

OFFICE BUILDING FOR LEASE

1703 W. Koenig

1703 W. Koenig Lane. Austin, TX 78756



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EXECUTIVE SUMMARY



Lease Rate

CONTACT FOR DETAILS

OFFERING SUMMARY

Building Size:	1,600 SF
Available SF:	1,600 SF
Lot Size:	0.138 Acres
Zoning:	LO-MU-NP
Market:	Austin
Submarket:	Central

PROPERTY OVERVIEW

CENTRAL 2 story private office building with large outdoor sign. Spacious layout, covered & uncovered parking. Large kitchen/storage area and offices. Open air feel through both floors with inviting reception area and conference room at ground level. Elegant masonry exterior design rises above, catching eyes from approximately 30k vehicle per day. Approximately 900 SF of extra storage areas on 3rd floor and outside of building. Pre-wired for phone, ethernet, audio, video. ADA restroom. Sidewalks/Solid oak floors, large garage. See broker for details or to schedule a tour.

PROPERTY HIGHLIGHTS

- 1,600 Square Feet
- 2 story office, with 3rd floor storage space
- 2 ADA parking spaces, with covered and uncovered parking in rear (10 spaces)
- Good visibility on W. Koenig Ln.
- Aerial Video: <https://youtu.be/QBBh-2UiNLg?si=Fb72A1ymwUBluAKU>
- Virtual Tour: <https://kuula.co/share/collection/7kCwg?logo=0&info=0&fs=1&vr=1&sd=1&initload=0&thumbs=1>

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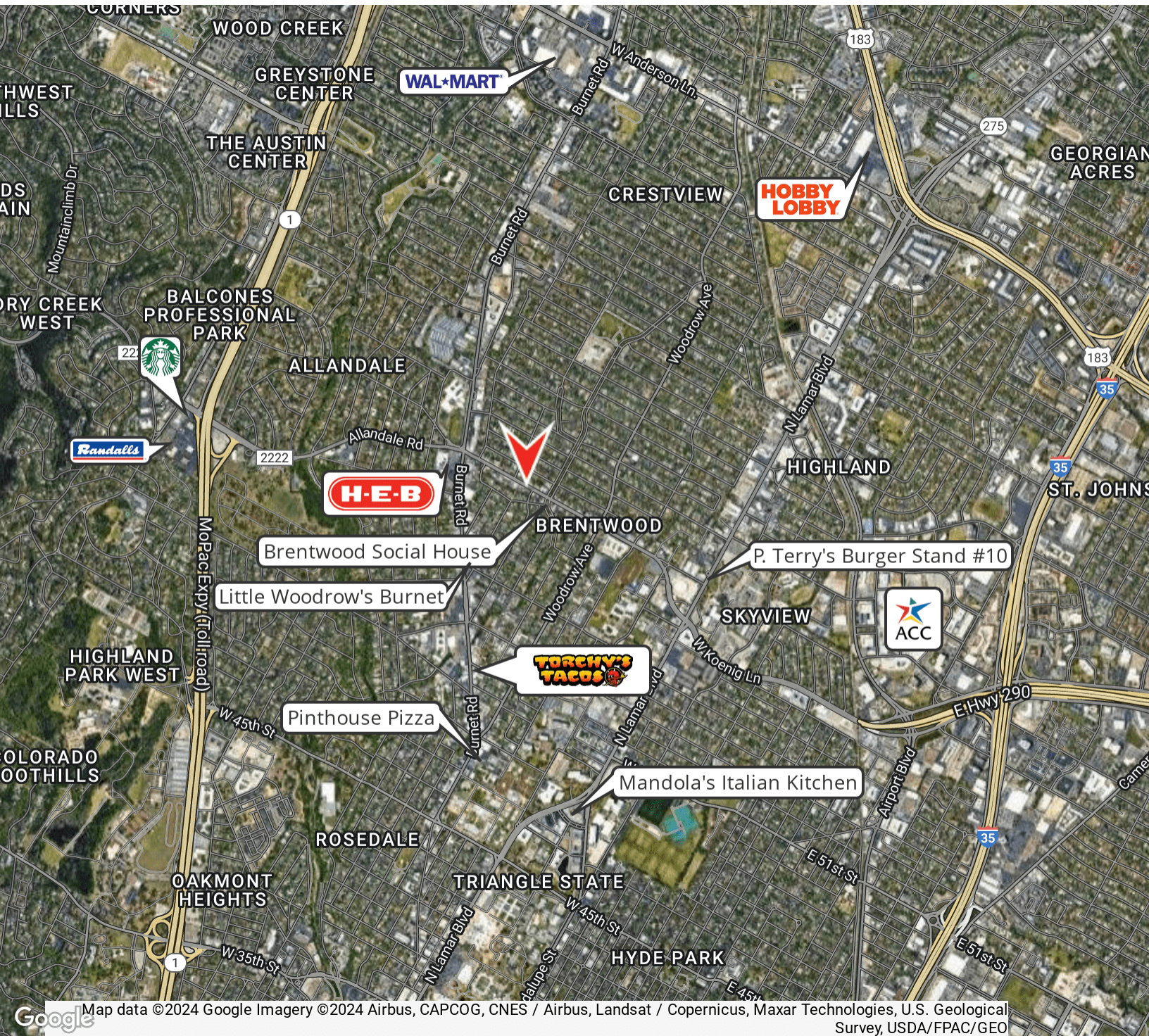
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AERIAL OVERVIEW



Map data ©2024 Google Imagery ©2024 Airbus, CAPCOG, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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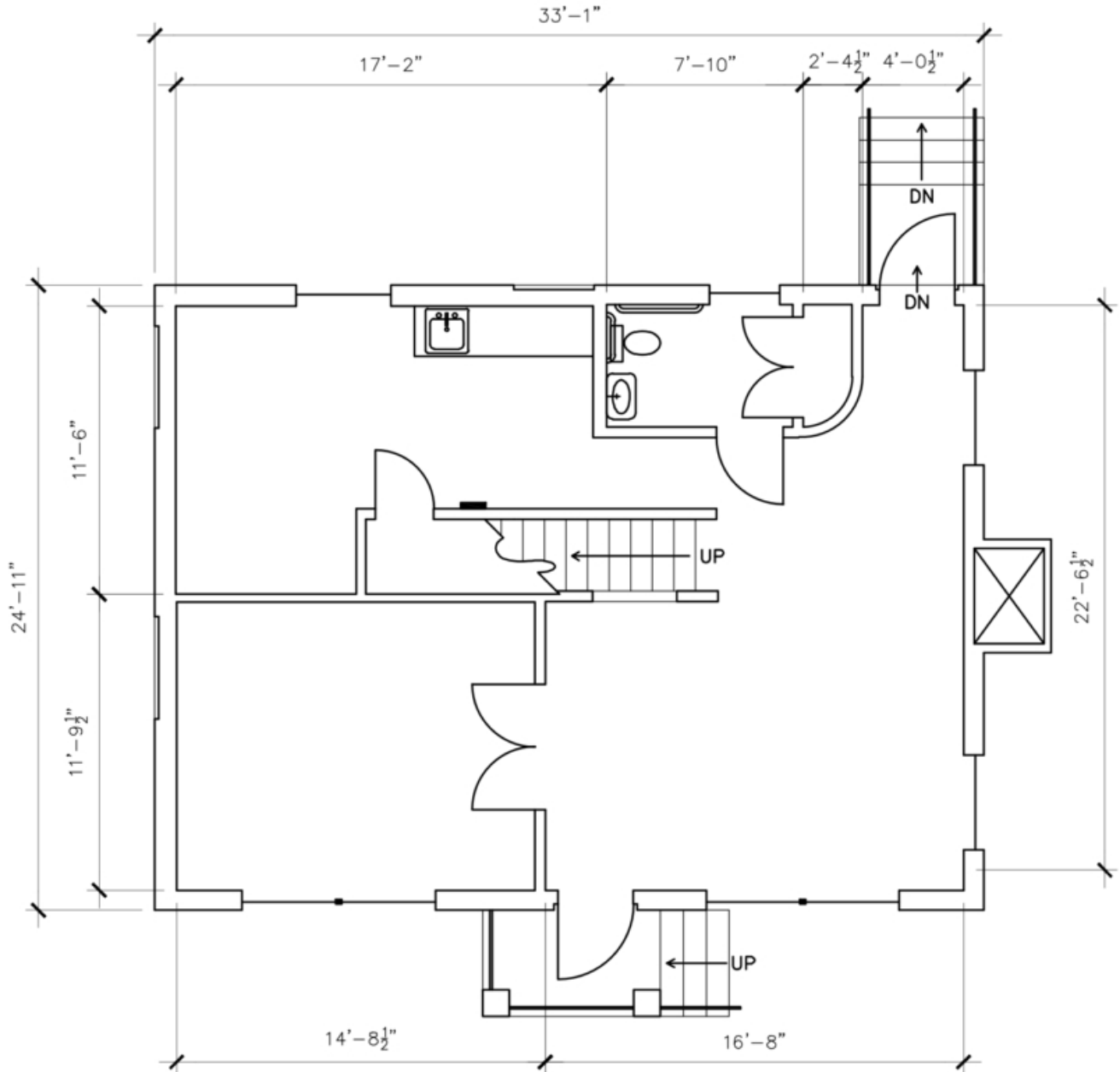
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FLOOR PLANS - 1ST FLOOR



VIRTUAL TOUR: <https://kuula.co/share/collection/7kCwg?logo=0&info=0&fs=1&vr=1&sd=1&initload=0&thumbs=1>

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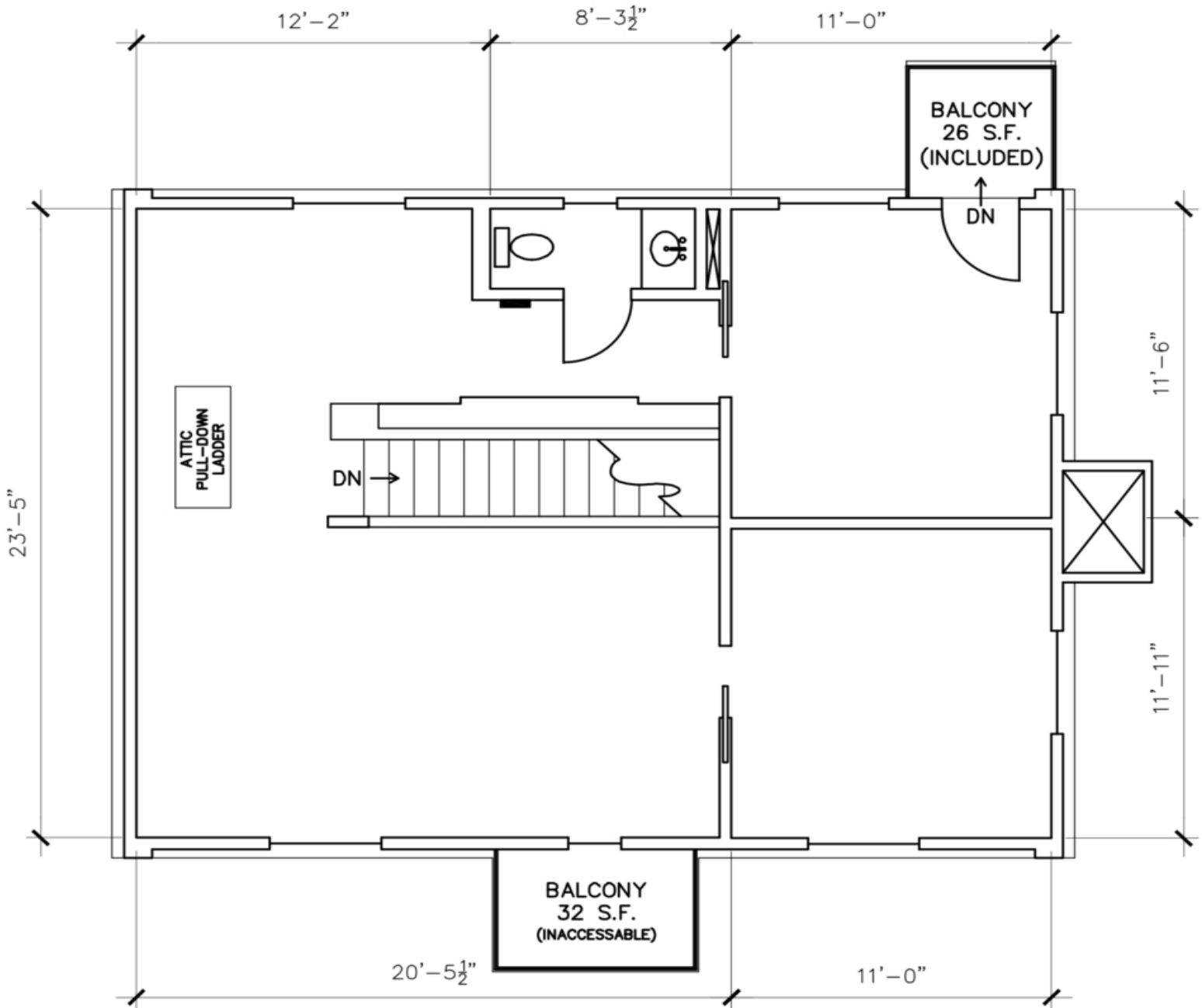
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FLOOR PLANS - 2ND FLOOR



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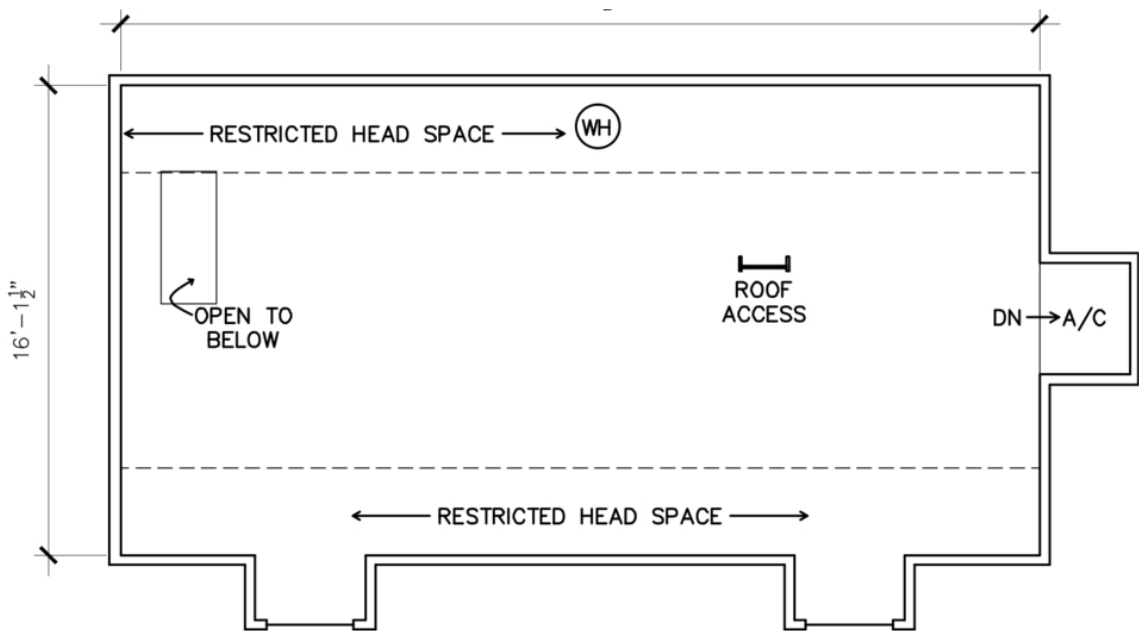
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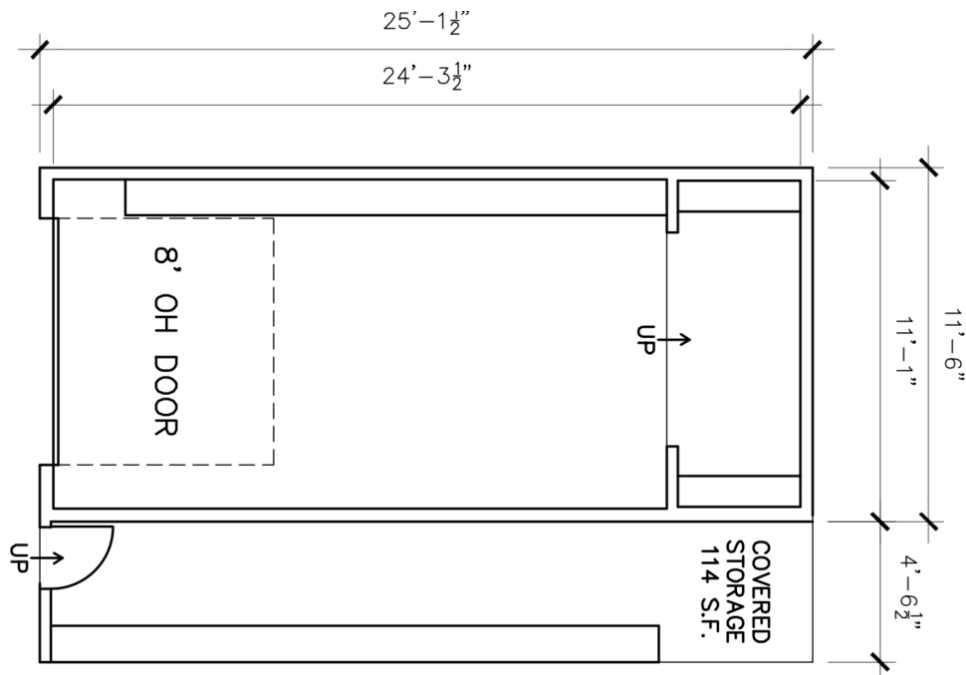
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FLOOR PLANS - 3RD FLOOR (STORAGE)



3rd Floor Plan



Garage Storage

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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AERIAL PHOTOS



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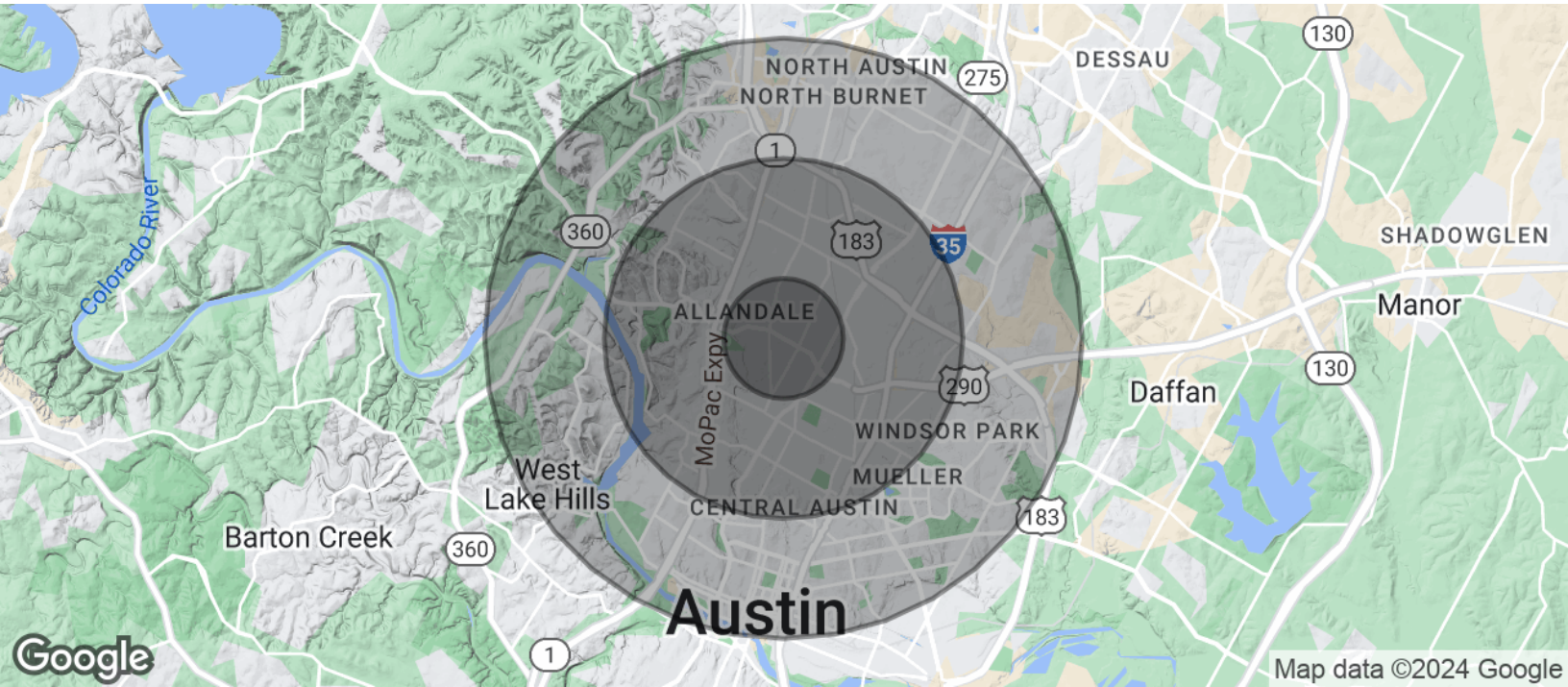
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,935	140,780	316,787
Average Age	36.4	32.4	32.1
Average Age (Male)	36.0	32.1	31.6
Average Age (Female)	36.9	33.1	32.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,919	62,097	133,469
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$65,294	\$66,818	\$71,902
Average House Value	\$265,806	\$311,793	\$332,994

* Demographic data derived from 2020 ACS - US Census

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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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date