

RETAIL OR OFFICE WAREHOUSE SPACE
8421 Research Blvd, Unit A | Austin, TX 78758

FOR LEASE



COMMERCIAL
INDUSTRIAL
PROPERTIES

Evan Bole
evan@cipaustin.com
Lee Ellison, ALC
lee@cipaustin.com

512 682 1000
9130 Jollyville Rd., Suite 300
Austin, TX 78759
cipaustin.com

SUMMARY

FOR LEASE: 8421 Research Blvd, Unit A | Austin, TX 78758

- PROPERTY DESCRIPTION:**
- 2,000 sf of office warehouse located along the north bound frontage road of Research Boulevard between North Lamar and Ohlen Road.
 - Easy access to IH-35 and MoPac
 - One office, a reception area and a restroom
 - Ample parking in the front of the space or behind the suite.
 - Two 10 x 12 grade level doors in the front and three 10 x 12 grade level doors in the rear.
 - Secured fenced in rear parking area

ADDRESS: 8421 Research Boulevard, Suite A, Austin TX 78758 ([Map Link](#))

SIZE: ±2,000 rentable square feet

ZONING: CS-NP

YEAR BUILT: 1971, has been renovated since

LEASE RATE: \$26/SF + NNN

MINIMUM LEASE TERM: 36-60 Months

For More Information Contact:

Evan Bole
Associate
evan@cipaustin.com | 512 682 1017

Lee Ellison, ALC
Senior Vice President
lee@cipaustin.com | 512 682 1008

main 512 682 1000 | fax 512 682 1031

cipaustin.com



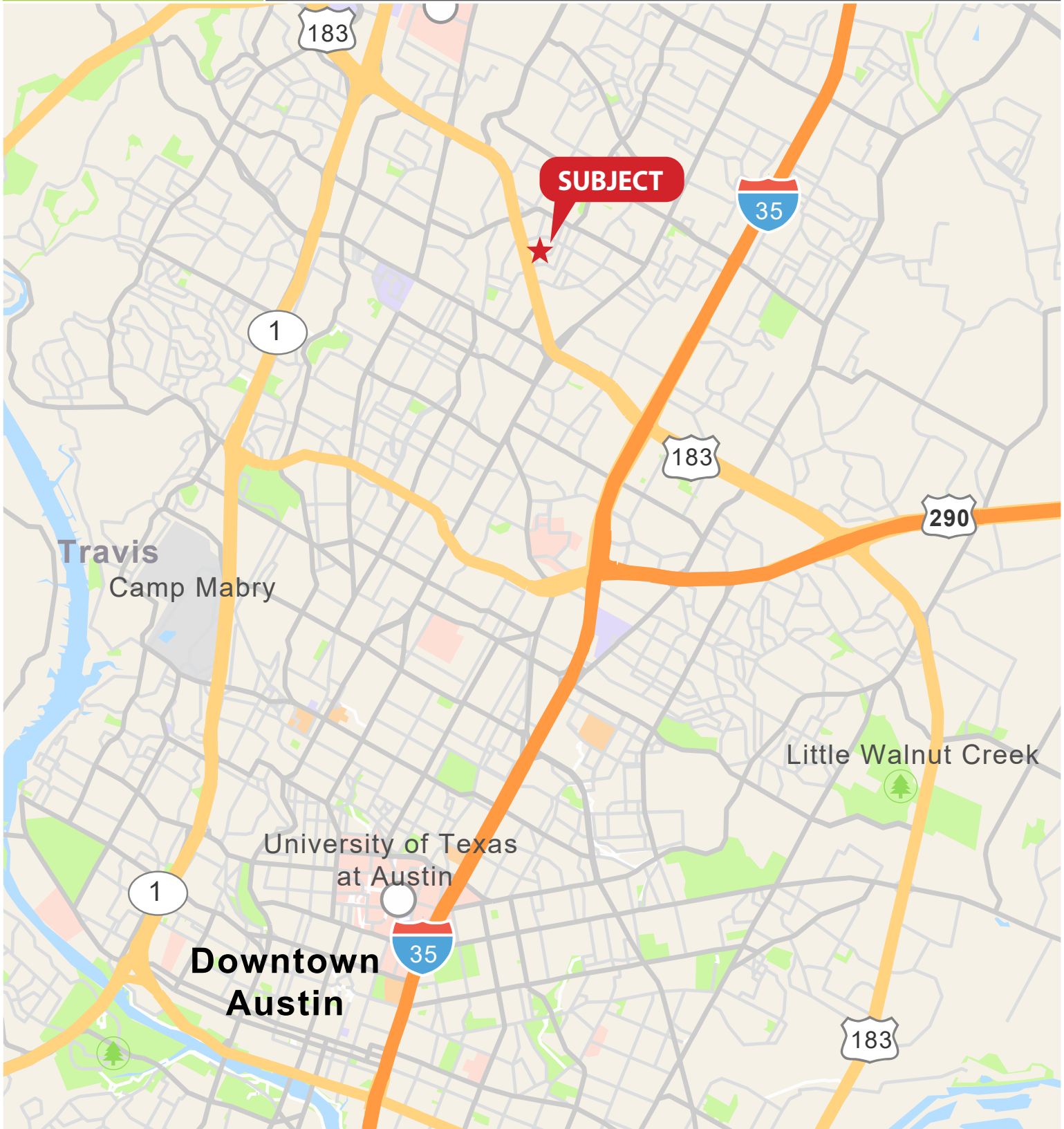
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REGIONAL MAP

FOR LEASE: 8421 Research Blvd, Unit A | Austin, TX 78758



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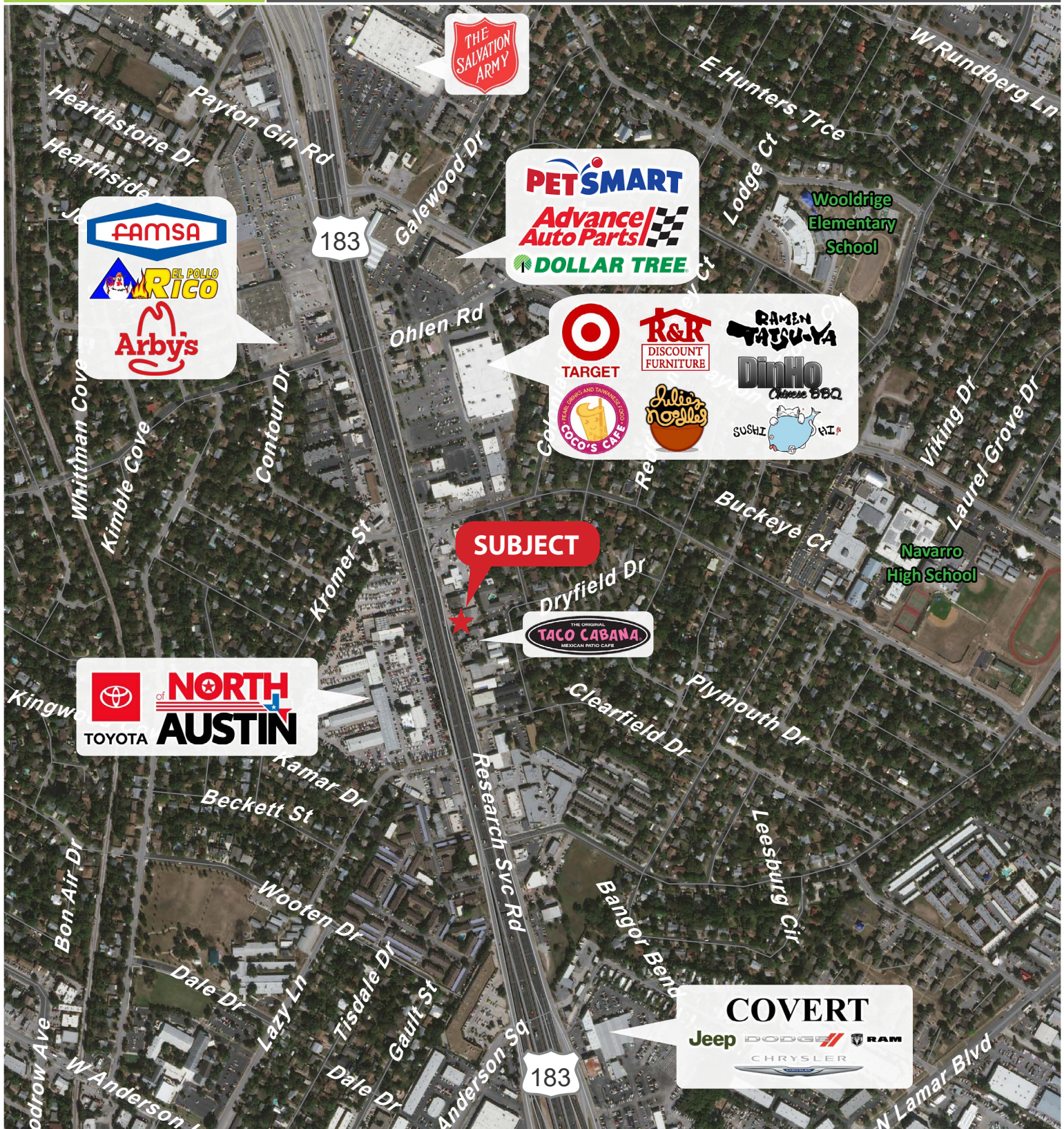
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AREA MAP

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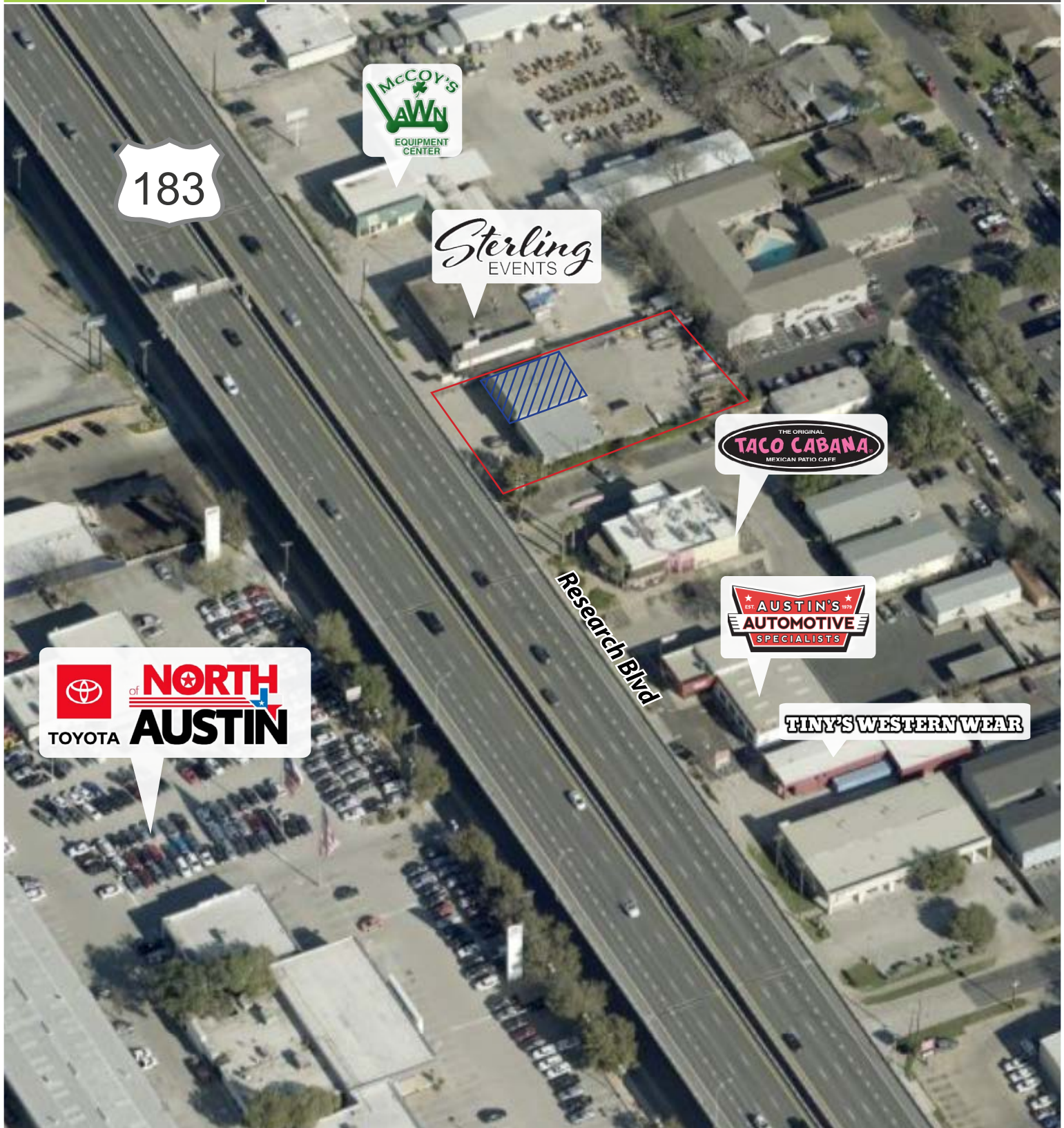
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AERIAL MAP

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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
Leland Ellison / Evan Bole	430895/756417	lee@cipaustin.com / evan@cipaustin.com	(512) 682-1008 / (512) 682-1017
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date