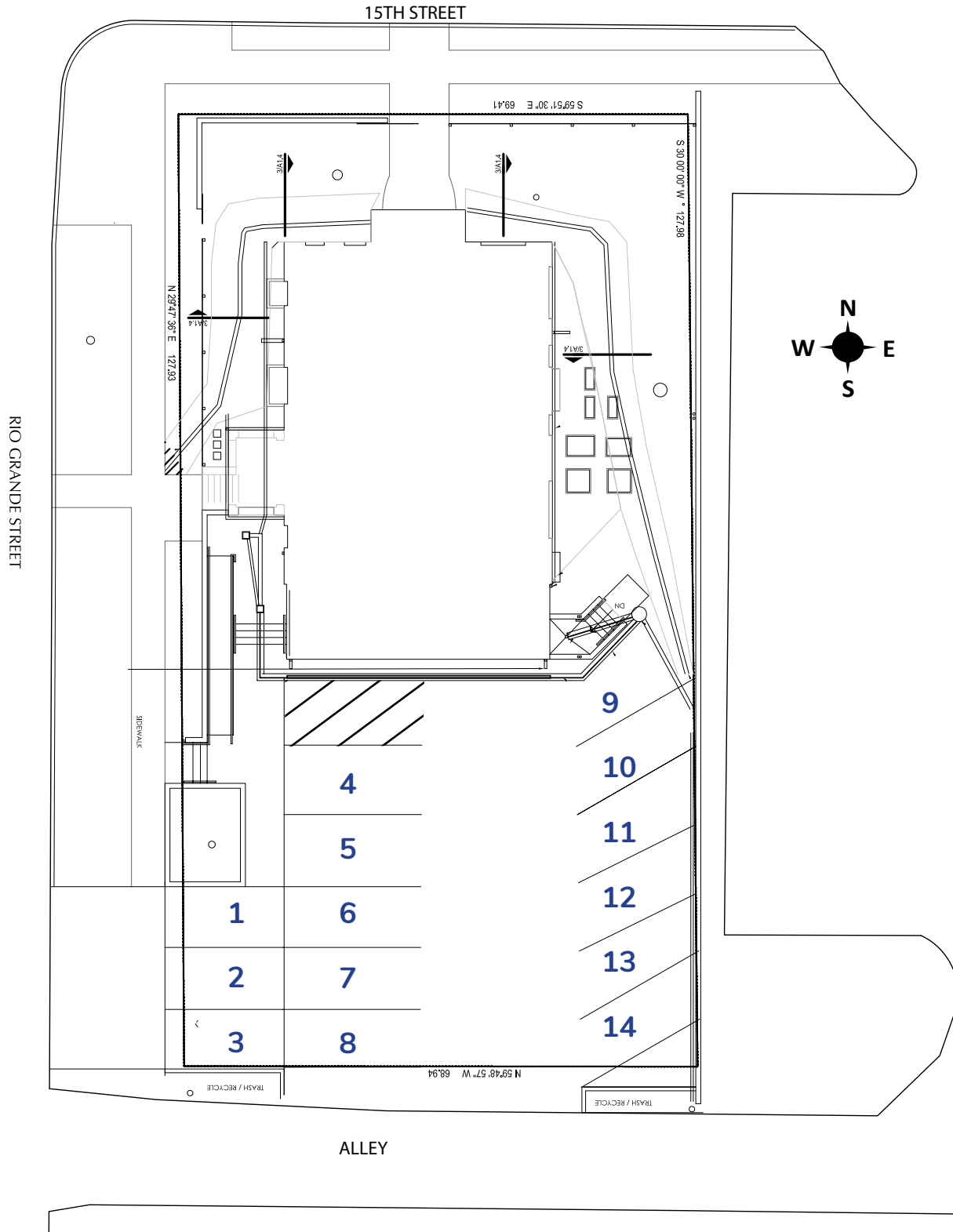
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CONCEPTUAL SITE PLAN

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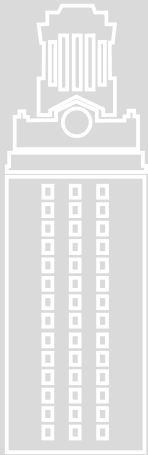
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WHY AUSTIN?

For Sale: CBD Office Building - 6,000± SF

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AUSTIN STATS

- 2.2 Million People live in the Austin Metro Area
- 11th largest city in the US
- Live Music Capital of the World
- 46% of population has at least a bachelor's degree (33% nationally)
- 1.33 Million People in the Labor Force
- Home to 7,200 High Tech Companies
- No Personal State Income Tax



MAJOR EMPLOYERS



at&t



Ascension Seton



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OFFICE MARKET OVERVIEW

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AUSTIN

123.8M
SF OF INVENTORY

87%
OCCUPANCY

\$39.44/SF
GROSS RENTAL RATE

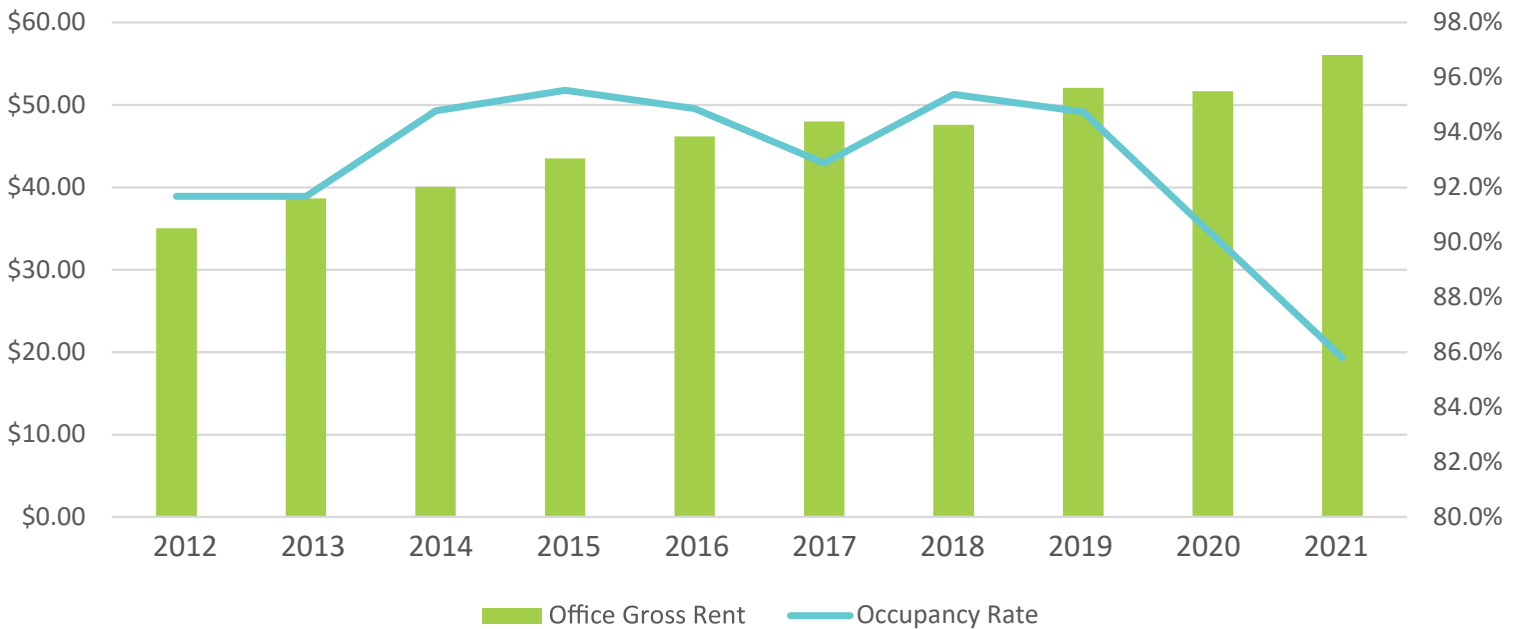


CBD SUBMARKET

20.3M
SF OF INVENTORY

85.8%
OCCUPANCY

\$56.04/SF
GROSS RENTAL RATE



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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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Springer/Josh Hubka	627720/570840	bob@cipaustin.com / josh@cipaustin.com	512-682-1001/512-682-1002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date