

1306 W. Oltorf

**CREATIVE OFFICE FOR LEASE**

1306 W. Oltorf Street  
Austin, Texas 78704



Jon Moscoe, SIOR  
512.684.3809

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

Ben Tolson  
512.684.3819

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

[aquilacommercial.com/1306-west-oltorf](http://aquilacommercial.com/1306-west-oltorf)

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### Availability

- Fully leased

### Ample Parking

- 4.1:1000
- Free, on-site unreserved spaces
- Limited covered parking

### On-Site Amenities

- Showers and bike racks
- Coffee bar
- Keyless secured entry system
- Landscaped/hardscaped outdoor spaces with furniture including covered outdoor deck



### Design Features

- Solar panels, mural wall, rain garden, thermoclick glass, adaptive reuse
- Designed by Michael Hsu Architecture

### Central Austin Location

- Located just off South Lamar Boulevard, across from the ABGB (Austin Beer Garden)
- 2 miles to Zilker Park and Downtown Austin
- Highly amenitized area



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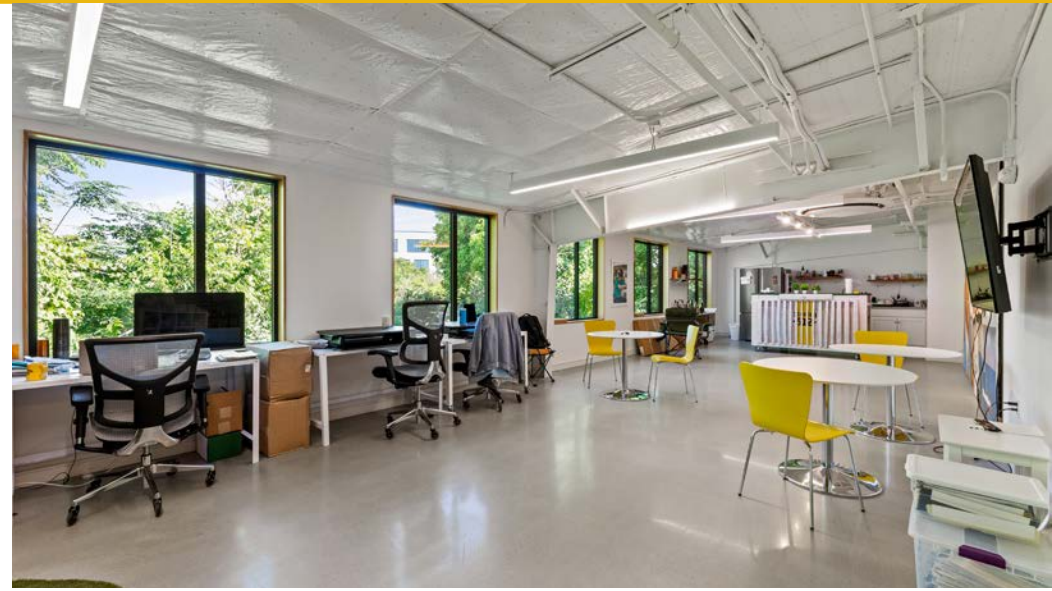
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Explore the Area on Google Maps



### 800-1600 LAMAR BOULEVARD

1 MILE, LESS THAN A 20-MINUTE WALK

- |  |   |
|--|---|
| <b>EAT</b><br>Antonelli's Cheese<br>Brown's BBQ<br>Chi'Lantro<br>Hayley Cakes & Cookies<br>Lick Honest Ice Creams<br>Love & Cookies<br>Maudies Too<br>Merit Coffee<br>Odd Duck<br>Ramen Tatsu-Ya | Shake Shack<br>Snooze<br>Starbucks<br>Tacodeli<br>Tiny Pies<br>TLC Austin<br>Uchi |
| <b>PLAY</b><br>Alamo Drafthouse<br>Gibson Street Bar   |   |

### 2700-3700 LAMAR BOULEVARD

1.5 MILES, LESS THAN A 30-MINUTE WALK

- |  |  |
|--|--|
| <b>EAT</b><br>Amy's Ice Cream<br>Baker Street Pub & Grill<br>Barley Bean Coffee<br>Easy Tiger<br>In-N-Out Burger<br>Kerbey Lane Cafe<br>Lavaca Street Bar<br>Papalote Taco House | Phil's Ice House<br>Phoenicia Bakery & Deli<br>Soup Peddler<br>ThunderCloud Subs<br>Torchy's Tacos<br>Wholly Cow Burgers |
| <b>PLAY</b><br>Broken Spoke  |  |

### 1700-2600 LAMAR BOULEVARD

0.75 MILES, LESS THAN A 15-MINUTE WALK

- |  |  |
|--|--|
| <b>EAT</b><br>Black Sheep Lodge<br>Chipotle<br>East Side King<br>Elementary<br>Hattie B's Hot Chicken<br>Loro Austin<br>Matt's El Rancho | Opa<br>Patika<br>Proud Mary Coffee<br>Super Thai Cuisine |
| <b>PLAY</b><br>Bouldin Acres<br>The Golden Goose   |  |

### SOUTH FIRST STREET

1 MILE, LESS THAN A 20-MINUTE WALK

- |  |   |
|--|---|
| <b>EAT</b><br>Dovetail Pizza<br>El Tacorrido<br>Elizabeth Street Cafe<br>Fresa's South First<br>Gourdough's Donuts | Juiceland<br>Lenoir<br>Picnik<br>Polvos<br>Soup Peddler<br>TxShawarma |
|--|---|



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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.

## 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