

# **For Lease** **Office / Retail**

1211 E 11th Street, 78702  
9171 SF [Total Building Area]

*Estimated Delivery: August 2018*

**Skout**<sup>x</sup>

Donny Shanks, CCIM  
Partner

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**Coming  
Soon**



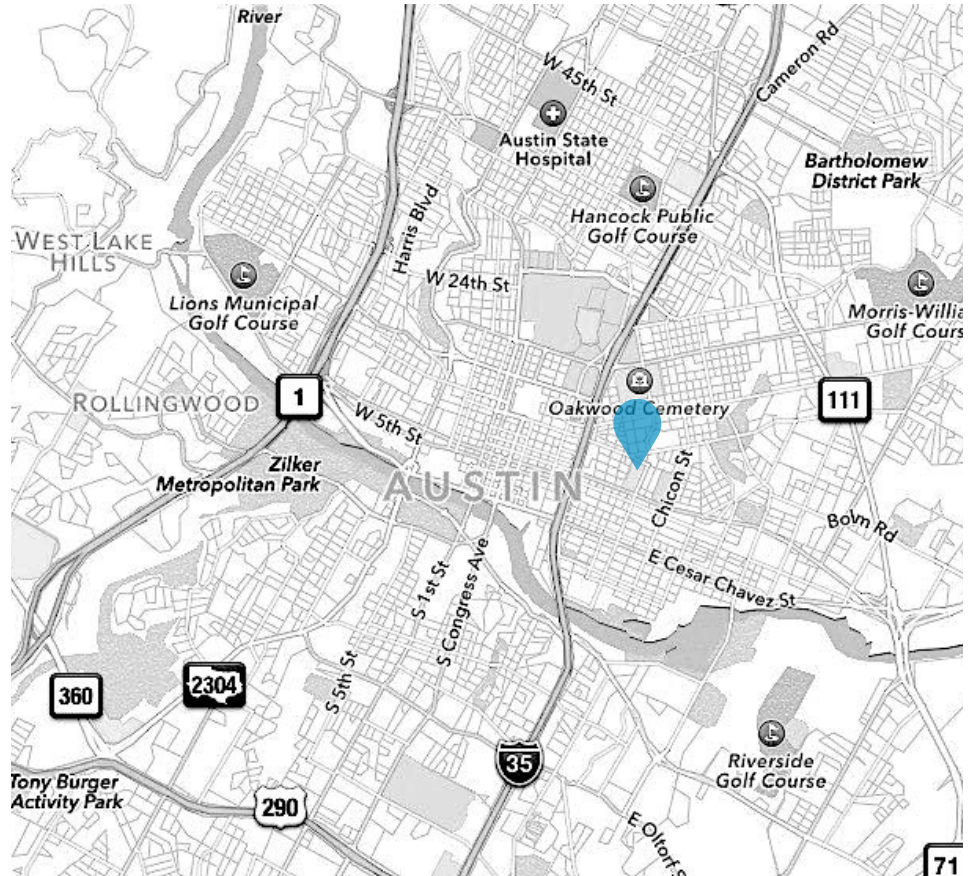
**1211 E 11th Street** will offer best-in-class design in a small scale development. Featuring creative office space atop ground level retail, this energy-efficient building will be an attractive addition to Austin's dynamic East 11th Street corridor. With a walkability score of 89 [[www.walkscore.com](http://www.walkscore.com)], 1211 E 11th Street is within easy walking distance to local favorites including Hillside Farmacy, Quickie Pickie, Blue Dahlia, Micklethwait Craft Meats & renowned Franklin Barbecue.

*All information contained herein is deemed reliable but not guaranteed.*

# 1211 E 11th Street Overview



**1211 E 11th Street**  
Austin, TX 78702



Designed & Developed by:



## Lease Terms

Type: Office / Retail  
[multi-tenant]  
Size: 9171 SF [total building area]  
Space Available: 6780 RSF [total]  
First Level: 3388 RSF  
Second Level: 3392 RSF  
Rate: \$36/SF NNN  
Zoning: CS-1-NCCD-NP  
[No Restaurants]  
Estimated Delivery: August, 2018

## Building

- Ground Level - Retail / Office
- Second Level - Office (single or multi tenant)
- Easy access & high visibility on East 11th Street
- Partially-covered roof terrace w/ downtown & Capitol views
- Energy-efficient building shell w/high performance glass & continuous insulation
- Highly efficient HVAC system [reduces energy use by ~30%]
- Onsite Covered Parking

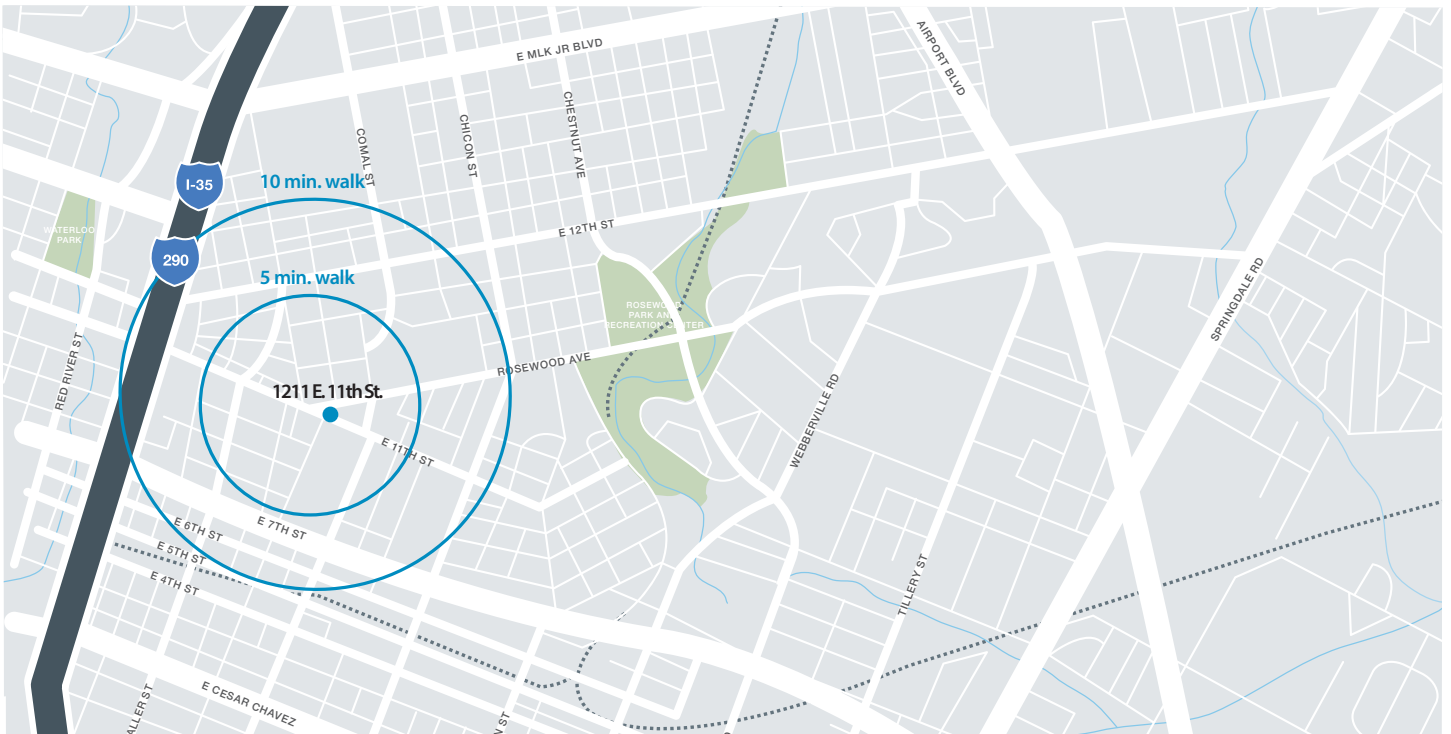
## Location

- East Austin - urban core
- Walkability Score = 89 [www.walkscore.com]
- Convenient location
  - 0.4 mile to I-35
  - 0.9 mile to Texas Capitol
  - 1.2 miles to UT Austin
  - 1.3 miles to Austin Convention Center
  - 6.9 miles to Austin Bergstrom International Airport
- Neighborhood Spots:
  - Hillside Pharmacy, Quickie Pickie, Blue Dahlia, Micklethwait BBQ, Victory Grill, Franklin BBQ

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# 1211 E 11th Street Neighborhood



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# 1211 E 11th Street Neighborhood



**Condominiums & Apartments**

- 1. East Village Lofts
- 2. Eleven 11
- 3. AMLI Eastside
- 4. Eleven by Windsor

**Local Shops**

- 5. Helm Boots
- 6. Olive
- 7. Slavonk & Hortus Terraria
- 8. Tiny Taiga
- 9. Take Heart

**Hotels**

- 10. Hotel Eleven

**Dining**

- 11. Franklin BBQ
- 12. Old Thousand
- 13. Blue Dahlia Bistro
- 14. Paperboy
- 15. Hillside Pharmacy
- 16. Quickie Pickie
- 17. Micklethwait Craft Meats
- 18. Eastside Pies
- 19. Jean Jean's Cajun BBQ
- 20. Figure 8 Coffee Purveyors

— — — 5 minute walk  
 - - - 10 minute walk

**Services**

- 21. Eastside Yoga
- 22. Dara Yoga
- 23. Carver Branch Public Library

**Entertainment**

- 24. Victory Grill
- 25. King Bee Lounge
- 26. Full Circle Bar
- 27. Rio Rita

**East 6th & East 7th Attractions**

**Entertainment**

- Ah Sing Den
- Brew & Brew
- The Brixton
- The Grackle
- Revelry Kitchen + Bar
- Shangri La
- Whisler's

**Dining**

- Bee Grocery
- Brew & Brew
- Buenos Aires Cafe
- Chicon
- Counter Cafe
- Cuvee Coffee
- Eastside King
- El Chilito

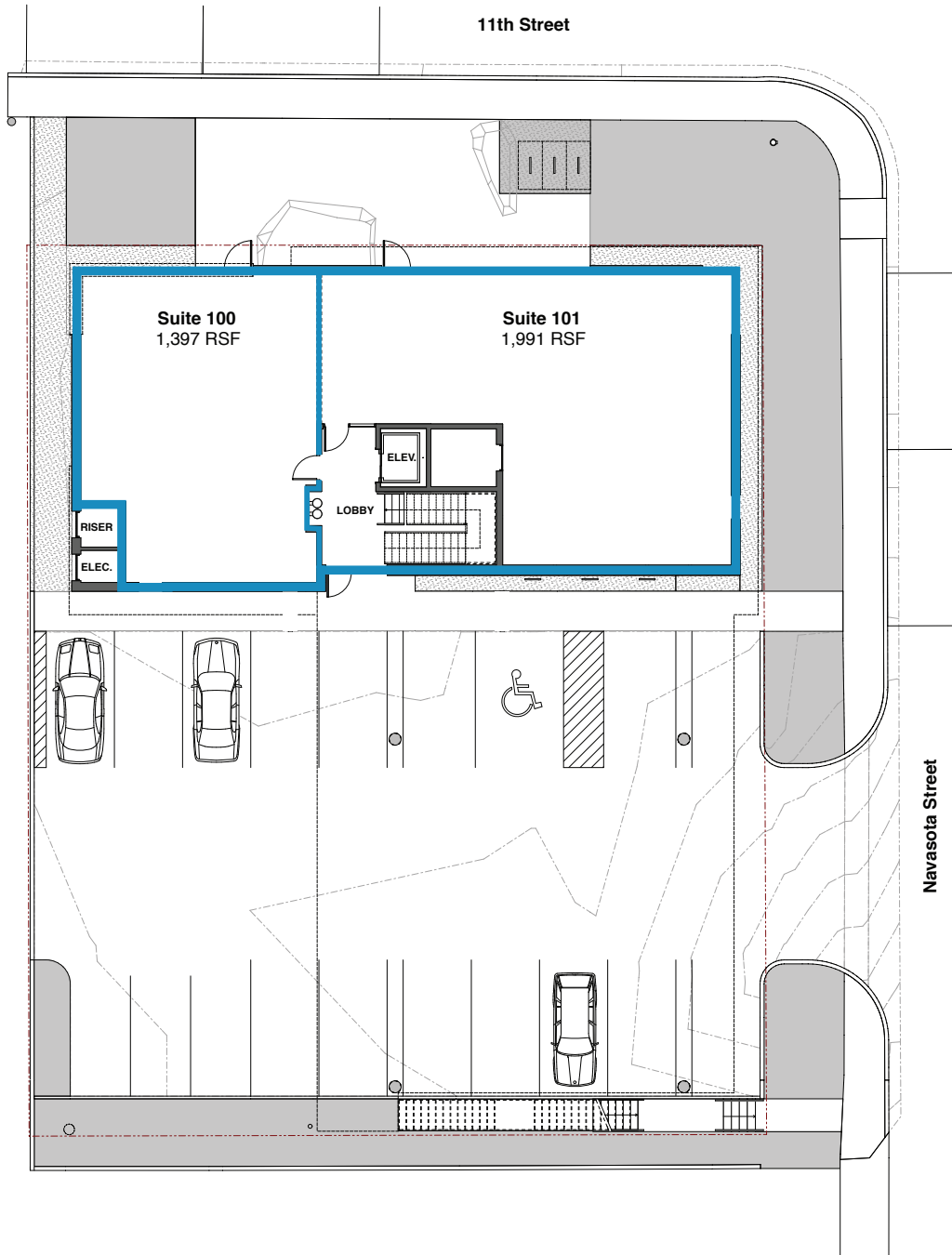
- Fukumoto
- Gemelli Gelato
- Kuneho
- Salt & Time
- Spartan Pizza
- Takoba
- Tamale House East
- Vintage Heart Coffee

**Retail**

- Maggie Louise Confections
- Volcom Garden
- Waterman Supply Company

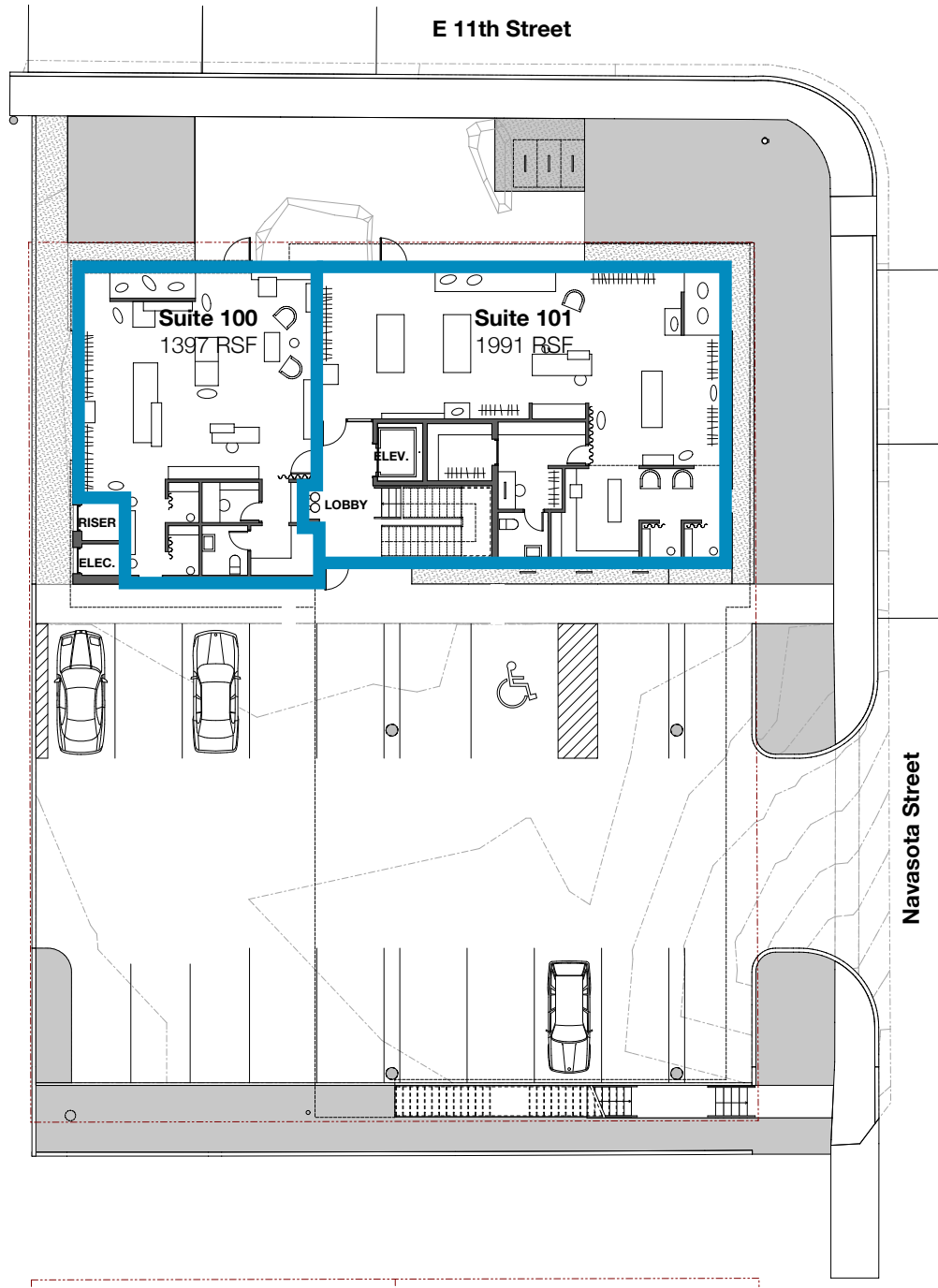
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# 1211 E 11th Street - Level 1 Shell



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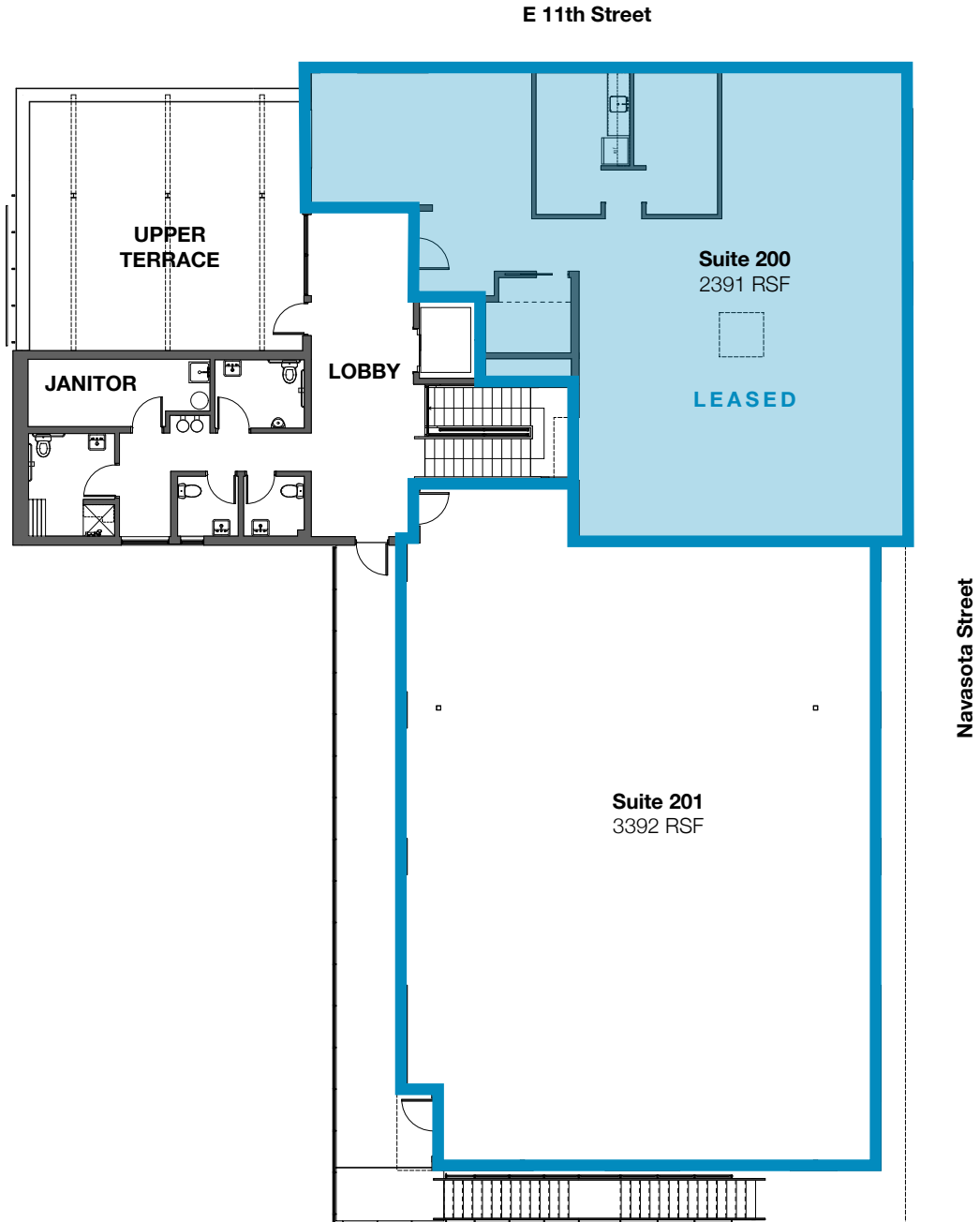
# 1211 E 11th Street - Level 1 Spec Suites



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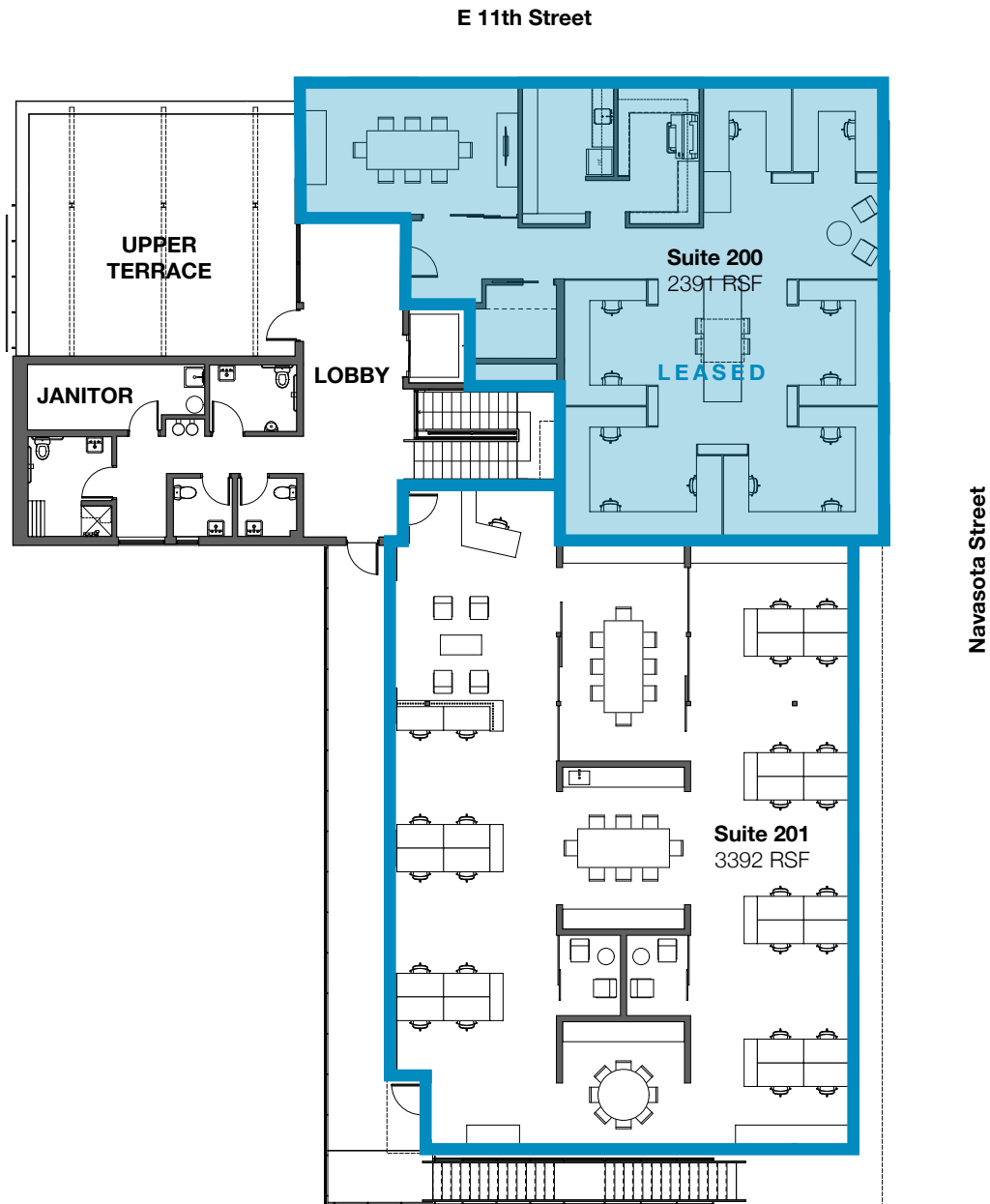
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# 1211 E 11th Street - Level 2 Shell



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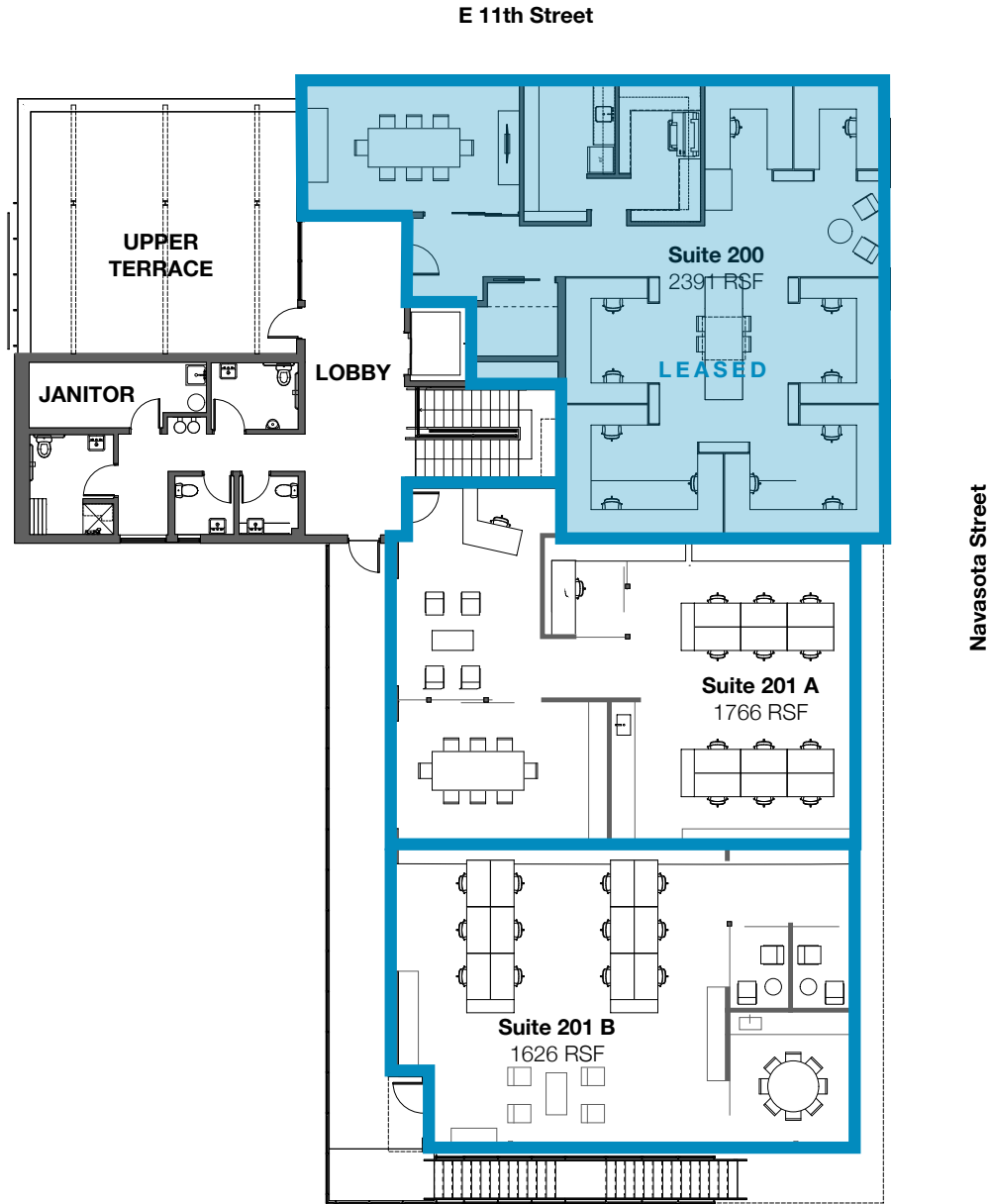
# 1211 E 11th Street - Level 2 Spec Suites (Single Tenant)



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# 1211 E 11th Street - Level 2 Spec Suites (Multi Tenant)



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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.

<b>Skout Real Estate</b>	<b>9004805</b>	<b>foundit@skoutasutin.com</b>	<b>512 595.3588</b>
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Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>			
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