For Lease: 8731 Shoal Creek

GOLD TIER

PRIME OFFICE SUITES | 8731 SHOAL CREEK BLVD

GOLD TIER

EXCLUSIVELY LISTED BY

Samara Inauen
469.585.9956
samara@goldtier.net

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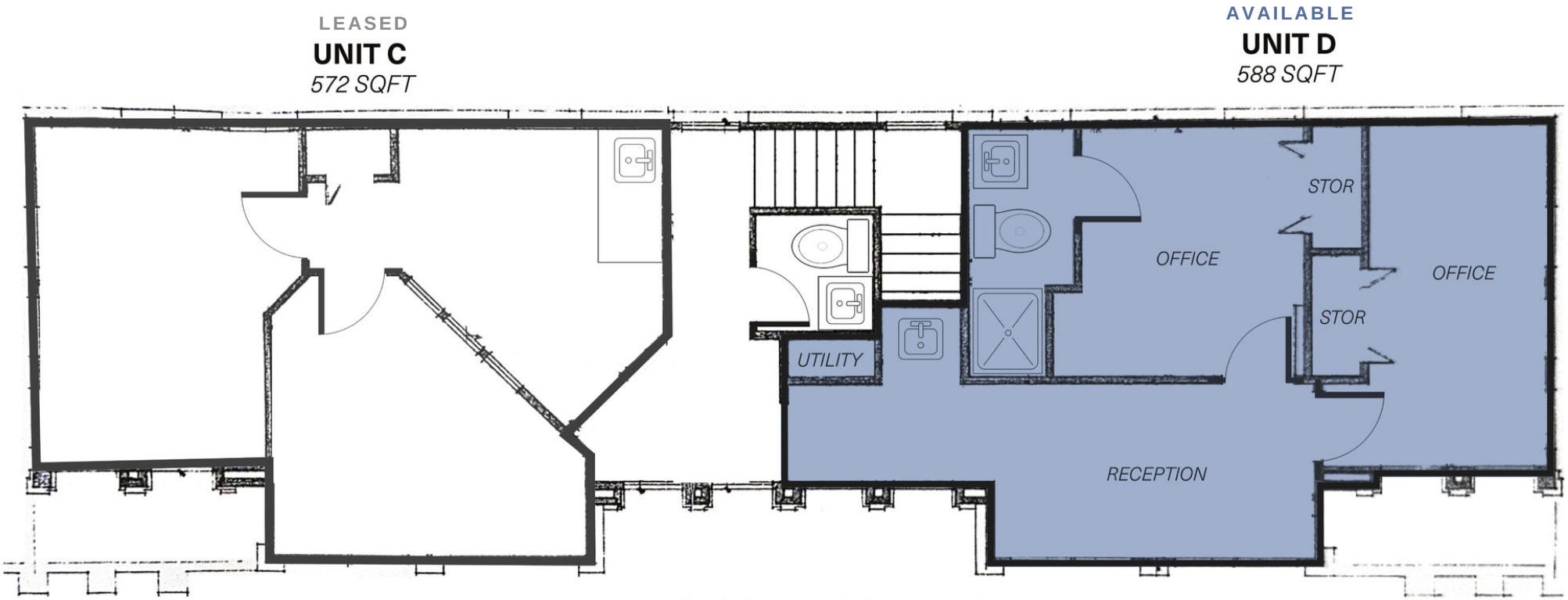
SECOND FLOOR



SECOND FLOOR
1,160 SQFT

SUITE D

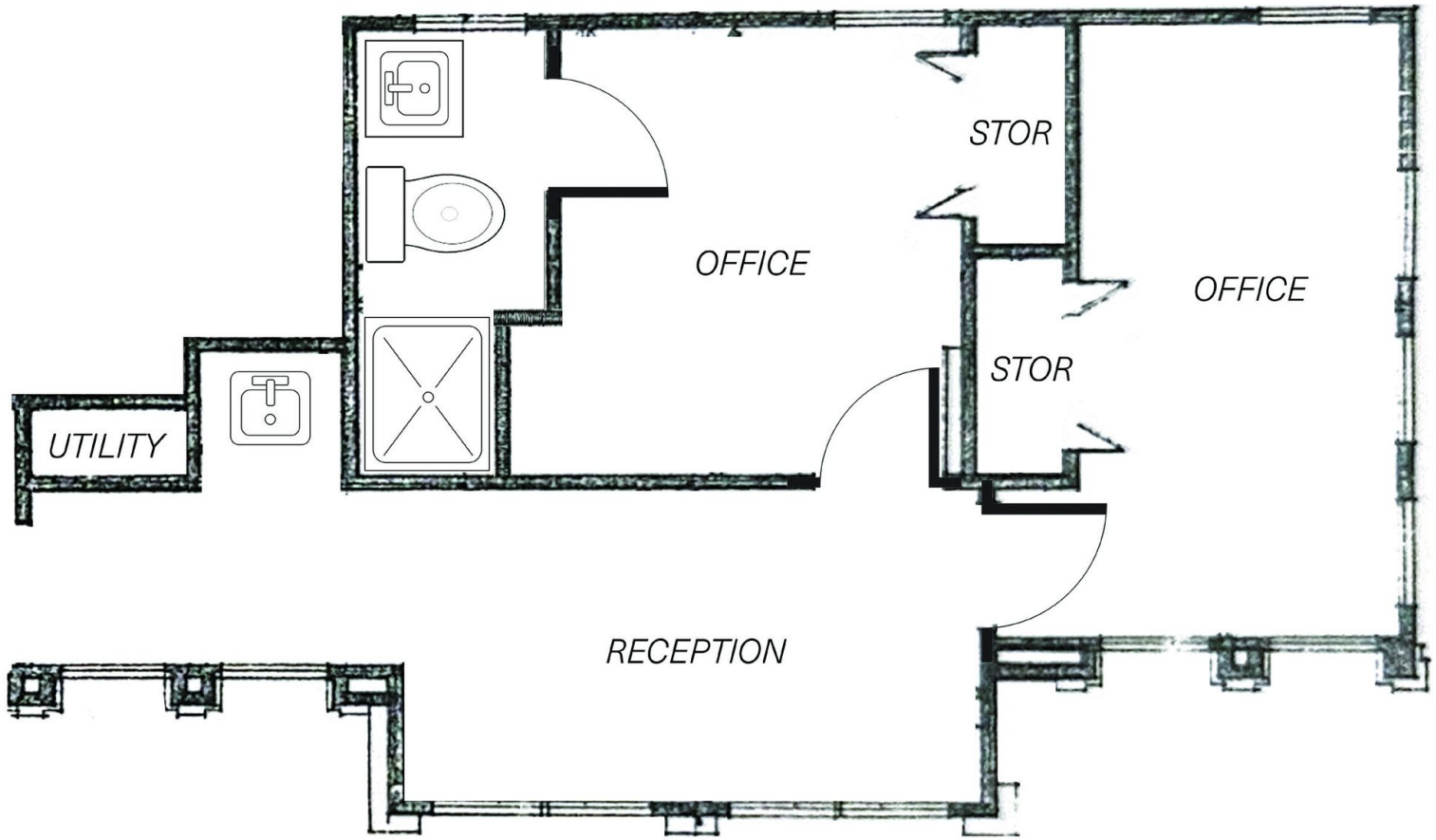
SQFT: 588 SF

PRICING: $18/SF + $10/SF NNN

MONTHLY PRICE: $1,372

REMARKS:

- Second floor
- Two offices
- Reception
- Private Restroom
- Ample storage space



PROPERTY HIGHLIGHTS

ADDRESS: 8731 Shoal Creek Blvd, Austin, Texas

AVAILABLE SPACES:

Suite D: 588 SF

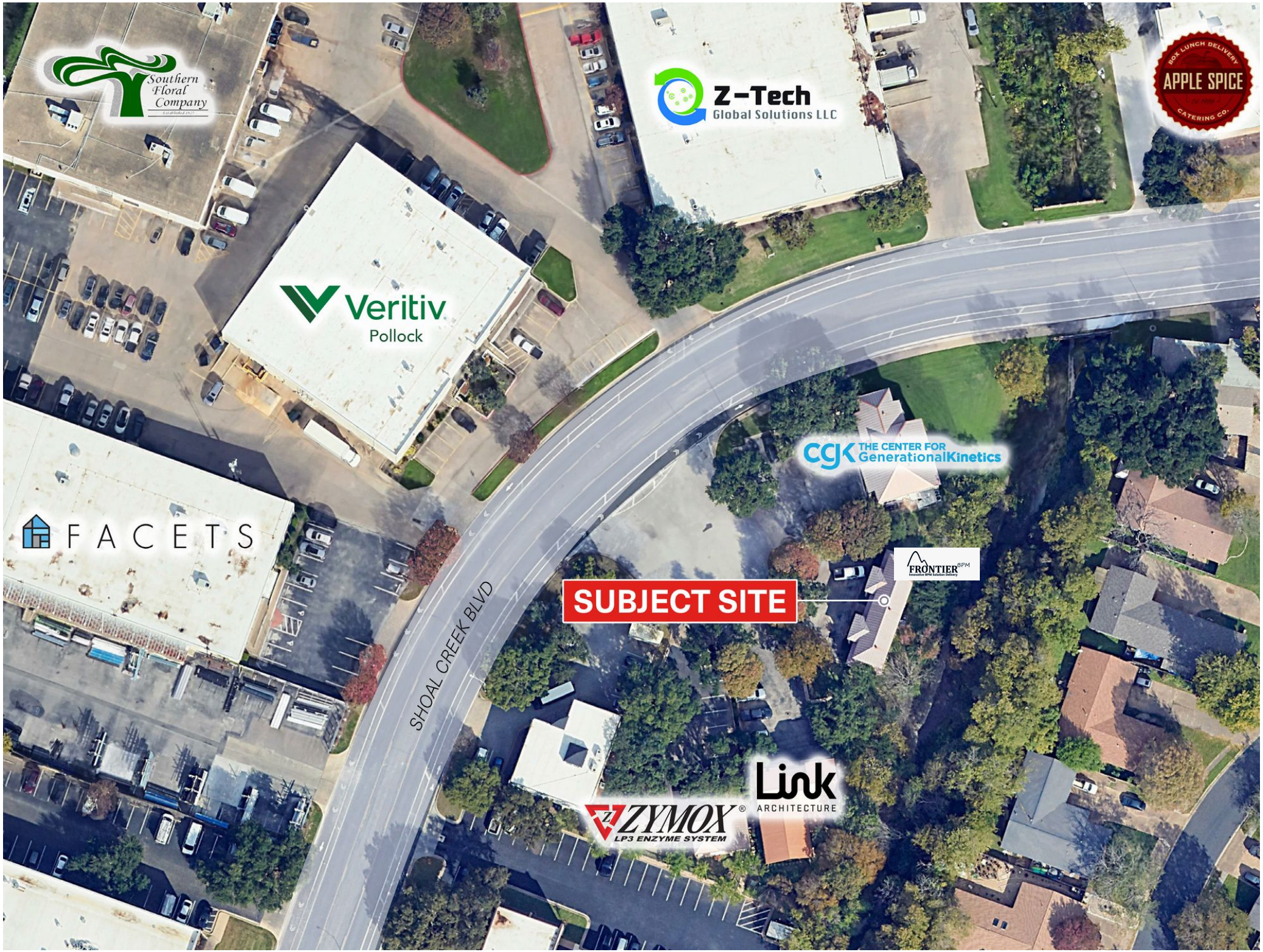
PRICING: $18/sf + $10/sf NNN

REMARKS:

- 5 minutes from The Domain

- Easy access to Mopac & Hwy 183

- Flexible square footage range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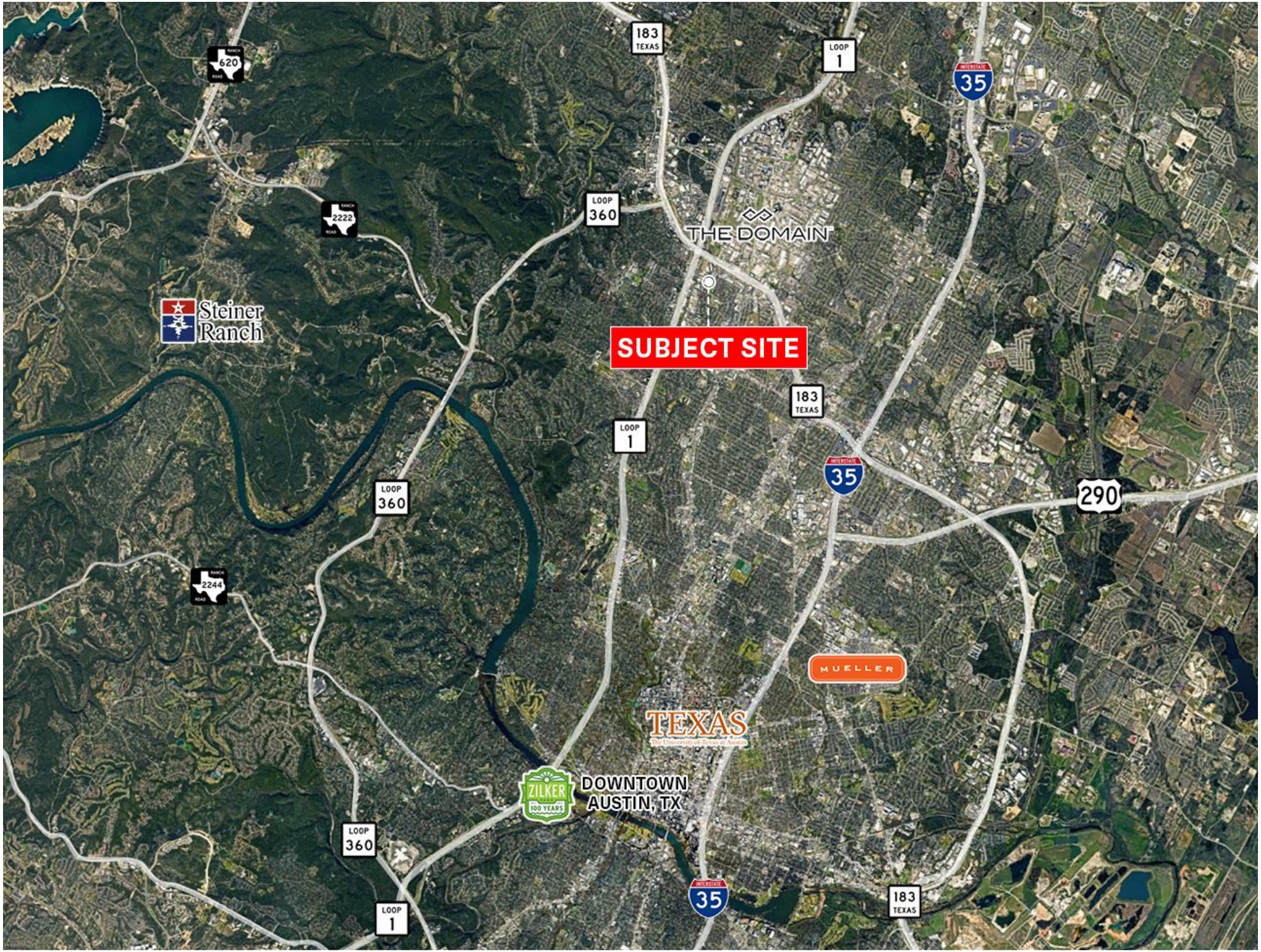
Z-Tech Global Solutions LLC
APPLE SPICE
Veritiv Pollock
FACETS
CGK THE CENTER FOR GenerationalKinetics
FRONTIER BPM
SUBJECT SITE
SHOAL CREEK BLVD
Link ARCHITECTURE
ZYMOX LP3 ENZYME SYSTEM

H-E-B
COSTCO WHOLESALE
THE ARBORETUM
sam's club
PORSCHE
WHOLE FOODS MARKET
LOOP 1
183
THE DOMAIN
A SIMON CENTER
TEXAS Research
IBM
charles SCHWAB
TOPGOLF
Q2 STADIUM
AUSTIN COMMUNITY COLLEGE DISTRICT
SUBJECT SITE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THE DOMAIN
Steiner
Ranch
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LOOP
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2244
MUELLER
TEXAS
ZILKER
DOWNTOWN
AUSTIN, TX
LOOP
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183
TEXAS
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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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 th e 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____