



One Park Place

1112 Ben White Blvd., Austin 78704

For Sale or Lease

OWNER FINANCING AVAILABLE



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GOLD EAGLE INVESTMENTS

COMMERCIAL REAL ESTATE SPECIALISTS



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OWNER FINANCING AVAILABLE

1500-28,364 SF Available for Lease or Sale
\$21.00 SF Leased

Address	1112 W. Ben White Blvd. Austin, TX 78703
Legal Desc.	LOT 1 LESS S 92.15' AV ONE PARK PLACE II
Full Building	3 Floors, 26,594 RSF
Lot Size	1.66 Acre
Year Built 1982	1982
Parking 82 Parking Spaces	82 Surface Spaces
Zoning LO	LO
ROOF	New roof installed in 2010
HVAC	Central chiller system with 32 HVAC units installed in 2010
ELEVATOR	2 – 6 person Dover elevators which are conventional, in-ground hydraulic systems. The elevators were modernized (altered) to ASME A17.1, 2016, safety codes, by Alamo Elevator Company. All maintenance control records, service records, and state mandatory safety inspections are all current.

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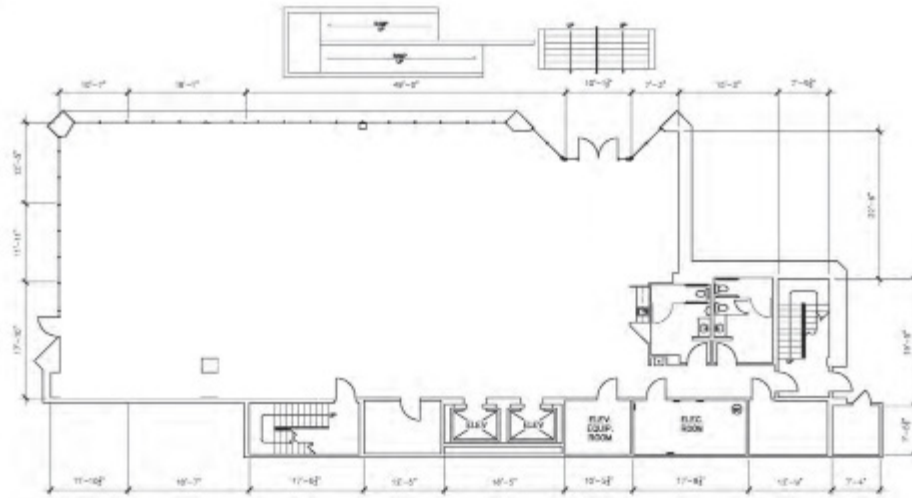


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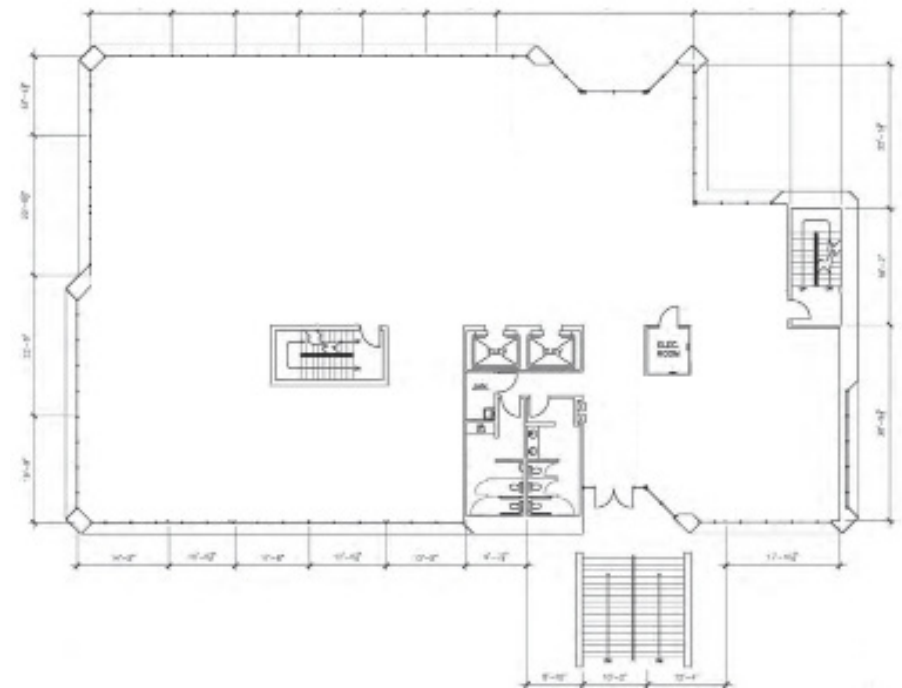
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Lower Level
5,150 SF

Floor Plans



First Floor
8,618 SF



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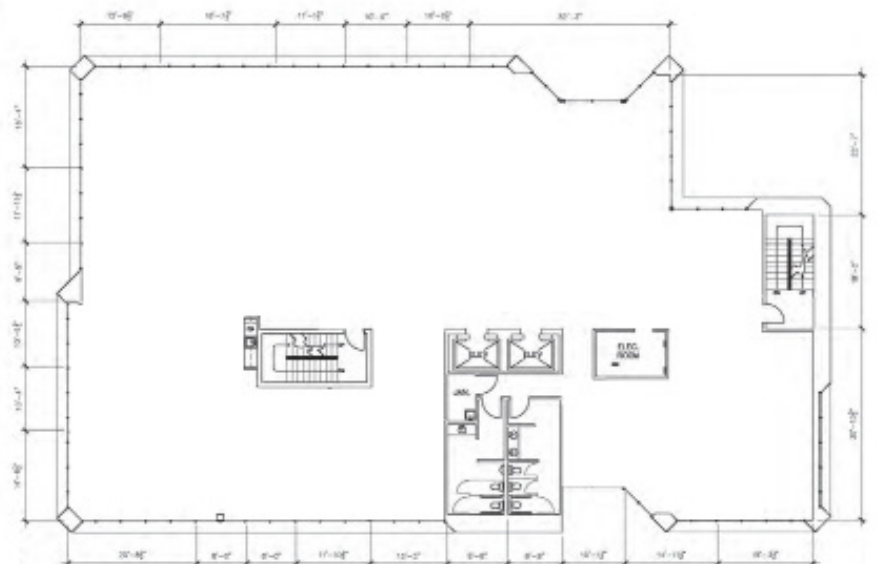


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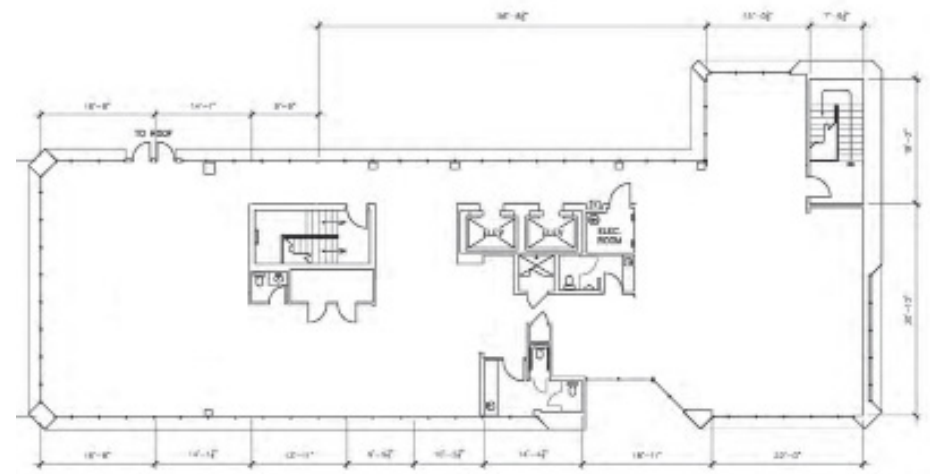
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Floor Plans

Second Floor
8,618 SF



Third Floor
4,208 SF



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Recent Improvements

- Complete bathroom renovation (Epoxy waterproof floors, new partitions, new moisture proof paint on walls and ceiling, new LED lighting with motion, new eco-friendly toilets, new mirrors, new 6" commercial baseboard).
- Two new mop sinks in Janitor Closets.
- Water system reconfiguration to allow for more efficient use of water throughout the building and new PRV
- New backflow prevention system.
- New Exterior stucco paint.
- New interior paint on walls, ceiling and stairwells.
- New exterior LED corn bulbs on parking lot post and 3 LED wall packs on building exterior to illuminate parking lot.
- New Insulation (R15-R30 where appropriate) and Drywall through entire building. Passed Inspection.
- New Annunciator Fire Control Panel and Fire system (smokes, pulls, strobes, stairway lights, exit signs and bathroom back up battery).
- New Access Control Installation for commercial storefront doors, internal stairway doors and elevator-ready access. Can be accessed remotely.
- New Security Camera system. 7 exterior cameras with remote access.
- Internal building floors ground and prepped for any new type of floor.
- New TPO overlay roof with 10 year warranty.
- New Digital Elevator emergency phone system.
- Demo drop down ceilings and now in open industrial setting. New Drop down ceiling only in Lower Level by Main Mechanical room.
- New Iron fence with barb wire at the back of the property line and around the main power breakers from COA outside front).
- New Building Automation System (BAS) for centralized control of HVAC, Alarm, Lights, Camaras, Fire, etc.
- New industrial A/C ducts throughout the building.
- New HVAC RTU AON unit on Roof.
- New mini splits in electrical rooms (3), mechanical room (1) and elevator room (1).
- 12 NEW Daikin Water Source Heat Pumps WSHP Units,
- HVAC system completely rewired for control access.
- New Schedule 80 C pvc for WSHP through the building for better waterflow and to get rid of old gunk. Also new drain lines.
- New Cooling Tower Water Treatment system.
- 2 New HVAP Roof Exhaust Fans,
- New Thermostats throughout building
- Hookups available for Server Room in Lower Level.

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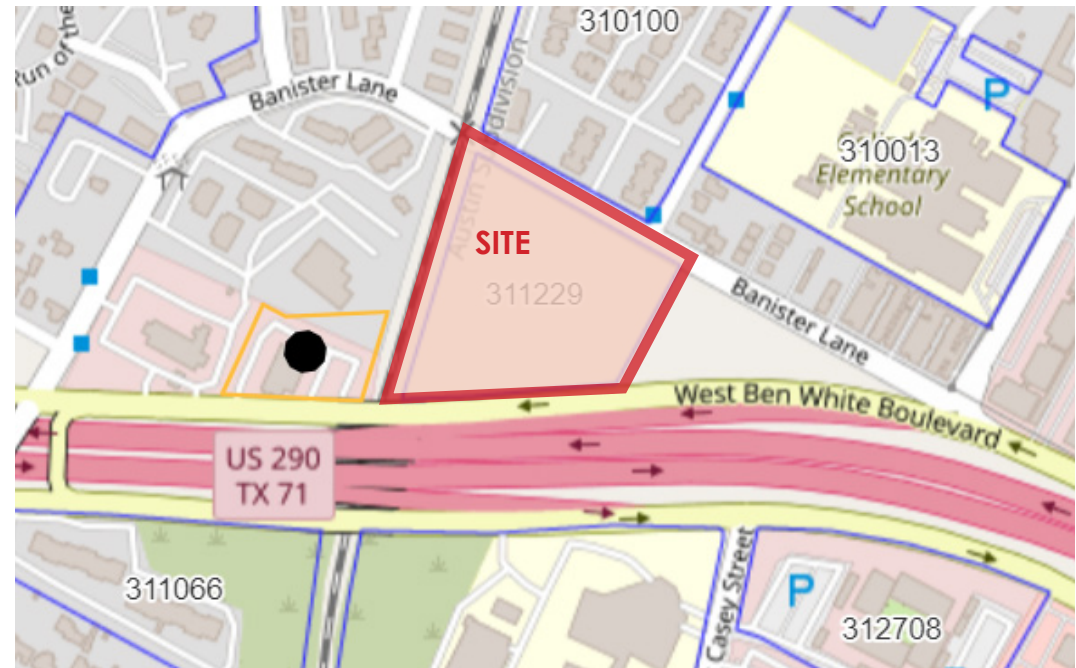
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Upcoming Improvements

- Back Up Generator
- Broken Glass Replacement
- Parking lot coating and striping
- Landscaping



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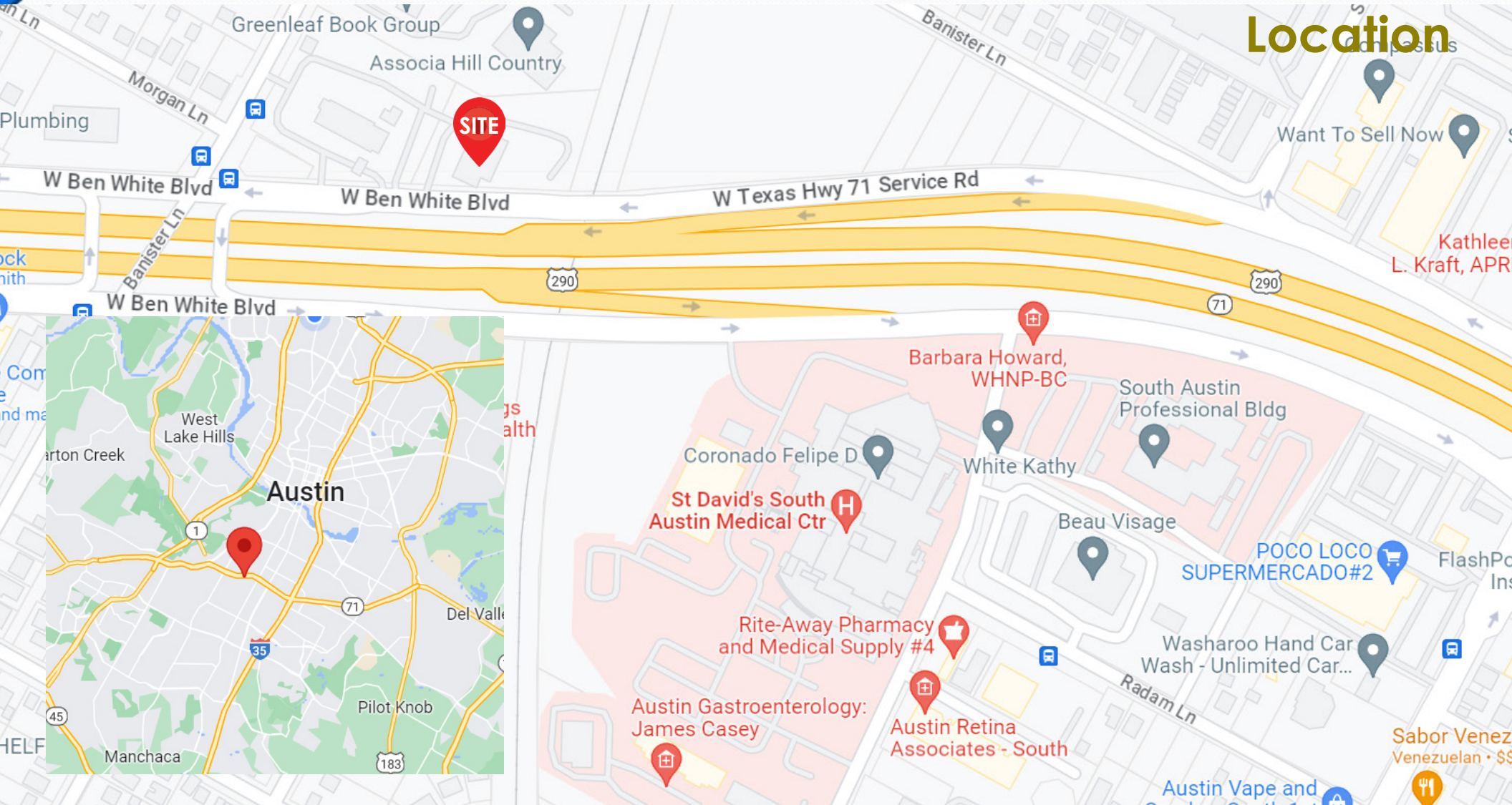


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Location



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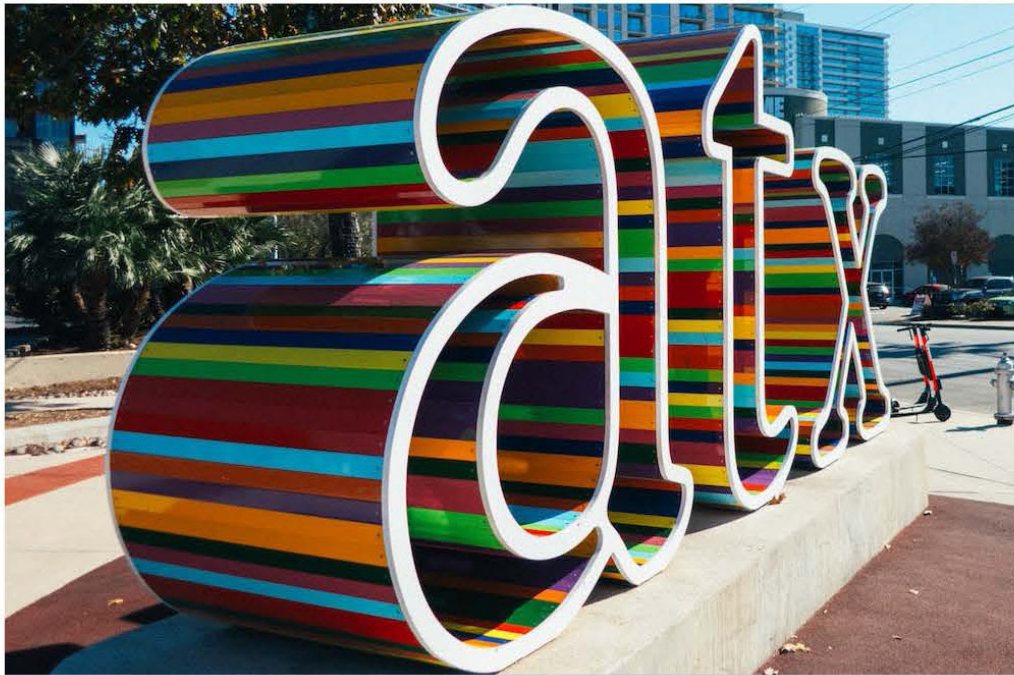
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#1 Best Job Market - Wall Street Journal

#1 Most Affordable Startup City - Clever

#2 Hottest City for Commercial Real Estate - Forbes

#1 City Desired for Relocation - money.co.uk

#1 Fastest Growing Major Metro - U.S. Census Bureau

#1 Most Polite City - Preply



#2 Best City for Young Professionals - SmartAsset

#1 Best State Capital to Live In - WalletHub

#3 Best Metro for Stem Professionals - WalletHub

#1 Best Place to Start a Business - Inc.

#3 Best Place to Live in The U.S. - U.S. News & World

#2 Best Large Metro Job Market - Wall Street Journal



#5 Most Recession Resistant City - SmartAsset

#8 Safest Large City in The U.S. - SafeWise

#5 Concentration of College Educated Adults - CityLab

#9 Best Educated Major Metro U.S. - Census Bureau

#9 Hardest Working City in U.S. - WalletHub

#11 Healthiest City in America - WalletHub

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Information About Brokerage Services

Texas law requires all real estate licensees 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 a.cts 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 transacton received by the broker;
- Answer the client's questons and present any over to or counter-oter 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 licensee 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 writting 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 over; and
 - any confidential information or any other information that a party specifically instructs the broker in writting 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 Eagle Investments

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

License No.

Helen Jobes

331434

Designated Broker of Firm

License No.

Licensed Supervisor of Sales Agent/ Associate

License No.

John Jobes

Sales Agent/Associate's Name

License No.

Buyer/Tenant/Seller/Landlord Initials

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