

8027 EXCHANGE DR

AUSTIN, TX 78754

Jake Malone

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906 RIO GRANDE STREET | AUSTIN, TX 78701 | 512.472.6100 | SAYERSADVISORS.COM



DRIVE TIMES

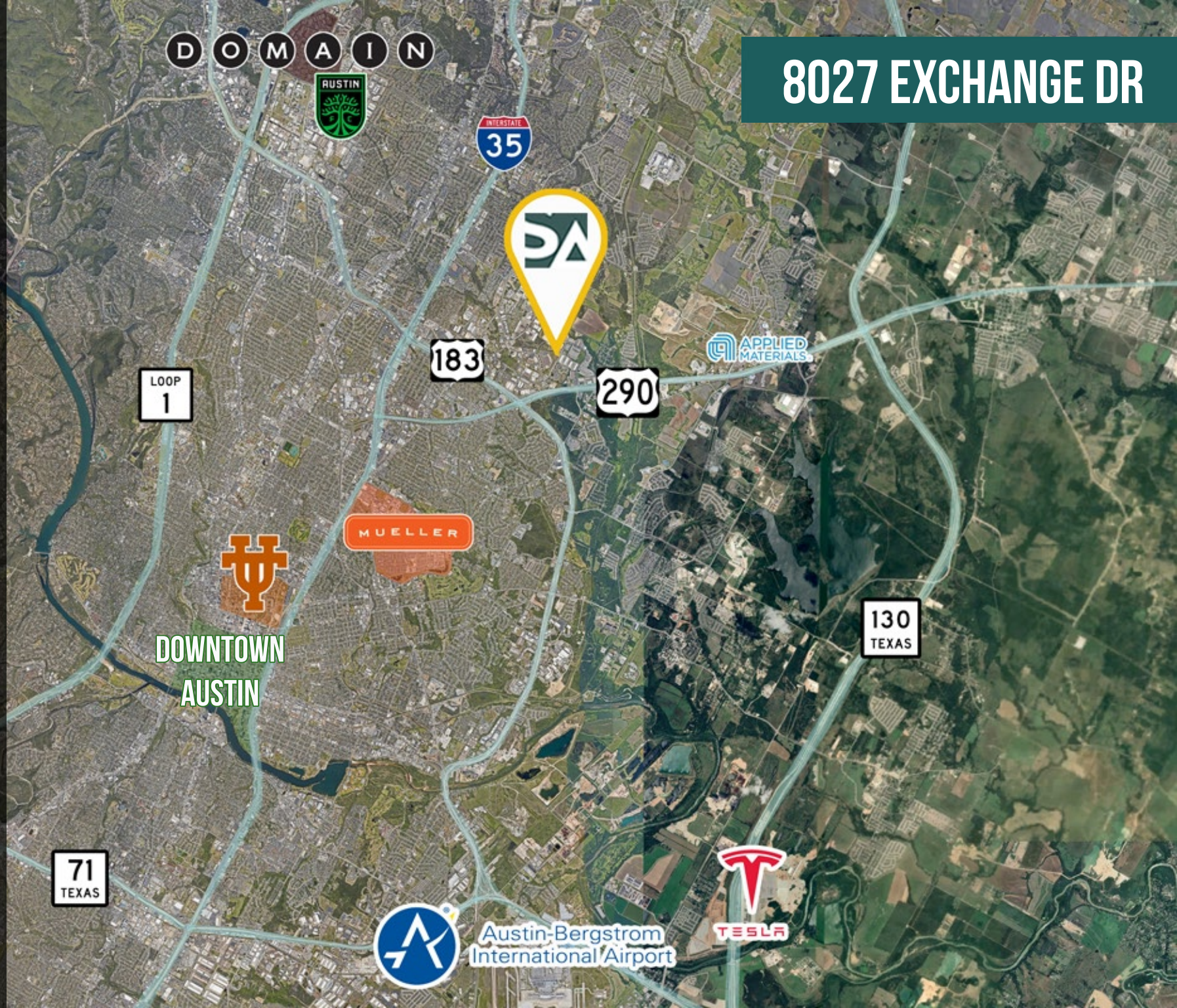
THE DOMAIN
12 MINUTES

DOWNTOWN
12 MINUTES

AIRPORT
10 - 16 MINUTES

TESLA
18 MINUTES

8027 EXCHANGE DR





OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr + NNN
Building Size:	28,785 SF
Tenancy:	Single-Tenant
Delivery Condition:	Move-in-Ready 100% HVAC
Renovated:	2023
Zoning:	LI
Parking:	+/- 54 spaces
Power:	800 AMP (potential for 1100 AMP)

PROPERTY OVERVIEW

Sayers Real Estate Advisors, Inc. is please to present 8027 Exchange Dr, a newly renovated single-tenant industrial/manufacturing property for lease in NE Austin. The property includes a 28,785 square foot stand-alone building situated on two acres with a fenced yard and 54 parking spaces. The property is strategically located less than half a mile from the interchange of Hwy 290 and U.S. Route 183, allowing for easy access to the Austin Bergstrom International Airport and the ability to efficiently serve most of Central Texas.

The interior is comprised of about 20% professional office, with the remaining 80% including warehouse and manufacturing space. Ownership is currently in the process of making over \$1 million dollars in upgrades, including 8 new HVAC units, upgraded plumbing, new interior paint, new exterior paint and lighting, a new roof, and more. The Light Industrial (LI) zoning allows for a mix of warehouse, industrial, manufacturing, and life sciences users.

PROPERTY HIGHLIGHTS

- Recently remodeled single-tenant industrial opportunity
- Located less than half a mile from the interchange of Hwy 290 and U.S. Route 183
- Allows for convenient access to all parts of town and throughout Central Texas
- 20% office - 80% warehouse/manufacturing

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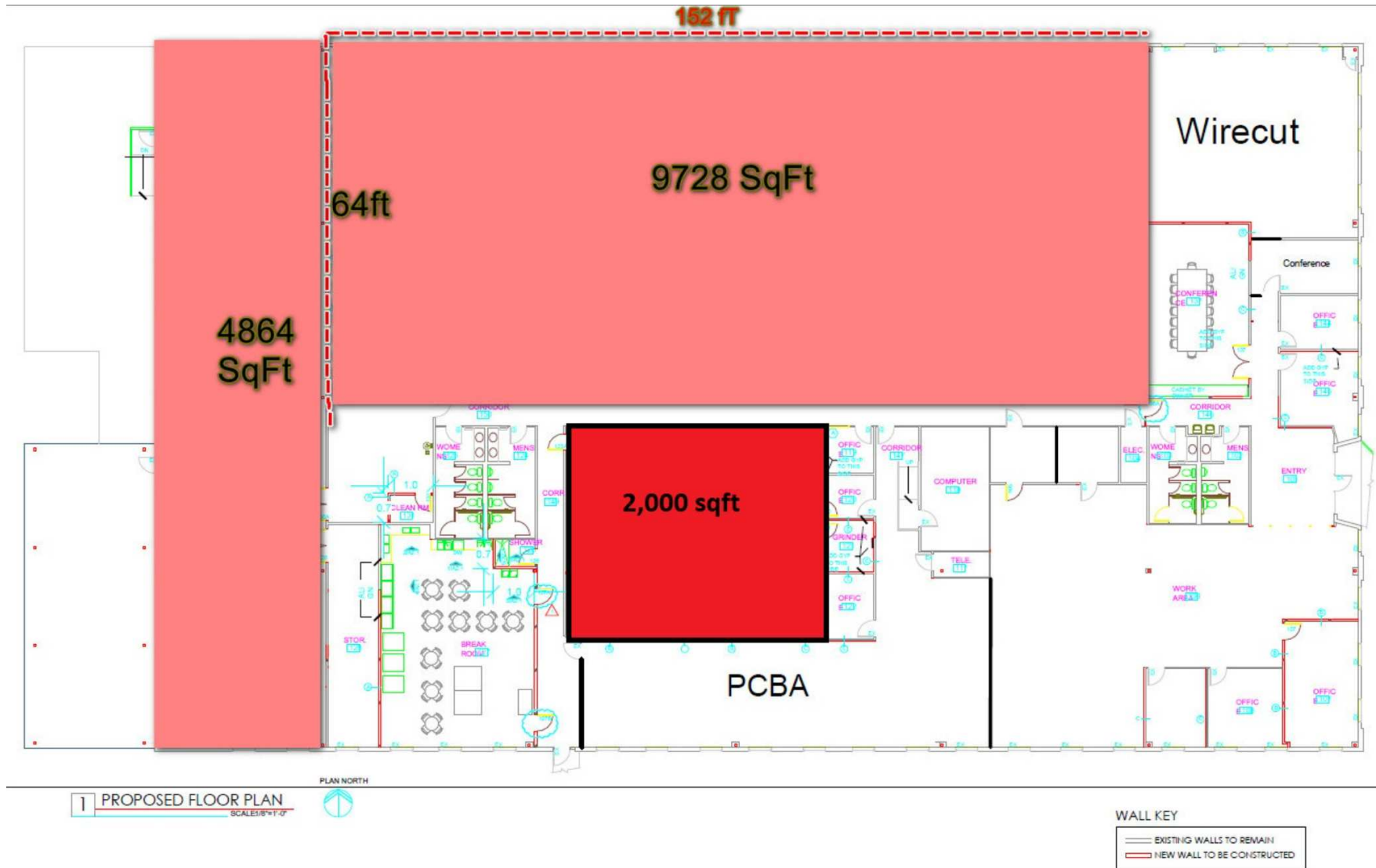
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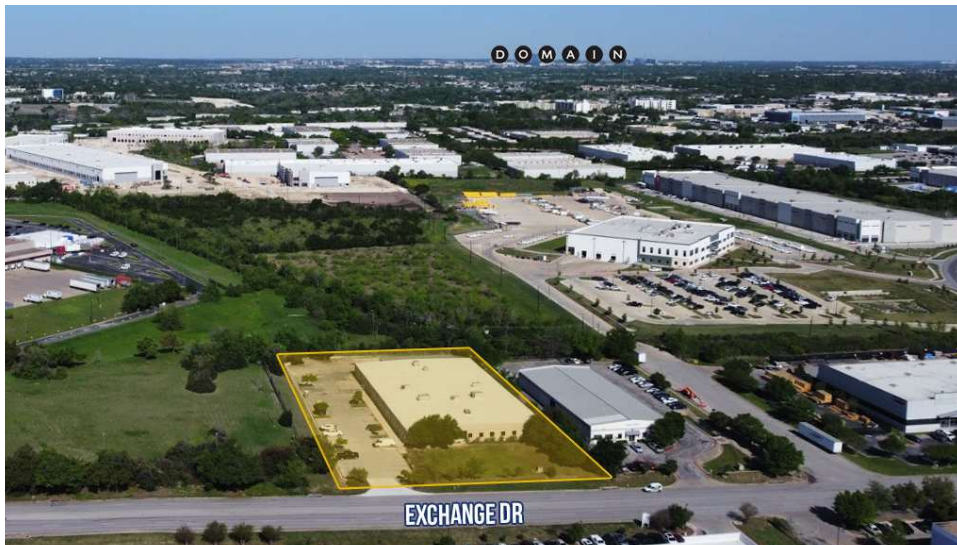
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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:
 - 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date