35th at Jefferson

3500 JEFFERSON ST | AUSTIN, TX | 78731

1,465 - 6,185 SF AVAILABLE

CENTRAL SUBMARKET

LIVEOAK

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ABOUT 35TH AT JEFFERSON

35th at Jefferson is a mixed-use property located on the Northwest corner of 35th Street and Jefferson Street, in heart of Central Austin. The project offers both office and retail space opportunities.

This attractive three story building fronts 35th Street providing easy access to area restaurants, Seton Hospital, Heart Hospital of Austin, MoPac Expressway, Lamar Boulevard, and The University of Texas, and is within five minutes of the Central Business District.

PROPERTY FEATURES

- Multi-tenant office
- Covered garage parking
- Restaurant
- Central location

LIVEOAK

Ben Williamson
256.996.5729
ben@liveoak.com

Doug Thomas
512.695.3985
doug@liveoak.com

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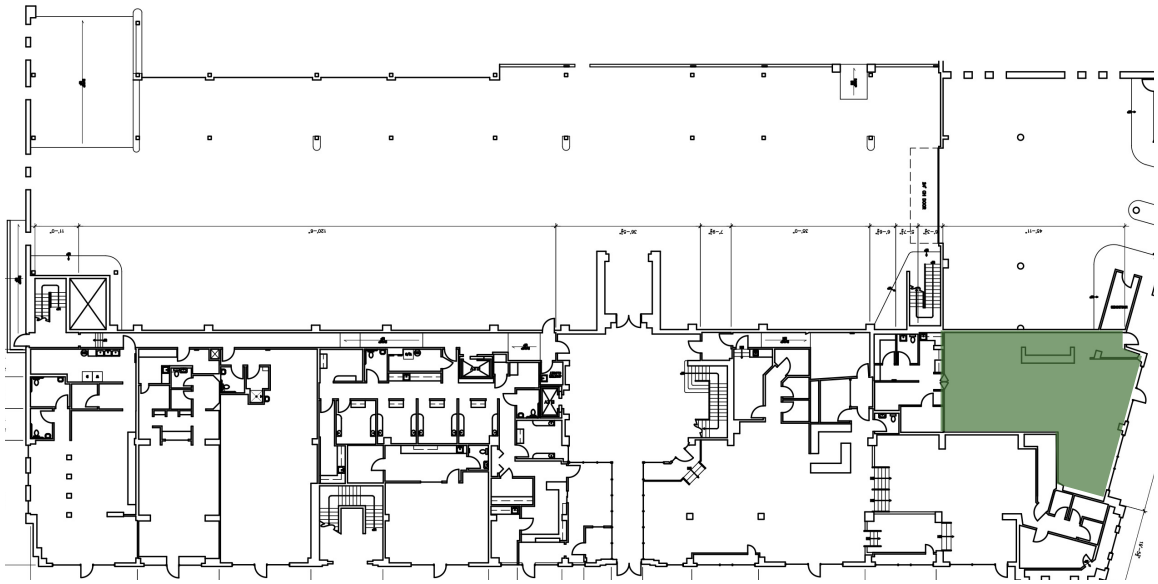
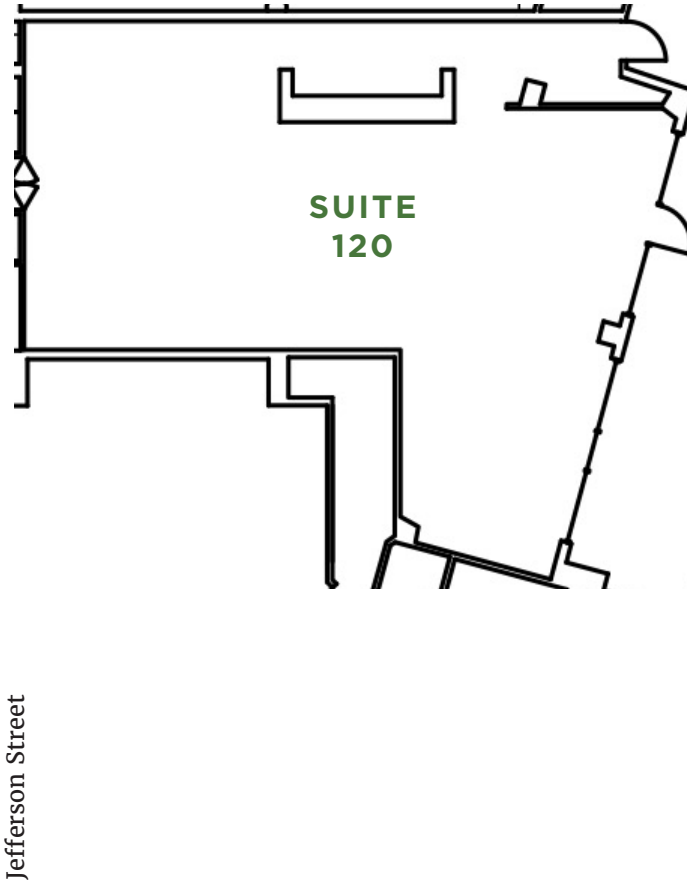
FIRST FLOOR

SUITE 120

Square Feet	2,042 SF
Availability	2/1/2027



W 35th Street



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THIRD FLOOR

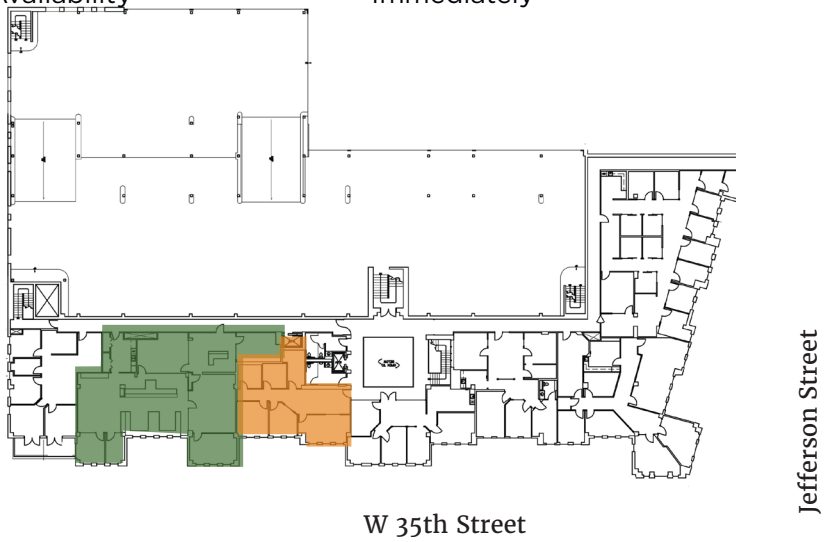
SUITE 303

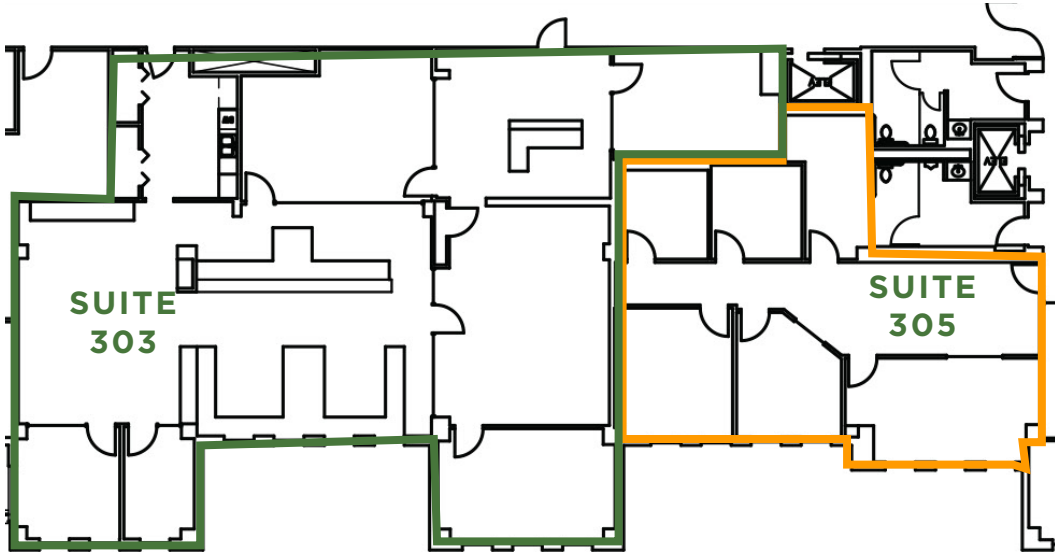
Square Feet	3,624 SF
Availability	12/1/2026

Maximum Contiguous: 5,089 SF

SUITE 305

Square Feet	1,465 SF
Availability	Immediately





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THIRD FLOOR

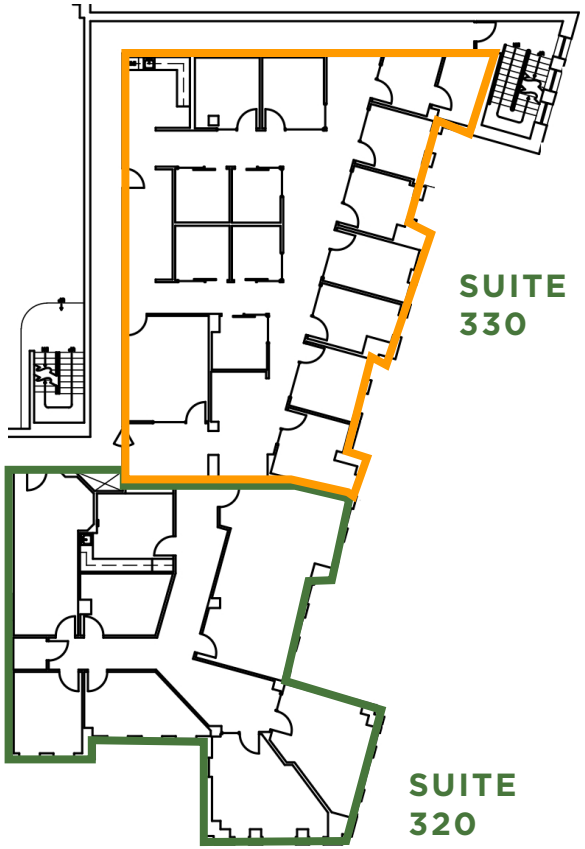
SUITE 320 - DIRECT or SUBLEASE

Square Feet	3,443 SF
Availability	60 Days through term 7/31/2028

SUITE 330- DIRECT or SUBLEASE

Square Feet	2,742 SF
Availability	60 Days through term 7/31/2028

Maximum Contiguous: 6,185 SF



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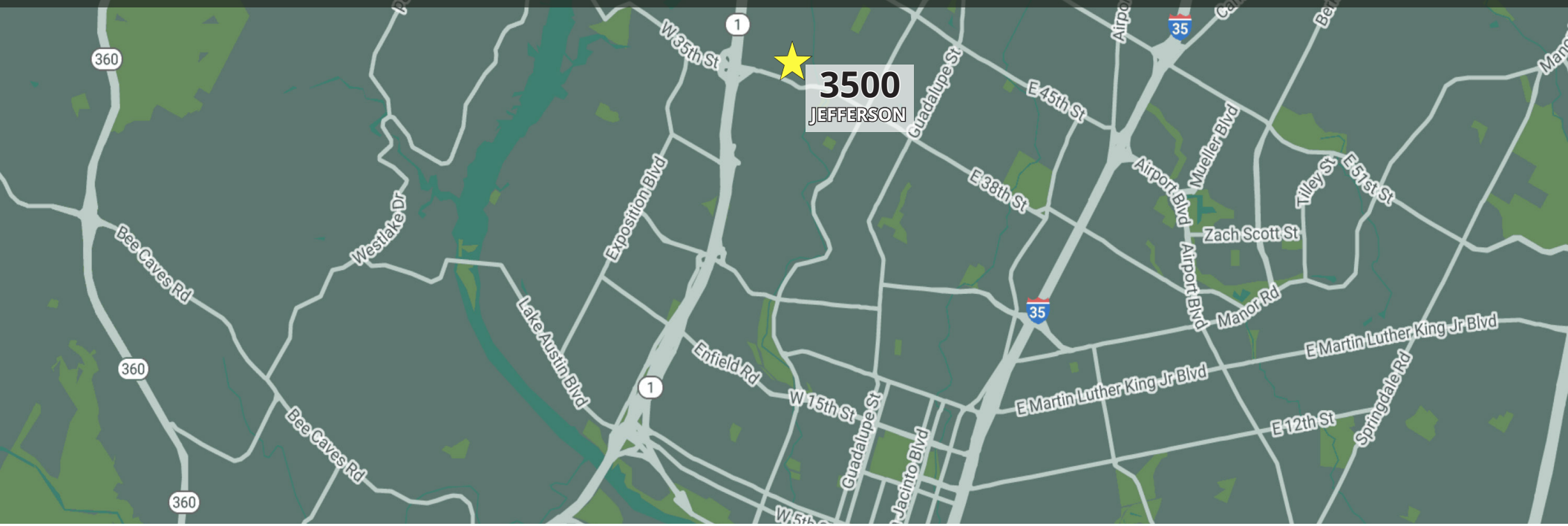
LOCATION & DRIVE DISTANCES



DRIVE DISTANCES

Downtown Austin	4 miles
The Domain	7.5 miles
Austin-Bergstrom International Airport	16 miles
Round Rock	17 miles
Dripping Springs	24 miles
Bastrop	39 miles
San Antonio	86 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.

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:
  - 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.

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
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____