



CRYSTAL MOUNTAIN

9433 BEE CAVES ROAD
AUSTIN, TX 78733



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OFFICE SPACE FOR LEASE

PANORAMIC TEXAS HILL COUNTRY VIEWS

9433 BEE CAVES ROAD | AUSTIN, TX 78733

FEATURES

- ▲ 56,208 Total Building SF
- ▲ Built In 1997 – Renovated in 2018
- ▲ Parking Ratio - 3.3 Per 1,000 RSF
- ▲ Signalized Entry on Bee Cave Road
- ▲ Numerous Property Upgrades
- ▲ Service Providers: Spectrum, AT&T and Grande
- ▲ Southwest Austin, easy access to Mopac and Loop 360
- ▲ Flexible Sizes of Suites, Various Layouts
- ▲ Tenant Finish-Out Dollars available

Aerial View

<https://tinyurl.com/CrystalMTN>

OPERATING EXPENSES

- ▲ Located Outside City of Austin =
 - 30% Lower Tax Rates
- ▲ Solar Panels Serving All Buildings =
 - 30% Reduction in Electricity Costs
- ▲ Irrigation Supplied by On-Site Water Well



CRYSTAL MOUNTAIN

Crystal Mountain provides a relaxed Hill Country office setting in a convenient location on Bee Caves Road (FM 2244) in Southwest Austin. Accessed through a signalized intersection at Cuernavaca Road, Crystal Mountain is under new ownership as of late 2017 and has already undergone numerous property upgrades to the façade and interiors, with additional upgrades underway this year. The property is owned and managed by SynerMark Properties in Austin, which provides for high-quality, local property management.



SPACE AVAILABLE

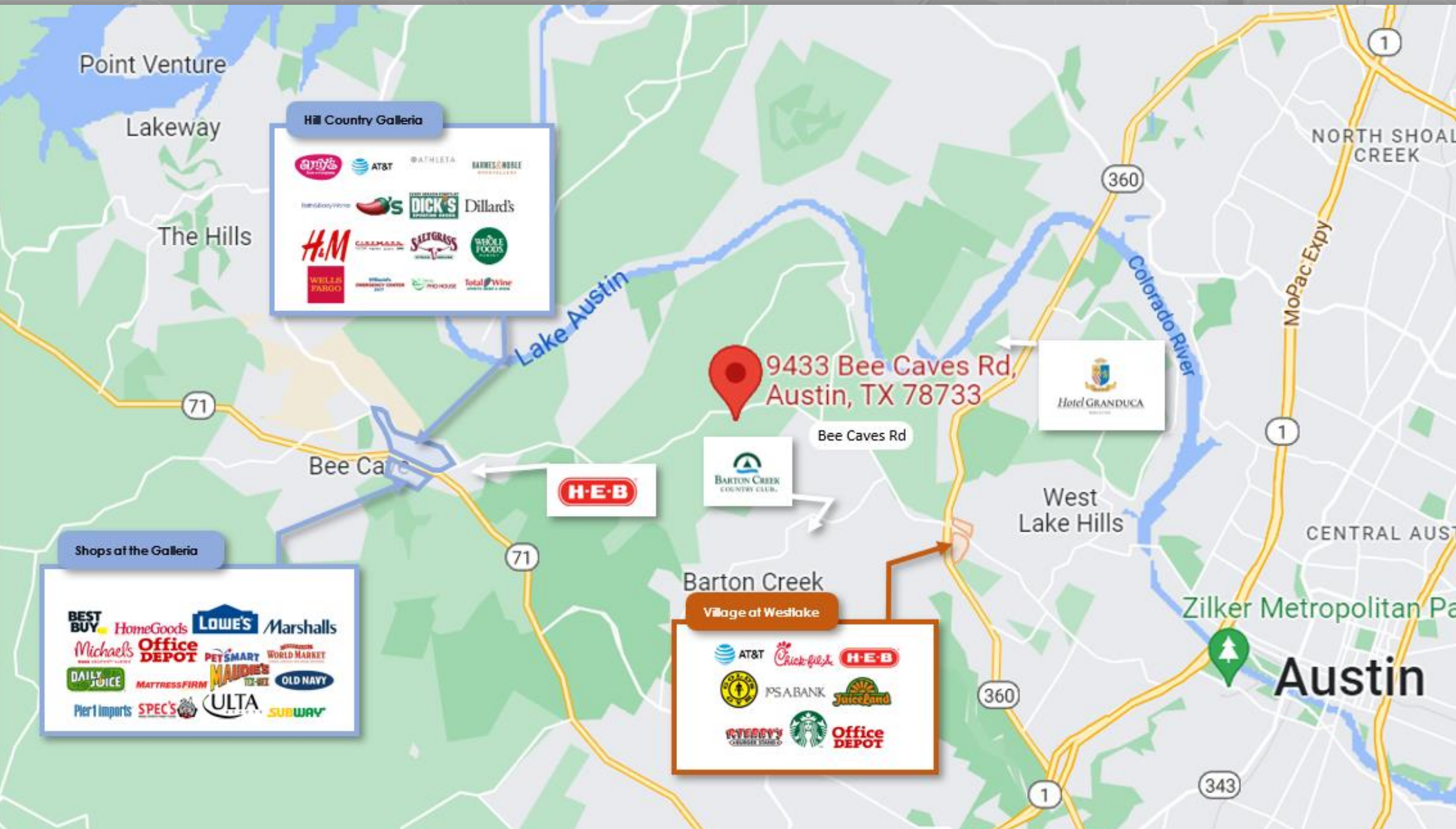
BUILDING I	SUITE 100:	3,555 RSF
	SUITE 240:	1,862 RSF
BUILDING II	SUITE 105:	1,910 RSF
	SUITE 201:	1,450 RSF
BUILDING III	SUITE 101:	6,070 RSF
	SUITE 125:	1,233 RSF

\$22.00 NNN

\$11.31 Expenses

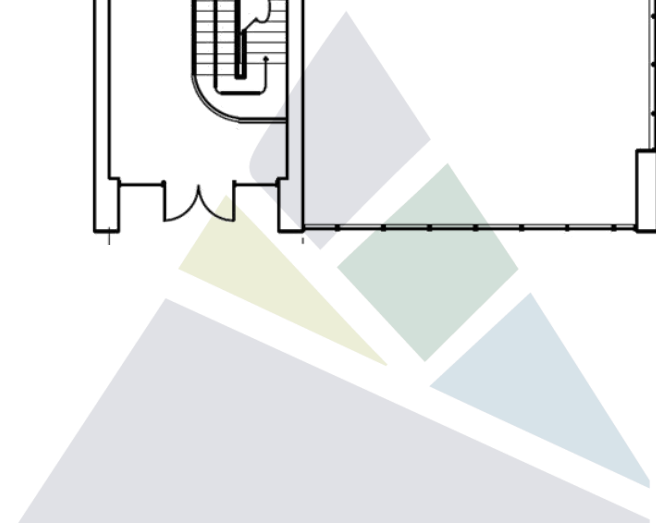
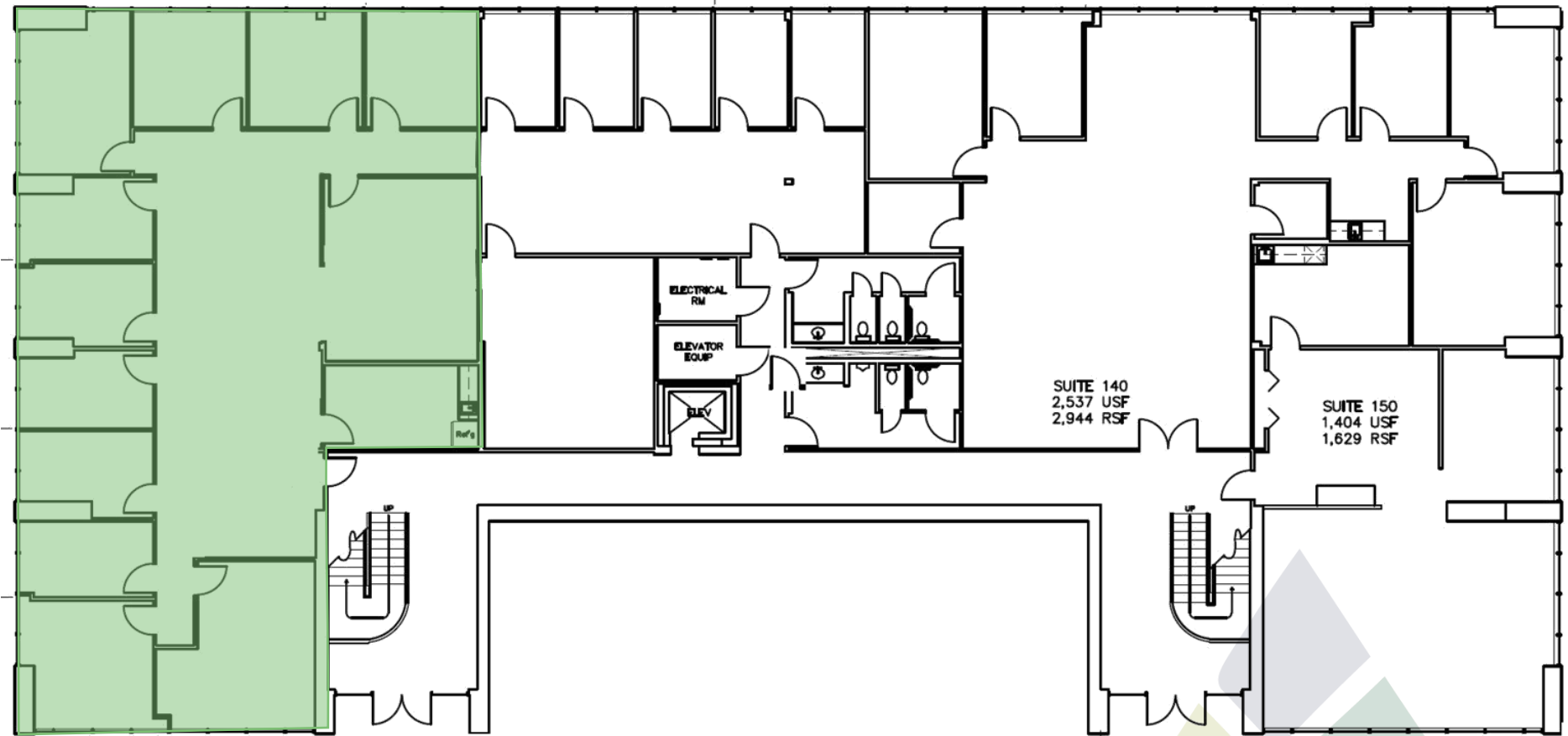
LOCATION

- ▲ Southwest Austin
- ▲ Access to Loop 1, TX 71 and Loop 360
- ▲ Bee Cave Road Frontage
- ▲ Lighted Intersection at Cuernavaca Drive
- ▲ 4-Minute Walk to Wayback Cafe



BUILDING I

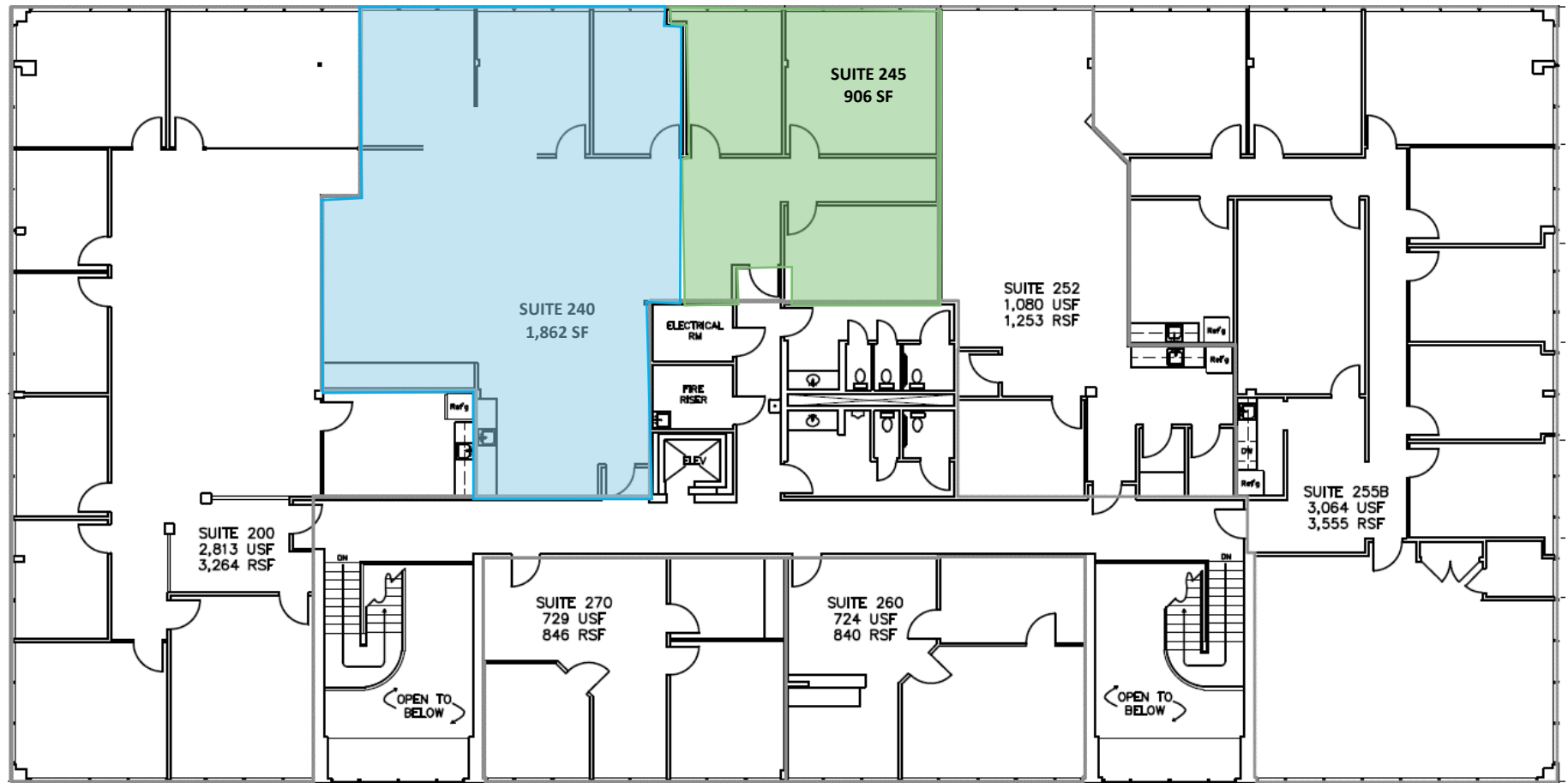
▲ SUITE 100
Level One
3,555 RSF



BUILDING I

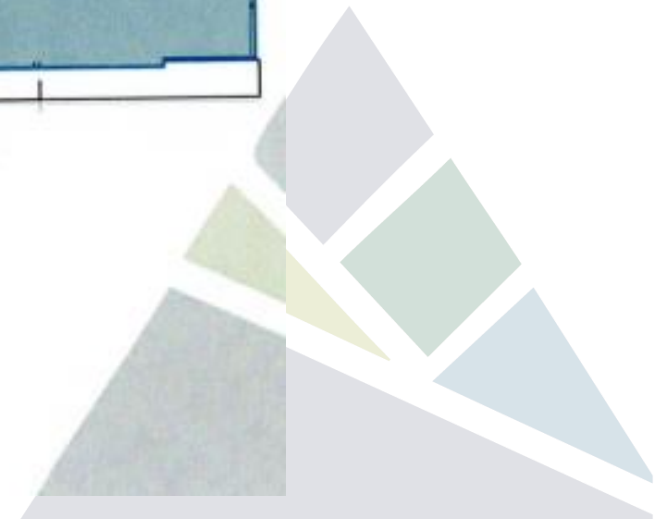
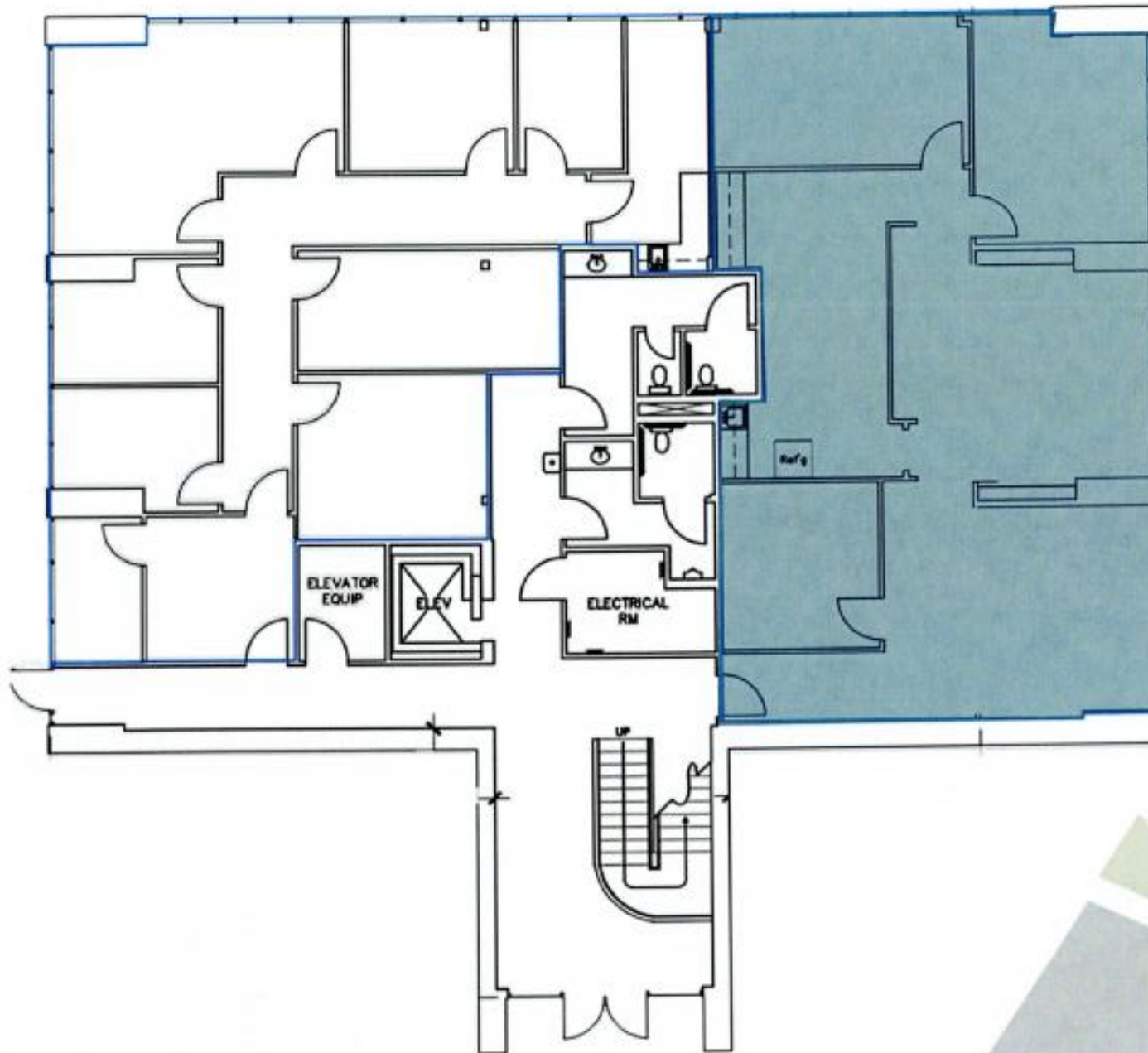
▲ SUITE 240
Level Two
1,862 SF

▲ SUITE 245
Level Two
906 SF

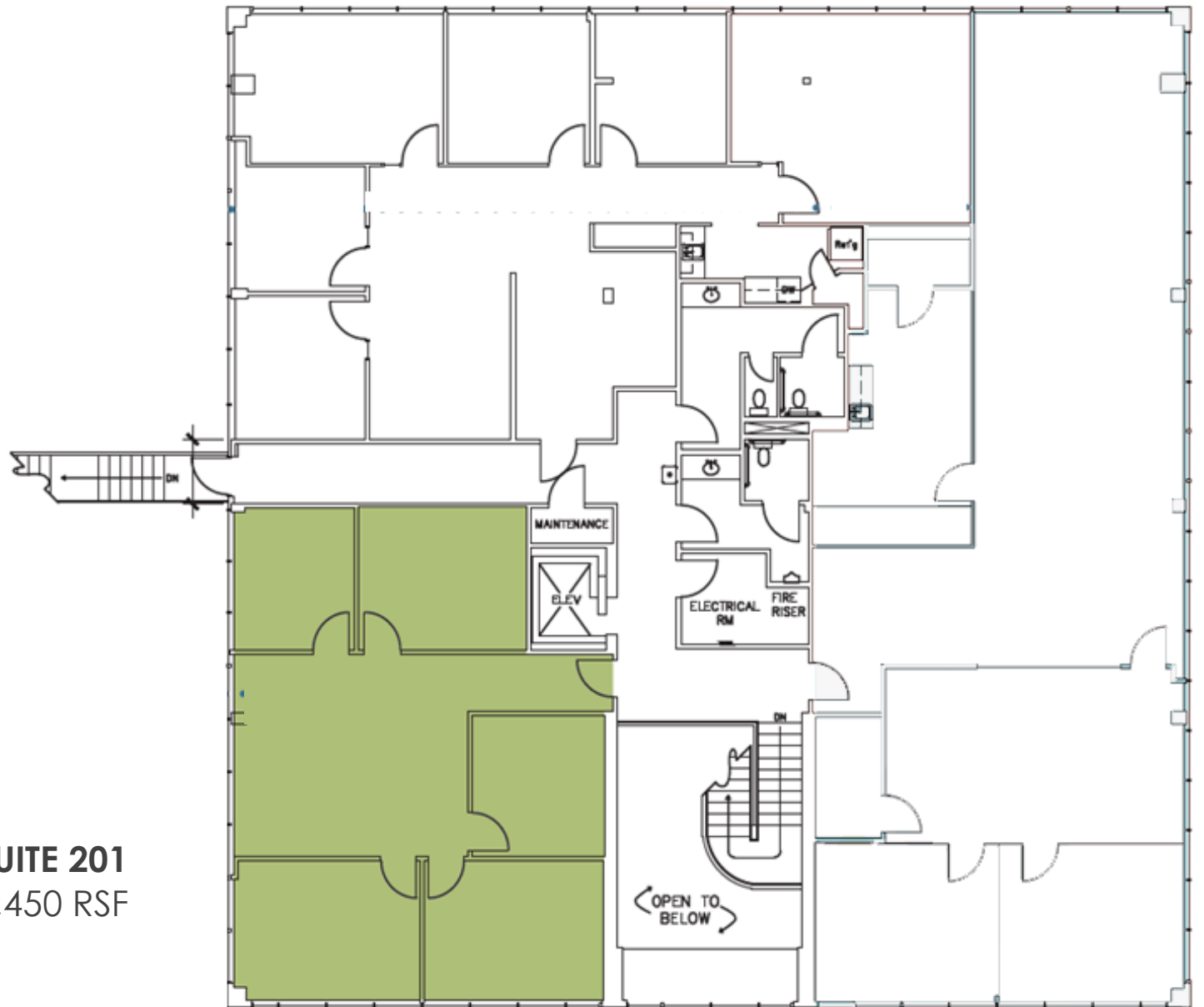


BUILDING II

▲ SUITE 105
Level One
1,910 RSF



BUILDING II



▲ SUITE 201
1,450 RSF

BUILDING III

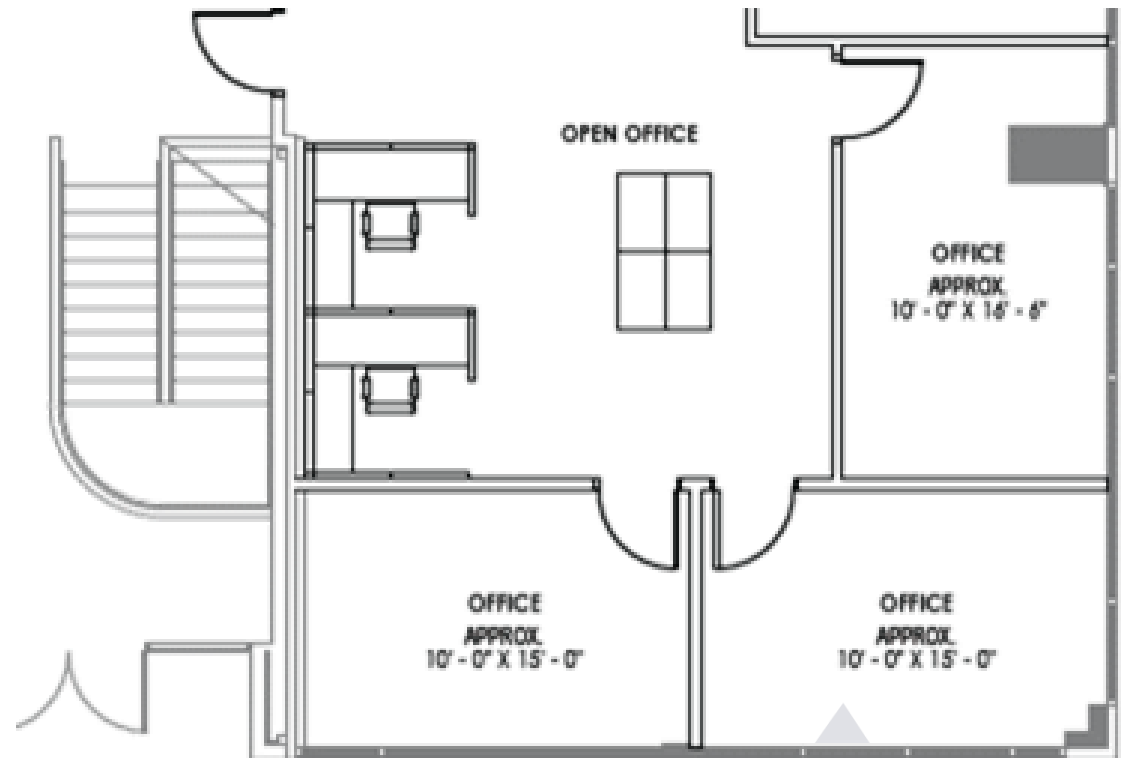
▲ **SUITE 101**
Level One
6,070 RSF

▲ **SUITE 125**
Level One
1,233 RSF



BUILDING III

▲ SUITE 125 Build-Out Example



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 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 over to or counter-other 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 over; 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

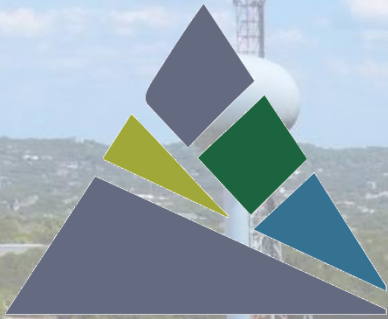
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Buyer/Tenant/Seller/Landlord Initials

Date



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