

Gabriel's Court

500 SF - 4,094 SF AVAILABLE

2905 SAN GABRIEL CT. | AUSTIN, TX | 78705

CENTRAL SUBMARKET



Gabriel's Court

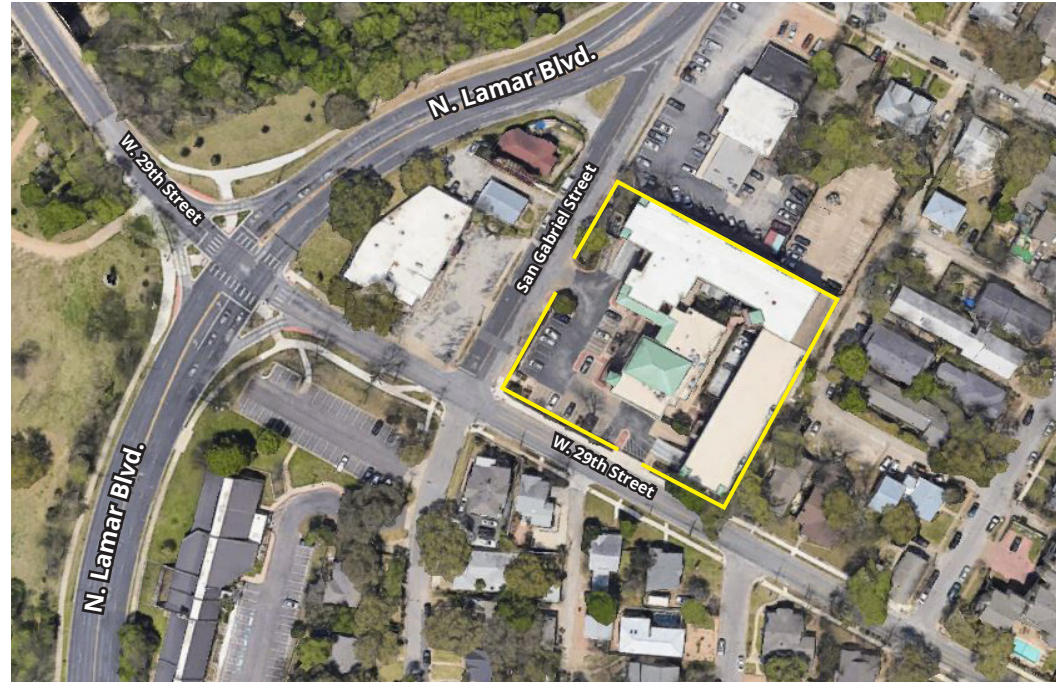
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ABOUT GABRIEL'S COURT

Gabriel's Court offers a unique mixed use, multi-tenant office setting minutes from the University of Texas, Downtown and Seton Medical Center complex.

This 45,000 square foot complex boasts on-site retailers including Serendipity Bridal, Edward Jones and Musashino Sushi Dokoro restaurant. The building's first class design make Gabriel's Court a valuable option for tenants desiring downtown access and amenities.



PROPERTY FEATURES

- Multitenant office and retail
- Gabriel's Court existing tenants include: Serendipity Bridal, Edward Jones, Musashino Sushi Dokoro restaurant and multiple medical offices.
- Close proximity to downtown, University of Texas and Seton Medical Center.



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SECOND FLOOR

SUITE 212

Square Feet	3,594 SF
Availability	Immediately

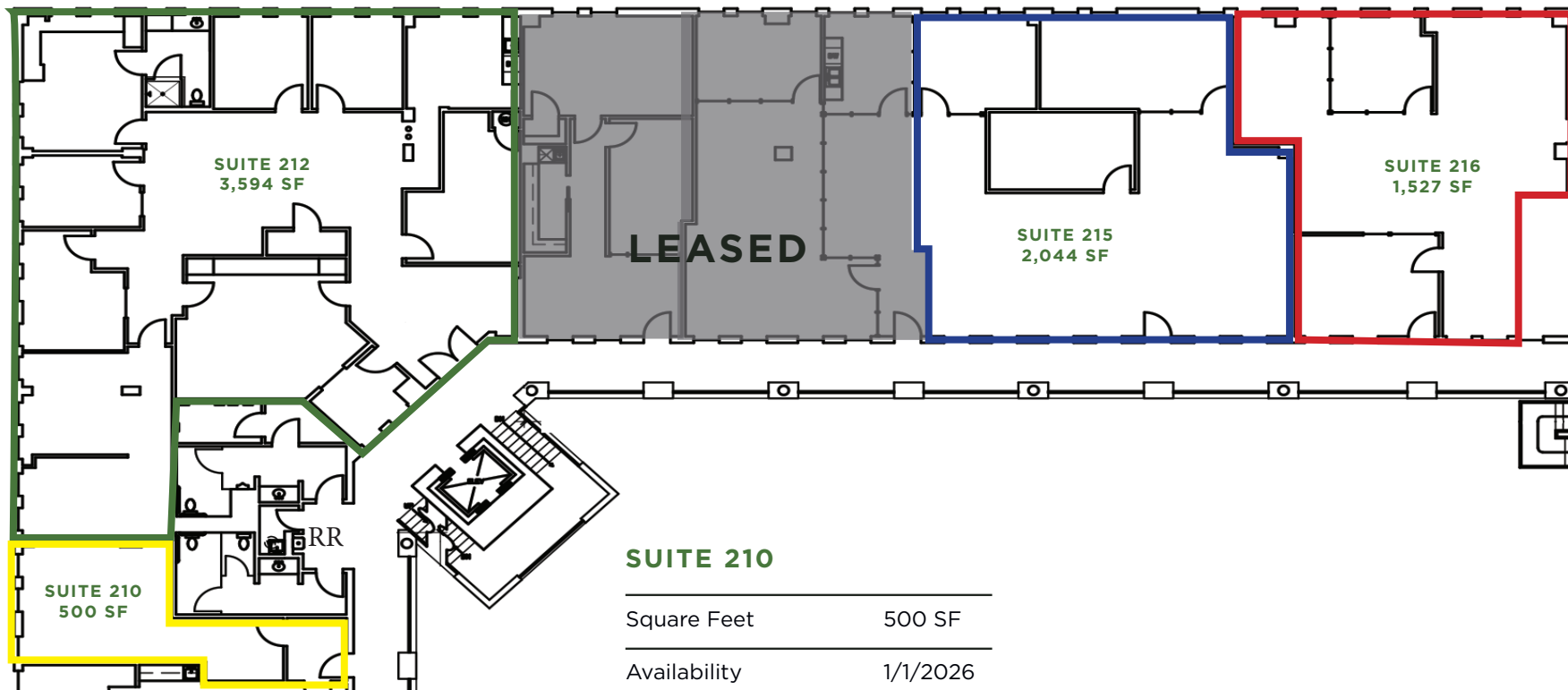
SUITE 215

Square Feet	2,044 SF
Availability	Immediately

SUITE 216

Square Feet	1,527 SF
Availability	1/1/2026

Maximum Contiguous 4,094 SF



SUITE 210

Square Feet	500 SF
Availability	1/1/2026



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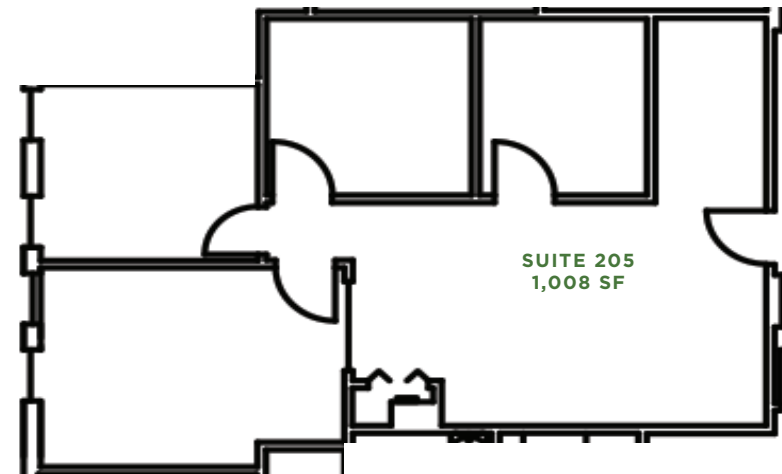
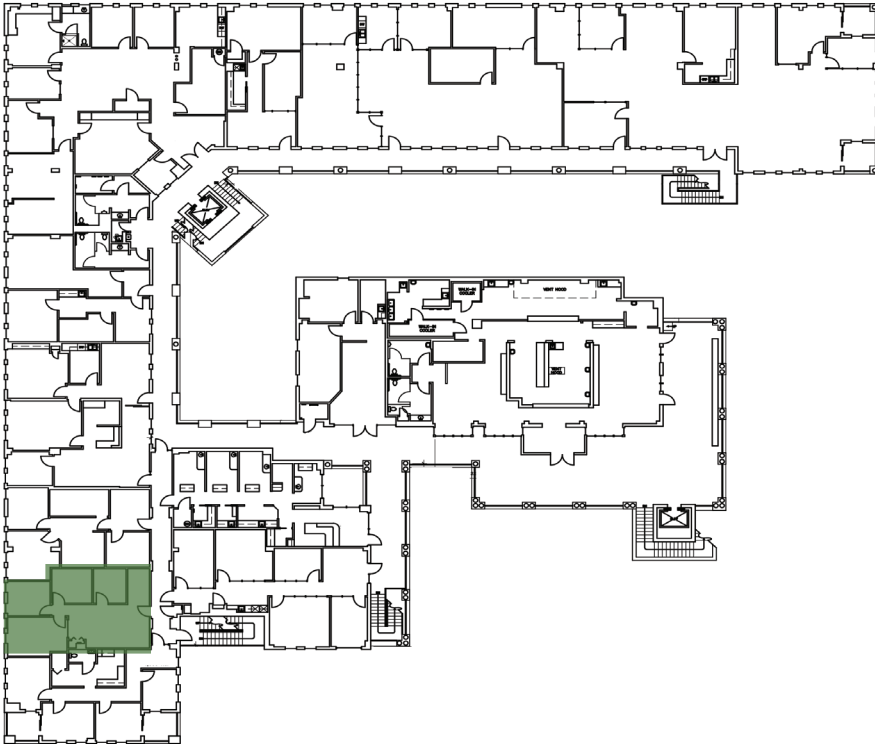
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SECOND FLOOR

SUITE 205

Square Feet	1,008 SF
Availability	Immediately



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LOCATION & DRIVE DISTANCES

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DRIVE DISTANCES

Downtown Austin	2 miles
The Domain	8 miles
Austin-Bergstrom International Airport	9 miles
Round Rock	18 miles

Dripping Springs	24 miles
Bastrop	41 miles
San Antonio	83 miles



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Live Oak CRE, LLC	590102	doug@liveoak.com	512.472.5000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Doug Thomas	515612	doug@liveoak.com	512.472.5000
Designated Broker of Firm	License No.	Email	Phone
Doug Thomas	515612	doug@liveoak.com	512.472.5000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	License No.	Email	Phone
Sales Agent/Associate's Name	_____	_____	_____
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials	_____	_____	Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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