



NEW DEVELOPMENT

FOR LEASE

# 410 UPTOWN

410 WEST 18TH STREET • AUSTIN, TEXAS 78701





# FOR LEASE 410 UPTOWN

410 WEST 18TH STREET • AUSTIN, TEXAS 78701

Located at the corner of West 18th and San Antonio Street, this new office development will consist of nearly 187,000 SF across 12 floors. It is surrounded by apartments, restaurants and bars and is within a couple blocks from Chick-Fil-A, Taco Ranch and Raising Cane's. It is a block to the UT campus and a half-mile to the State Capitol. The building will have 2.5:1000 structured parking.



## Property Overview

186,957 SF  
12 floors



## Convenient Location

1 block to UT Campus  
Half-mile to State Capitol



## Many Restaurants Nearby

Walking distance to Chick-Fil-A, Taco Ranch, Raising Cane's and Jimmy Johns



## Parking

2.5:1000  
structured parking



## Highly Visible Corner Lot

Located at the corner  
of West 18th and San  
Antonio Street



## Live, Work, Play

Surrounded by apartments,  
restaurants, bars and other  
amenities

Chad Barrett  
512.684.3807

[barrett@aquilacommercial.com](mailto:barrett@aquilacommercial.com)

Roy Granger  
512.684.3804

[granger@aquilacommercial.com](mailto:granger@aquilacommercial.com)

[aquilacommercial.com](http://aquilacommercial.com)

The information contained herein has been obtained from sources believed reliable. AQUILA Commercial, LLC makes no guaranties or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract. Last updated 5/2019.

# FOR LEASE **410 UPTOWN**

410 WEST 18TH STREET • AUSTIN, TEXAS 78701

---



Renderings



Chad Barrett  
512.684.3807

[barrett@aquilacommercial.com](mailto:barrett@aquilacommercial.com)

Roy Granger  
512.684.3804

[granger@aquilacommercial.com](mailto:granger@aquilacommercial.com)

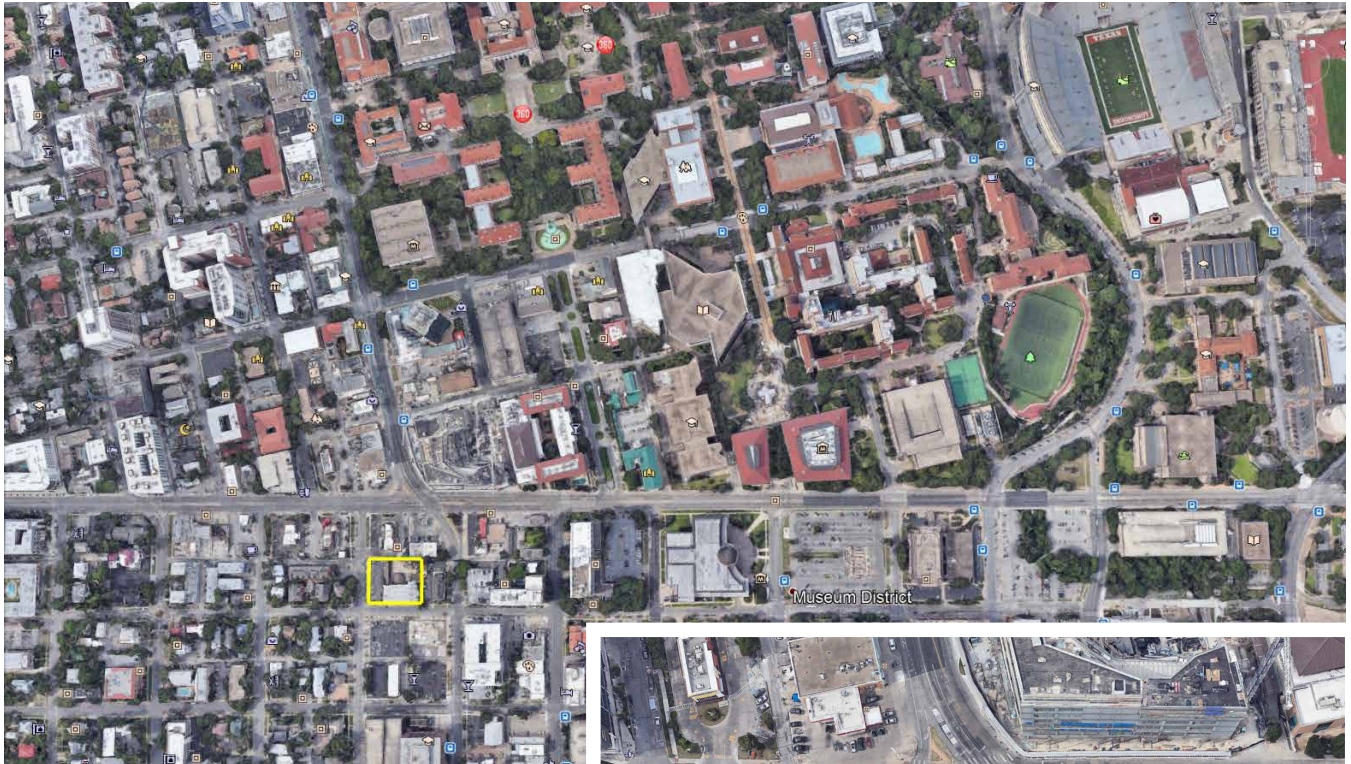
---

[aquilacommercial.com](http://aquilacommercial.com)

# FOR LEASE **410 UPTOWN**

410 WEST 18TH STREET • AUSTIN, TEXAS 78701

---



Chad Barrett  
512.684.3807

[barrett@aquilacommercial.com](mailto:barrett@aquilacommercial.com)

Roy Granger  
512.684.3804

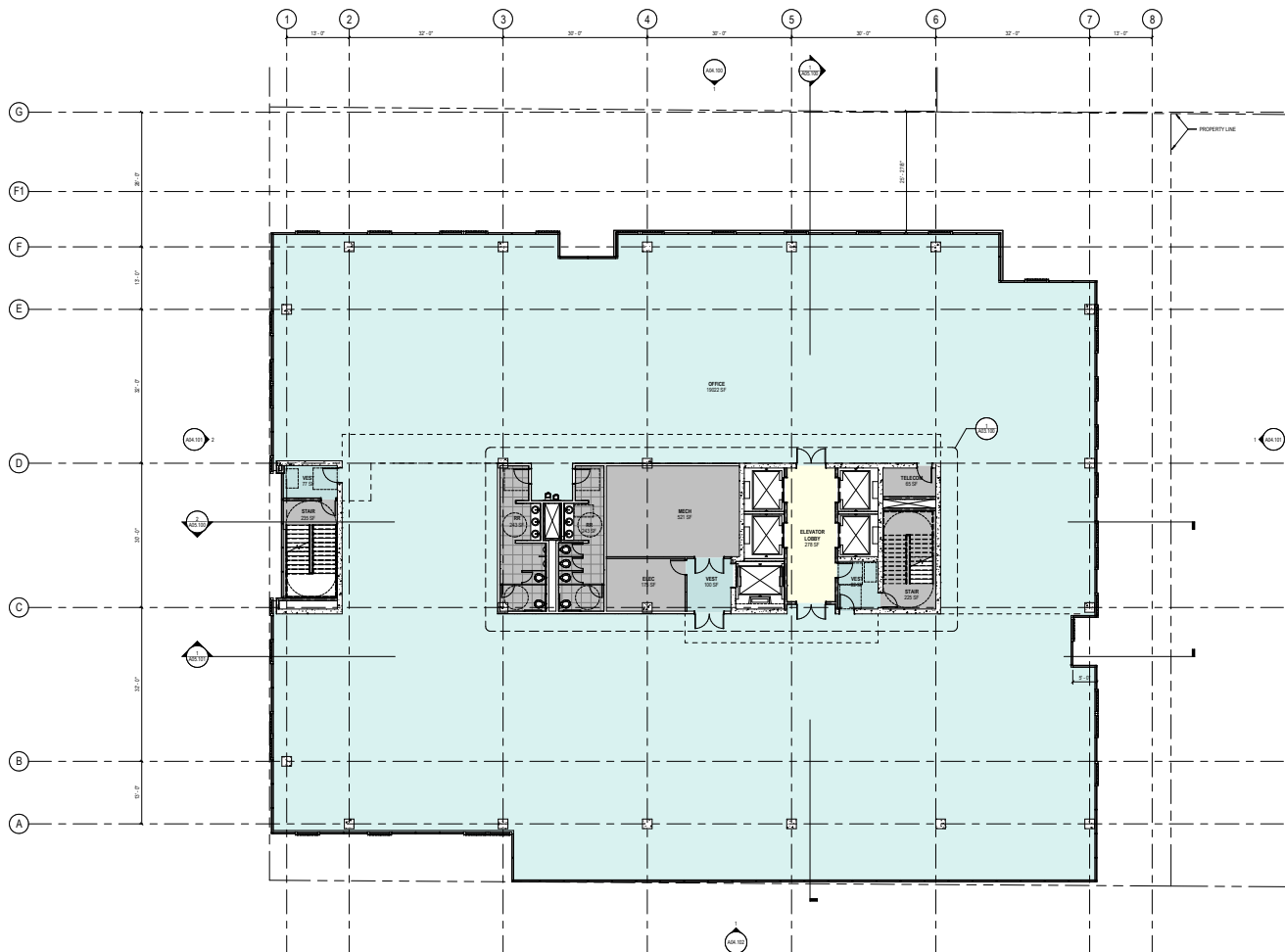
[granger@aquilacommercial.com](mailto:granger@aquilacommercial.com)

---

[aquilacommercial.com](http://aquilacommercial.com)

# FOR LEASE 410 UPTOWN

410 WEST 18TH STREET • AUSTIN, TEXAS 78701



Chad Barrett  
512.684.3807

[barrett@aquilacommercial.com](mailto:barrett@aquilacommercial.com)

Roy Granger  
512.684.3804

[granger@aquilacommercial.com](mailto:granger@aquilacommercial.com)



## 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 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.

<b>AQUILA Commercial LLC</b>	<b>567896</b>	<b>info@aquilacommercial.com</b>	<b>512-684-3800</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Christopher Perry</b>	<b>428511</b>	<b>perry@aquilacommercial.com</b>	<b>512-684-3803</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Chad Brayton Barrett</b>	<b>497323</b>	<b>barrett@aquilacommercial.com</b>	<b>512-684-3803</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Roy Butler Granger</b>	<b>606345</b>	<b>granger@aquilacommercial.com</b>	<b>512-684-3804</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date