

STANDALONE RETAIL OR OFFICE FOR SUBLEASE

GATEWAY SHOPPING CENTER

9901 N. CAPITAL OF TEXAS HWY • SUITE 300 • AUSTIN, TEXAS 78759

This standalone sublease space in Gateway Shopping Center offers 4,582 square feet of retail or office availability with high-end finishes. Conveniently located just off Loop 360 halfway between US-183 and Mopac, the space offers easy access, plenty of parking and proximity to the Domain, Q2 Stadium and more. It is walkable to many amenities including Whole Foods, Panera Bread, REI and dozens of other shops. This sublease is a great opportunity for tenants seeking standalone space in a bustling area.



SIZE	4,582 SF
RATE	Negotiable
OPEX	\$10.30
AVAILABLE	3/1/2023
EXPIRES	5/31/2025

FEATURES & AMENITIES

- Standalone retail or office availability
- High-end finishes
- Excellent location and walkability
- Exterior courtyard
- Adjacent to Whole Foods
- Plenty of parking



Bart Matheney
512.684.3808

matheney@aquilacommercial.com

Jason Faludi
512.684.3805

faludi@aquilacommercial.com

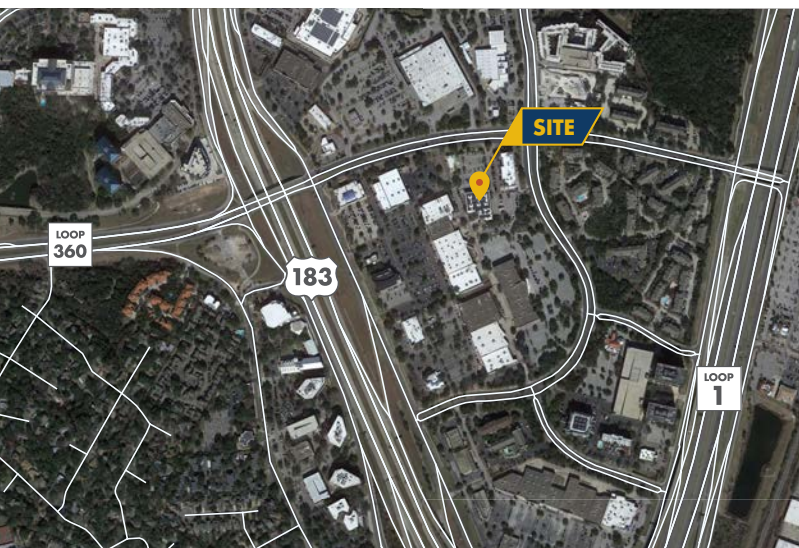
Taylor McHargue
512.684.3712

mchargue@aquilacommercial.com

STANDALONE RETAIL OR OFFICE FOR SUBLEASE

GATEWAY SHOPPING CENTER

9901 N. CAPITAL OF TEXAS HWY • SUITE 300 • AUSTIN, TEXAS



Bart Matheney
512.684.3808
matheney@aquilacommercial.com

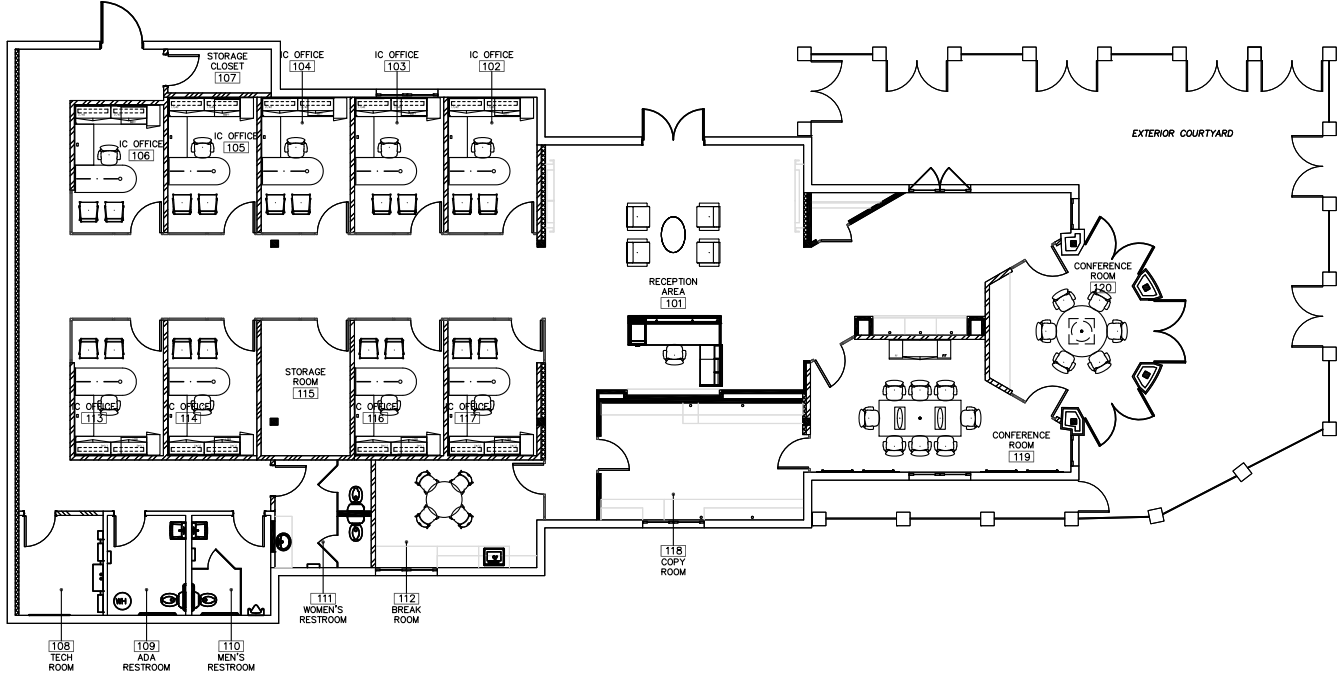
Jason Faludi
512.684.3805
faludi@aquilacommercial.com

Taylor McHargue
512.684.3712
mchargue@aquilacommercial.com

GATEWAY SHOPPING CENTER

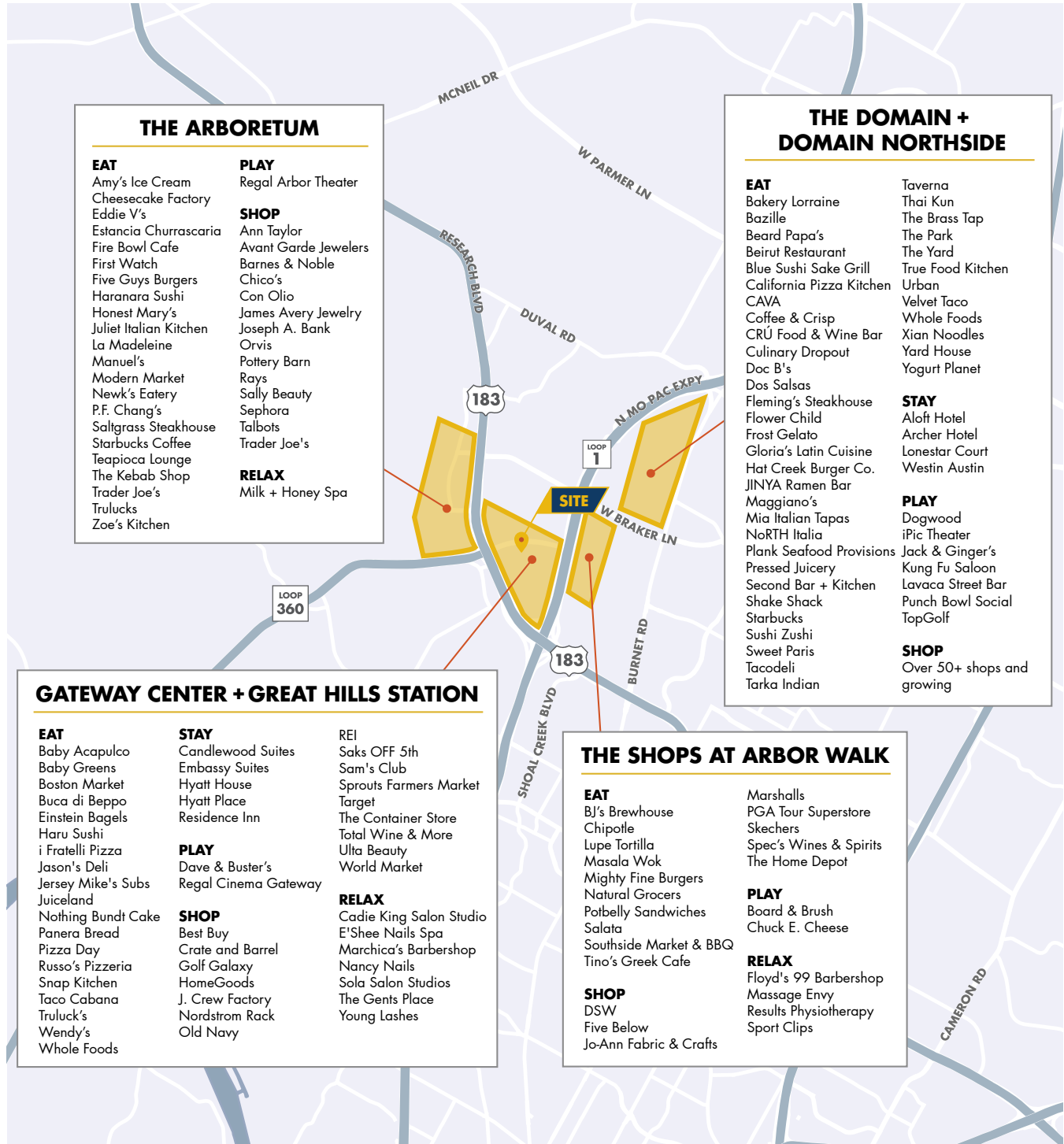
SUITE 300

4,582 SF



GATEWAY SHOPPING CENTER NEARBY AMENITIES

9901 N. CAPITAL OF TEXAS HWY • SUITE 300 • AUSTIN, TEXAS 78759



THE ARBORETUM

EAT	PLAY
Amy's Ice Cream	Regal Arbor Theater
Cheesecake Factory	
Eddie V's	SHOP
Estancia Churrascaria	Ann Taylor
Fire Bowl Cafe	Avant Garde Jewelers
First Watch	Barnes & Noble
Five Guys Burgers	Chico's
Haranara Sushi	Con Olio
Honest Mary's	James Avery Jewelry
Juliet Italian Kitchen	Joseph A. Bank
La Madeleine	Orvis
Manuel's	Pottery Barn
Modern Market	Rays
Newk's Eatery	Sally Beauty
P.F. Chang's	Sephora
Saltgrass Steakhouse	Talbots
Starbucks Coffee	Trader Joe's
Teapiocca Lounge	
The Kebab Shop	RELAX
Trader Joe's	Milk + Honey Spa
Trulucks	
Zoe's Kitchen	

THE DOMAIN + DOMAIN NORTHSIDE

EAT	Taverna
Bakery Lorraine	Thai Kun
Bazille	The Brass Tap
Beard Papa's	The Park
Beirut Restaurant	The Yard
Blue Sushi Sake Grill	True Food Kitchen
California Pizza Kitchen	Urban
CAVA	Velvet Taco
Coffee & Crisp	Whole Foods
CRU Food & Wine Bar	Xian Noodles
Culinary Dropout	Yard House
Doc B's	Yogurt Planet
Dos Salsas	
Fleming's Steakhouse	STAY
Flower Child	Aloft Hotel
Frost Gelato	Archer Hotel
Gloria's Latin Cuisine	Lonestar Court
Hat Creek Burger Co.	Westin Austin
JINYA Ramen Bar	
Maggiano's	PLAY
Mia Italian Tapas	Dogwood
NoRTH Italia	iPic Theater
Plank Seafood Provisions	Jack & Ginger's
Pressed Juicery	Kung Fu Saloon
Second Bar + Kitchen	Lavaca Street Bar
Shake Shack	Punch Bowl Social
Starbucks	TopGolf
Sushi Zushi	
Sweet Paris	SHOP
Tacodeli	Over 50+ shops and growing
Tarka Indian	

GATEWAY CENTER + GREAT HILLS STATION

EAT	STAY	REI
Baby Acapulco	Candlewood Suites	Saks OFF 5th
Baby Greens	Embassy Suites	Sam's Club
Boston Market	Hyatt House	Sam's Club
Buca di Beppo	Hyatt Place	Sprouts Farmers Market
Einstein Bagels	Residence Inn	Target
Haru Sushi		The Container Store
i Fratelli Pizza	PLAY	Total Wine & More
Jason's Deli	Dave & Buster's	Ulta Beauty
Jersey Mike's Subs	Regal Cinema Gateway	World Market
Juiceland		RELAX
Nothing Bundt Cake	SHOP	Cadie King Salon Studio
Panera Bread	Best Buy	E'Shee Nails Spa
Pizza Day	Crate and Barrel	Marchica's Barbershop
Russo's Pizzeria	Golf Galaxy	Nancy Nails
Snap Kitchen	HomeGoods	Sola Salon Studios
Taco Cabana	J. Crew Factory	The Gents Place
Truluck's	Nordstrom Rack	Young Lashes
Wendy's	Old Navy	
Whole Foods		

THE SHOPS AT ARBOR WALK

EAT	Marshalls
BJ's Brewhouse	PGA Tour Superstore
Chipotle	Skechers
Lupe Tortilla	Spec's Wines & Spirits
Masala Wok	The Home Depot
Mighty Fine Burgers	
Natural Grocers	PLAY
Patbelly Sandwiches	Board & Brush
Salata	Chuck E. Cheese
Southside Market & BBQ	
Tino's Greek Cafe	RELAX
	Floyd's 99 Barbershop
SHOP	Massage Envy
DSW	Results Physiotherapy
Five Below	Sport Clips
Jo-Ann Fabric & Crafts	



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.

AQUILA Commercial LLC	567896	info@aquilacommercial.com	512-684-3800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Christopher Perry	428511	perry@aquilacommercial.com	512-684-3803
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date