

LANTANA PASS

7717 Southwest Parkway

2,635 SF of OFFICE SPACE IN SW AUSTIN AVAILABLE



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Capella Commercial, LLC

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

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AVAILABLE: SUITE 310

**BLDG 1, FLOOR 2
2,635 RSF**



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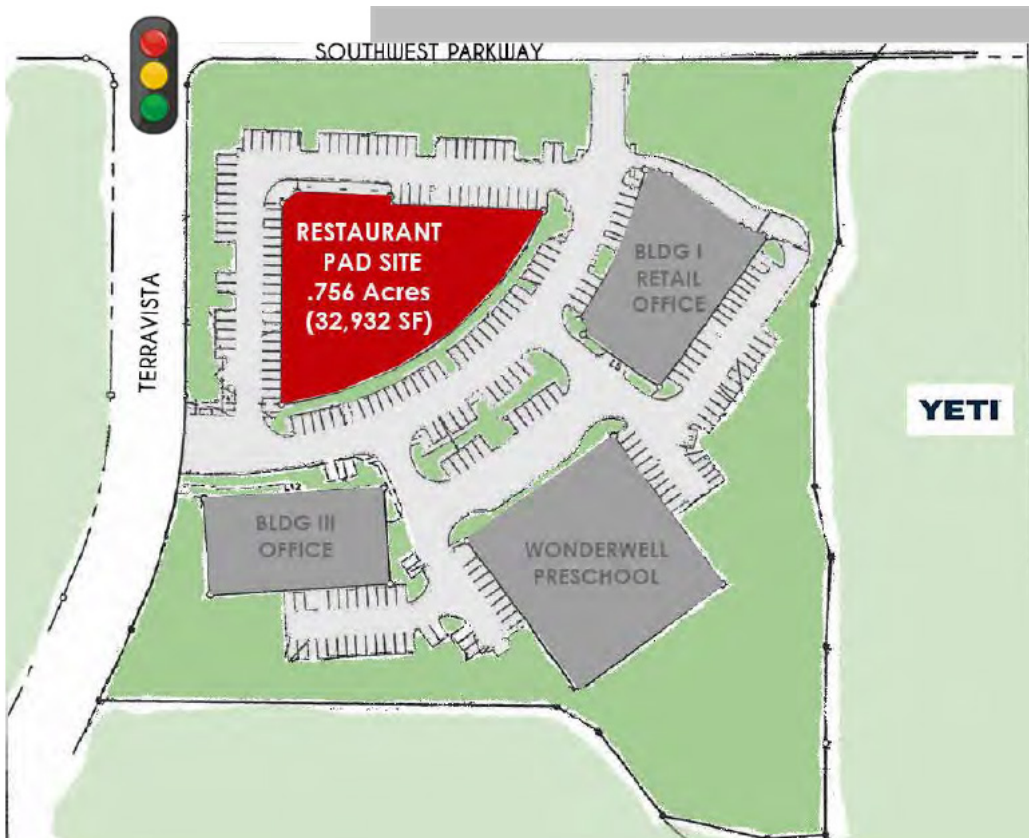
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LANTANA PASS

7717 Southwest Parkway

Location



- Visibility from Southwest Parkway with signage available on facade and monument at Southwest Parkway, Lighted intersection situated at Southwest Parkway and Terravista.
- Located directly across from planned Holden Hills Development and only 1 Mile from Barton Creek Community
- Southwest Parkway is the main artery connecting Lakeway, Bee Cave, Barton Creek and other southwest Austin communities to Mopac/Loop 1, Downtown Austin, South Austin, Austin Bergstrom Airport, and Highways 290, 71 and Interstate 35.
- The location is surrounded by nearly 200K+ Class A office buildings, private schools, upscale multi-family and condos, and affluent housing communities.
 - Yeti Headquarters (aprox 350 employees)
- Foot Traffic from
 - WonderWell Preschool (85 Children Enrolled)
 - 42,012 SF Class A in two buildings - fully leased office & retail adjacent
 - 70,000 SF + Rialto Office Park adjacent (with gate & walkway)

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LANTANA PASS

7717 Southwest Parkway

Lakeway / Bee Cave

Location



LOCATION MAP

- Lantana Pass is situated at the lighted intersection of Southwest Parkway and Terravista.
- Southwest Parkway is the main artery connecting Lakeway, Bee Cave, Barton Creek and other southwest Austin communities to Mopac/Loop 1, Downtown Austin, South Austin, Austin Bergstrom Airport, and Highways 290, 71 and Interstate 35.
- The location is surrounded by Class A office buildings, private schools, upscale multi-family and condos, and affluent housing communities.
- Located on the 'going to work' side of the parkway.
- Walking Distance from Class A Office and Retail, including: Carve American Grill, Lig Wu Chinese, La Traviata, Tancho Sushi, La Popular Tacos & Mexican, Marriott AC Hotel



36,030
VPD
2018



2,093
1 Mile
Daytime
Employees

15,817
3 Mile
Daytime
Employees



4,471
1 Mile
Pop.

42,823
3 Mile
Pop.

123,456
5 Mile
Pop.



\$101,879
1 Mile
Average
HH Income

\$138,269
3 Mile
Average
HH Income

\$116,704
5 Mile
Average
HH Income

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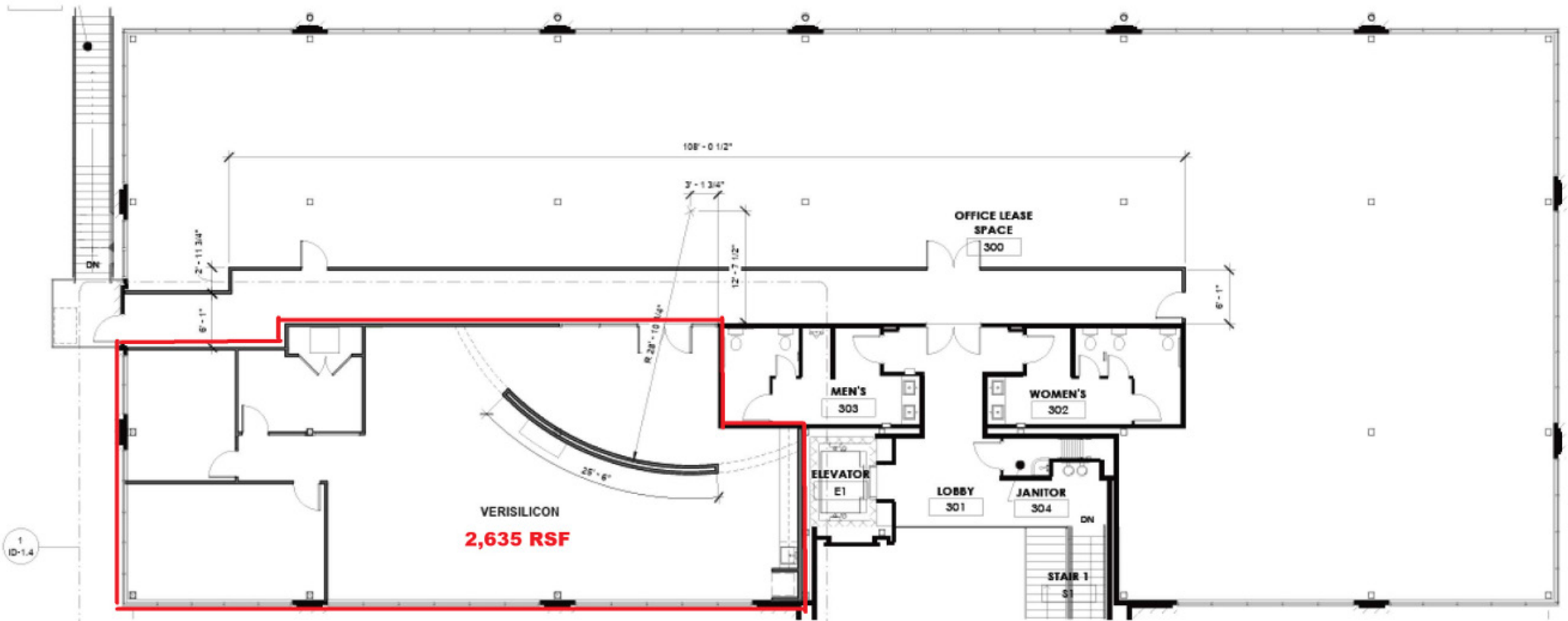
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Information About Brokerage Services

Texas law requires all real estate licensees 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 a.cts 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.

Capella Commercial, LLC

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Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date