

Skyline

OFFICE FOR LEASE

1949 S. IH-35 Frontage Rd.
Austin, Texas 78741



Jon Moscoe
512.684.3809

moscoe@aquilacommercial.com

aquilacommercial.com/skyline



Availability

First Floor: 1,570 - 10,445 SF

Second Floor: 1,035 - 9,756 SF

Parking

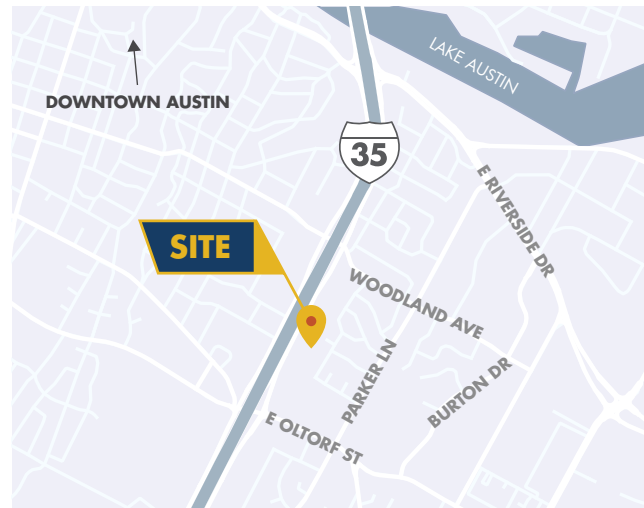
3:1000 in surface lot

Ideal Location

Located 1.5 miles south of Austin's CBD

Space Features

- Newly built-out spec-ready spaces with open ceilings and high-end lighting packages installed
- Ultra high-speed Wi-Fi sponsored by Cisco Meraki will be provided for tenants in the space free of charge



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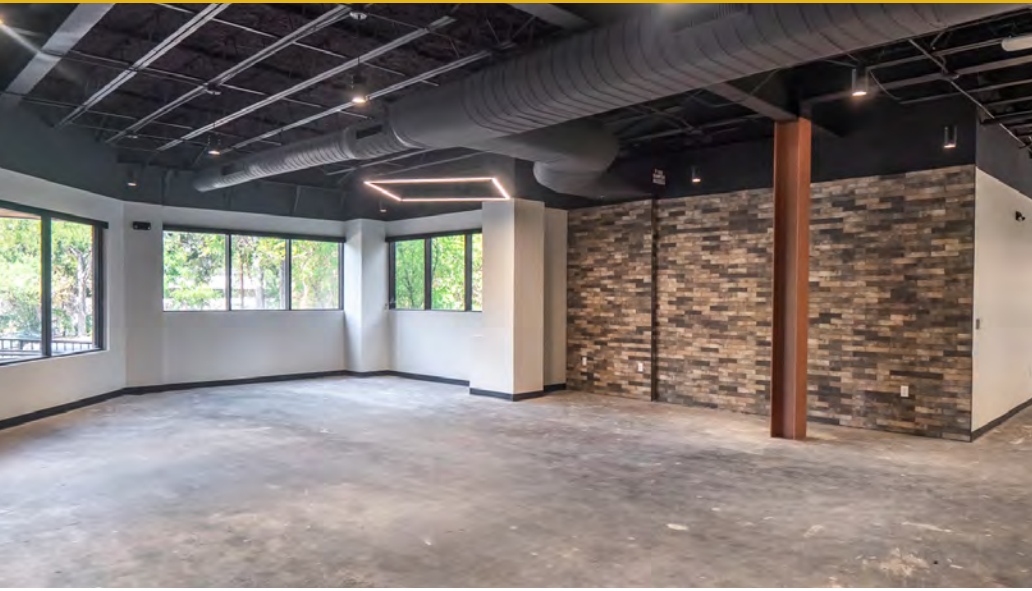
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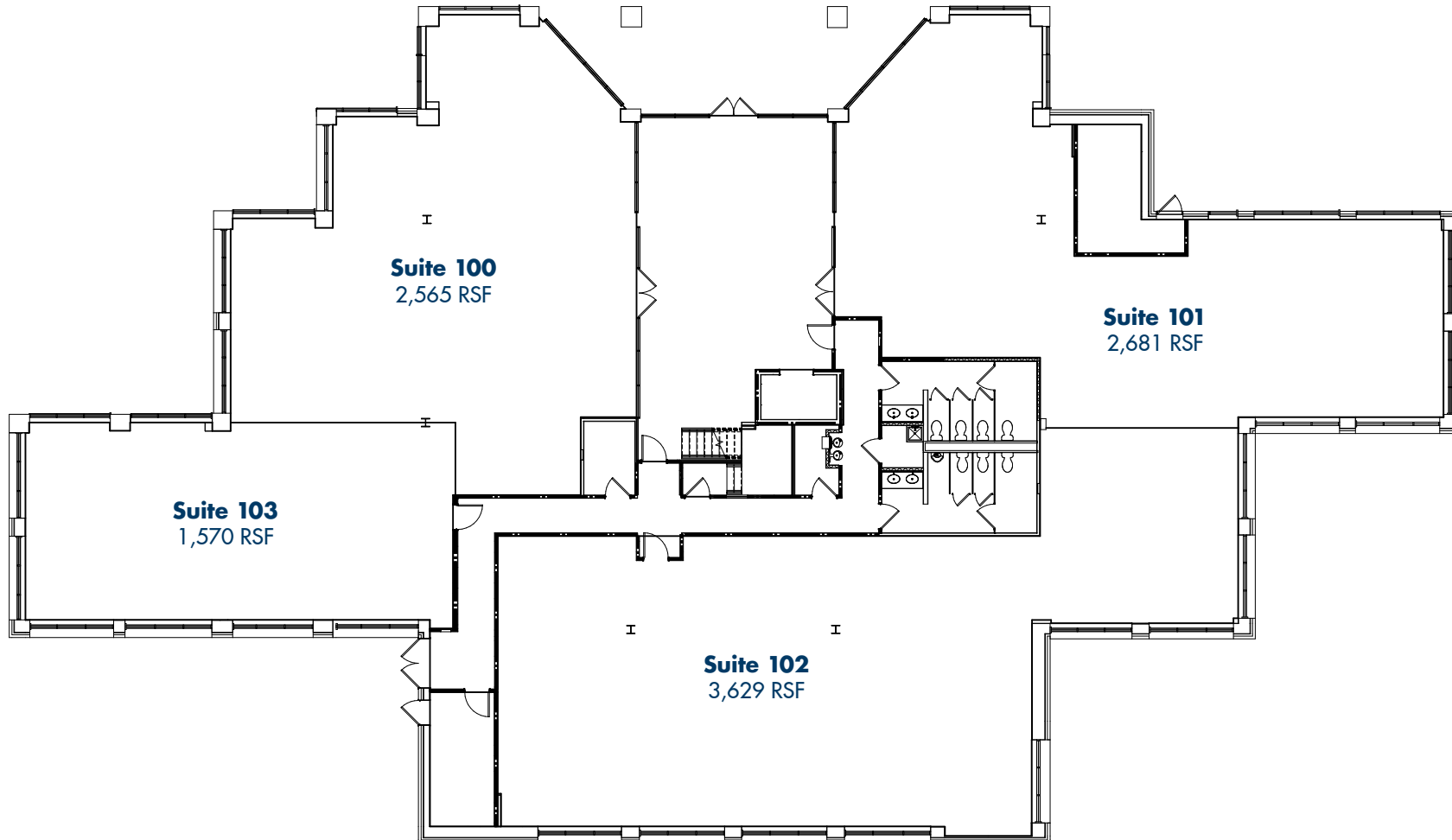
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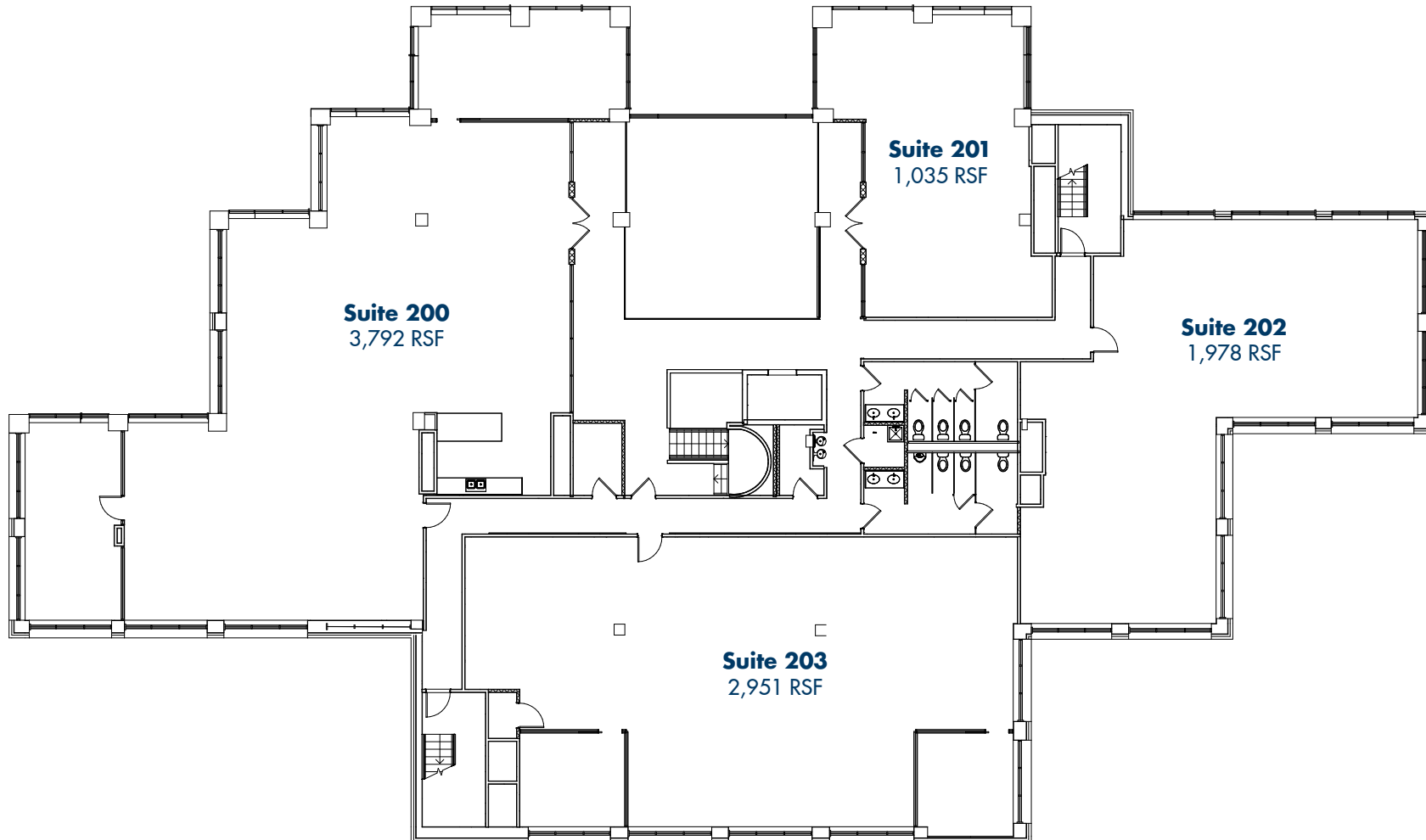
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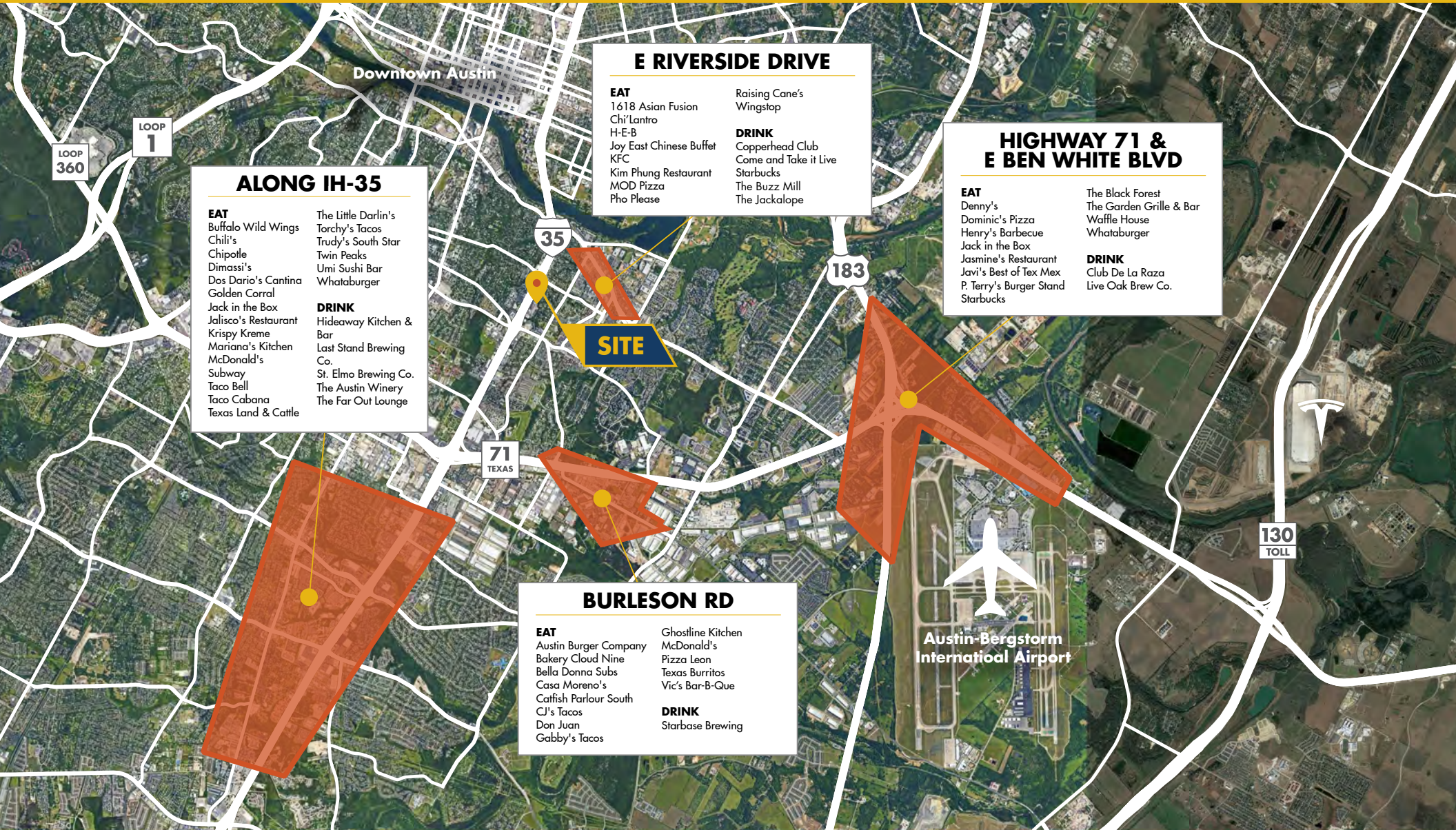
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First Floor: 1,570 - 10,445 SF | Available Immediately



Second Floor: 1,035 - 9,756 SF | Available Immediately





ALONG IH-35

- | | |
|----------------------|------------------------|
| EAT | The Little Darlin's |
| Buffalo Wild Wings | Torchy's Tacos |
| Chili's | Trudy's South Star |
| Chipotle | Twin Peaks |
| Dimassi's | Umi Sushi Bar |
| Dos Dario's Cantina | Whataburger |
| Golden Corral | |
| Jack in the Box | DRINK |
| Jalisco's Restaurant | Hideaway Kitchen & Bar |
| Krispy Kreme | Last Stand Brewing Co. |
| Mariana's Kitchen | St. Elmo Brewing Co. |
| McDonald's | The Austin Winery |
| Subway | The Far Out Lounge |
| Taco Bell | |
| Taco Cabana | |
| Texas Land & Cattle | |

E RIVERSIDE DRIVE

- | | |
|-------------------------|-----------------------|
| EAT | Raising Cane's |
| 1618 Asian Fusion | Wingstop |
| Chi'Lantro | |
| H-E-B | DRINK |
| Joy East Chinese Buffet | Copperhead Club |
| KFC | Come and Take it Live |
| Kim Phung Restaurant | Starbucks |
| MOD Pizza | The Buzz Mill |
| Pho Please | The Jackalope |

HIGHWAY 71 & E BEN WHITE BLVD

- | | |
|-------------------------|-------------------------|
| EAT | The Black Forest |
| Denny's | The Garden Grille & Bar |
| Dominic's Pizza | Waffle House |
| Henry's Barbecue | Whataburger |
| Jack in the Box | |
| Jasmine's Restaurant | DRINK |
| Javi's Best of Tex Mex | Club De La Raza |
| P. Terry's Burger Stand | Live Oak Brew Co. |
| Starbucks | |

SITE

BURLESON RD

- | | |
|-----------------------|-------------------|
| EAT | Ghostline Kitchen |
| Austin Burger Company | McDonald's |
| Bakery Cloud Nine | Pizza Leon |
| Bella Donna Subs | Texas Burritos |
| Casa Moreno's | Vic's Bar-B-Que |
| Catfish Parlour South | |
| CJ's Tacos | DRINK |
| Don Juan | Starbase Brewing |
| Gabby's Tacos | |

Austin-Bergstrom
International Airport



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 _____