

## Office Space for Lease Near Arboretum



### BUILDING

- Renovated office building with iconic black curtain wall facades and brand-new HVAC, electrical, plumbing, elevators, and interior finishes.
- Suites are bathed in natural light and enjoy spectacular views via expansive window lines.
- Businesses enjoy several amenities, including shower facilities, on-site parking in a spacious garage, and on-site building management.

### AVAILABILITY

Suite 130	1,939 RSF	Suite 230	891 RSF
Suite 200	1,742 RSF	Suite 340	4,378 RSF
Suite 210	2,937 RSF		

### LOCATION

- Located just five minutes from The Domain, with immediate access to Highway 183 and the North Mopac Expressway.
- Northwest Austin is steps from The Arboretum, a premier hotspot for upscale shopping and dining.
- One of the city's high-profile suburban office submarkets, Northwest Austin is known for its beautiful rolling hills, accessibility, retail amenities, and major tech tenants.

LEASE RATE: \$21.50 NNN    OpEx \$15

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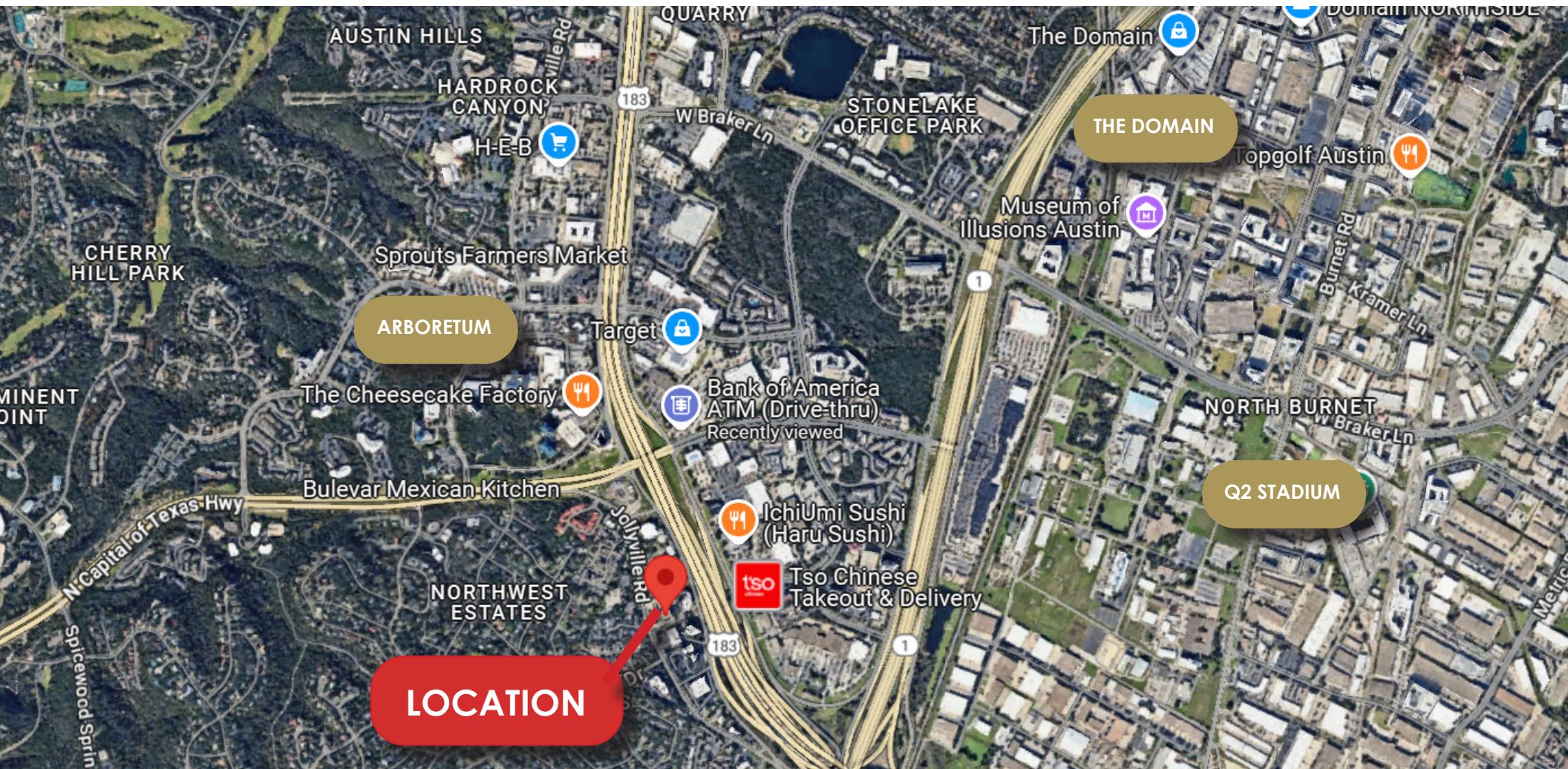




# ECHELON II

9430 RESEARCH BLVD. AUSTIN, TX 78759

## LOCATION



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COMMERCIAL REAL ESTATE SPECIALISTS

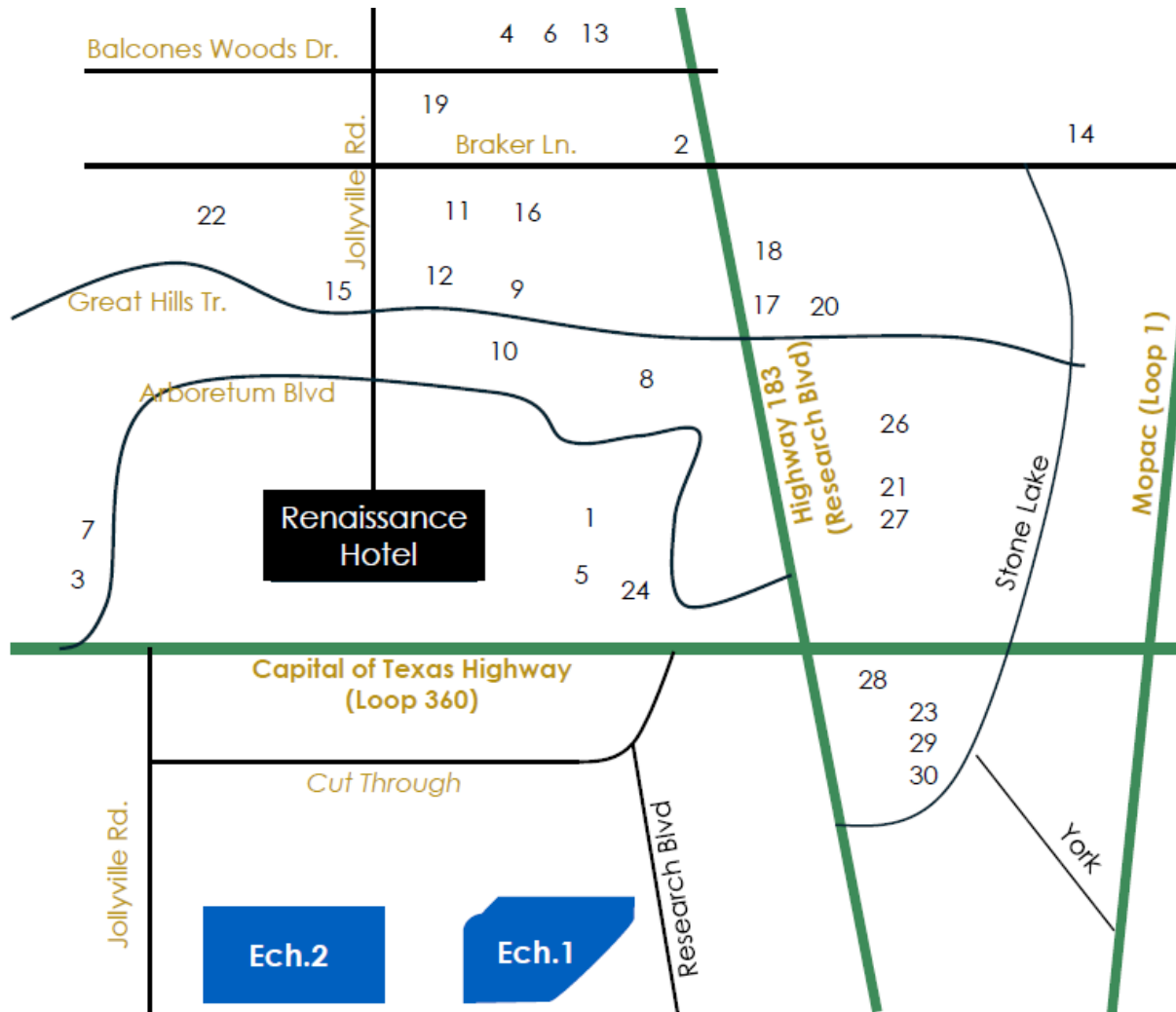




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## NEARBY SHOPPING AND DINNING



### RESTAURANTS

1. Amy's Ice Cream
2. Biryani & Co
3. Bulevar Mexican Kitchen
4. Carrabba's Italian Grill
5. Cheesecake Factory
6. Chuy's
7. Eddie V's
8. Estancia Brazilian Steakhouse
9. Honest Mary's
10. Juliet Italian Kitchen
11. Manuel's
12. Modern Market
13. Rudy's Bar-B-Q
14. Roaring Fork
15. PF Chang's
16. Salt Grass Steakhouse
17. Truluck's
18. Costco
19. H-E-B
20. Sprouts Farmers Market
21. Total Wine & More
22. Trader Joe's
23. Whole Foods
24. Barnes & Noble
25. Porche Austin
26. Target
27. Golf Galaxy
28. Nordstrom Rack
29. Best Buy
30. Regal Gateway Cinemas

### GROCERY

### SHOPPING

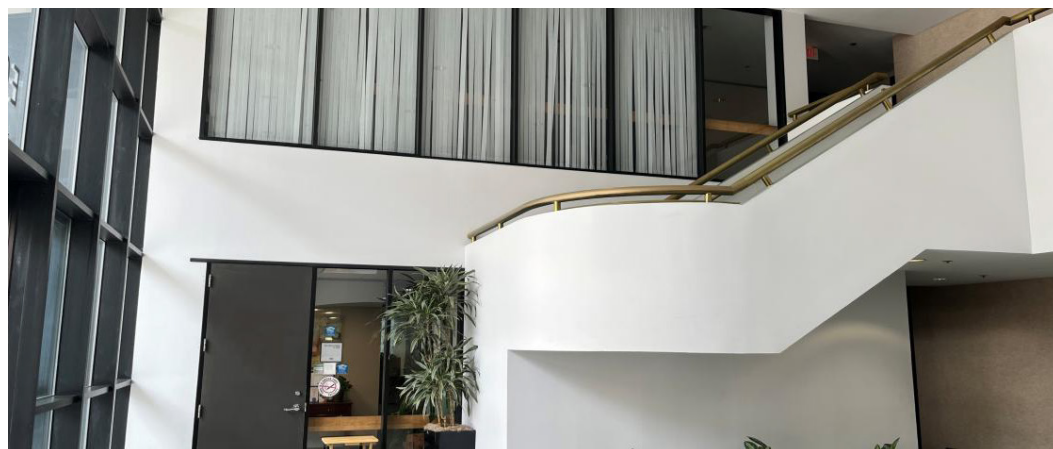
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## COMMON SPACE



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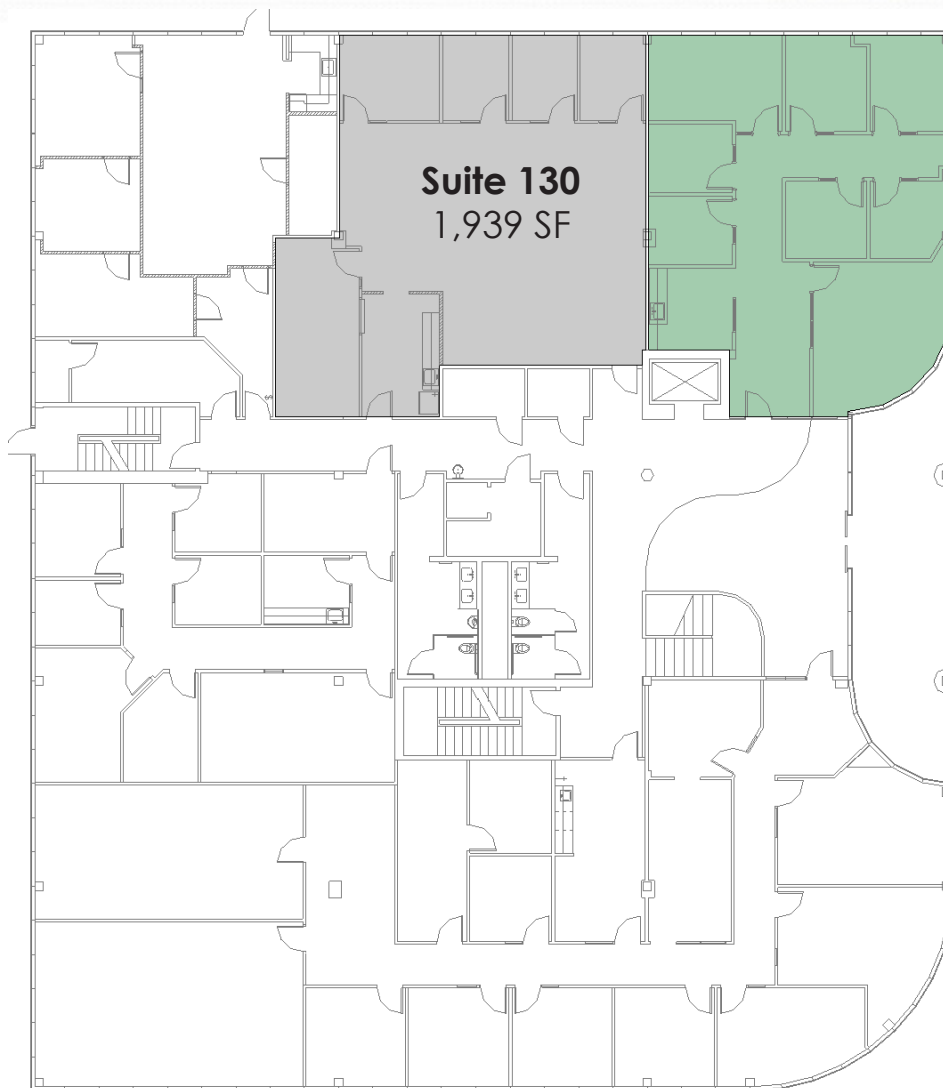




# ECHELON II

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## FIRST FLOOR



< Suite 150  
1,748 SF

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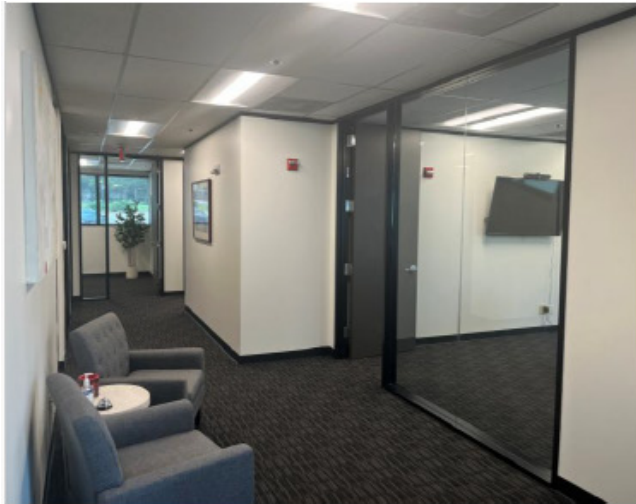
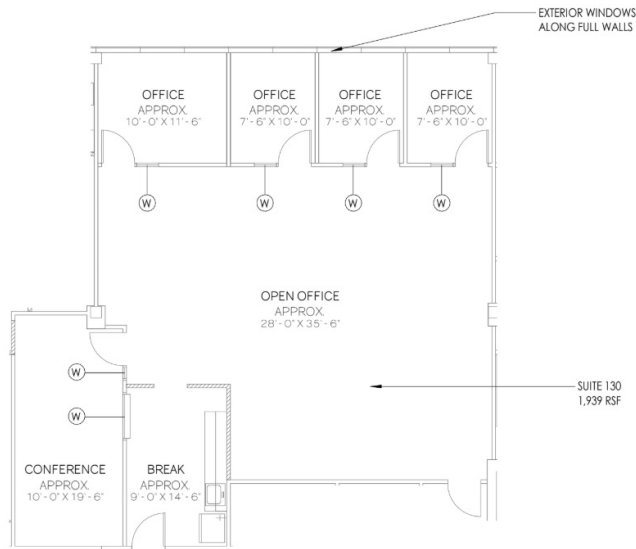
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# ECHELON II

9430 RESEARCH BLVD. AUSTIN, TX 78759

## SUITE 130 INTERIOR & FLOOR PLAN



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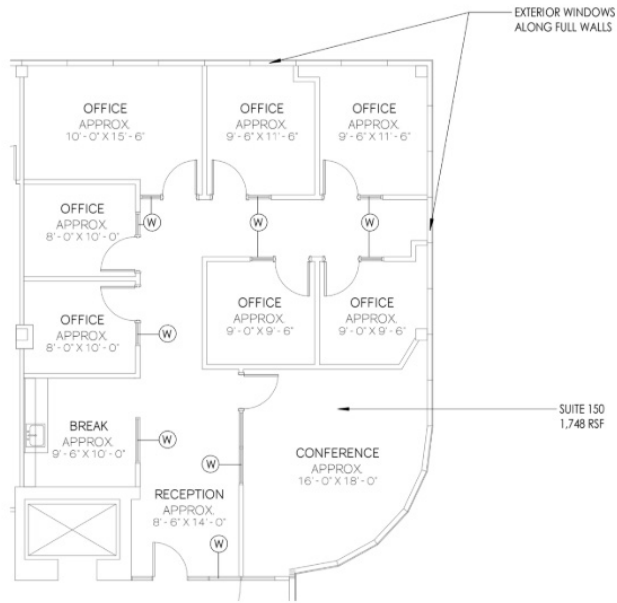




# ECHELON II

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## SUITE 150 INTERIOR



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# ECHELON II

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## SECOND FLOOR



**JOHN JOBES**  
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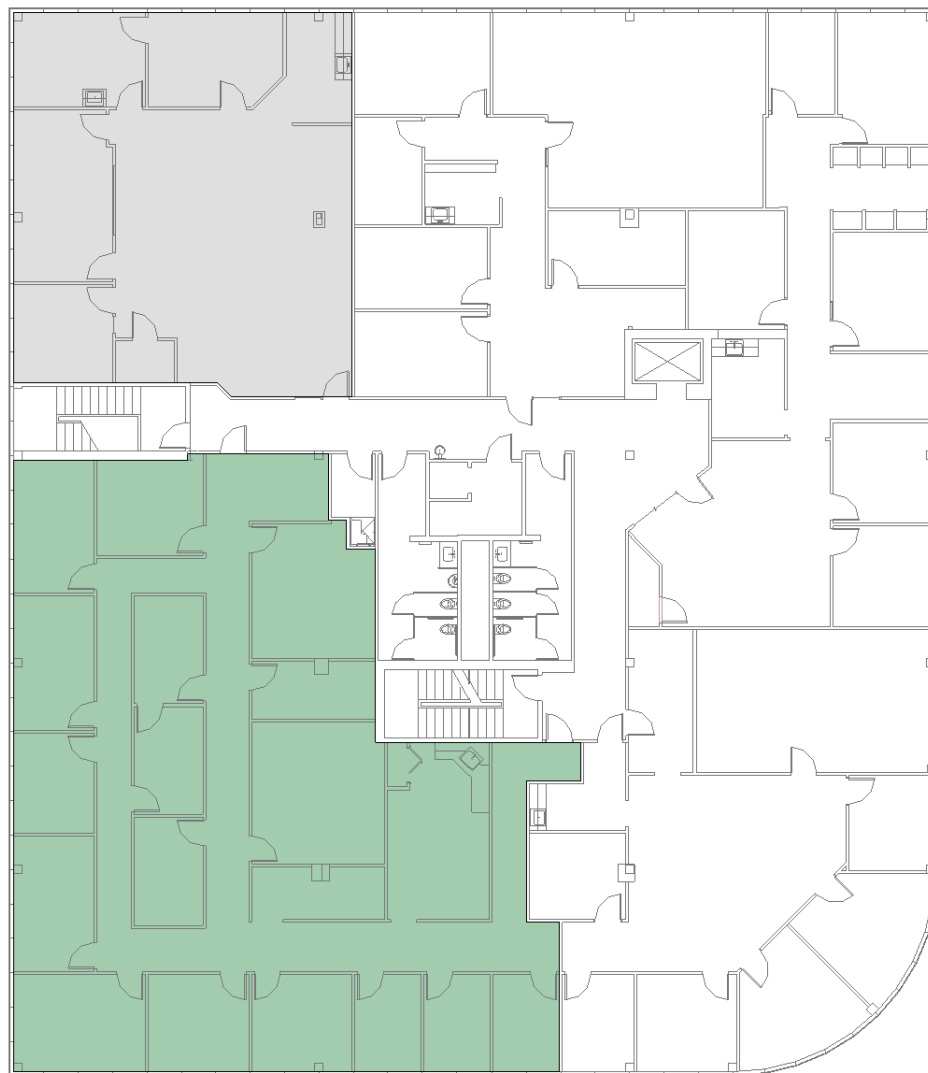
# ECHELON II

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## THIRD FLOOR

**Suite 350 >**  
2,041 SF

**Suite 340 >**  
4,378 SF



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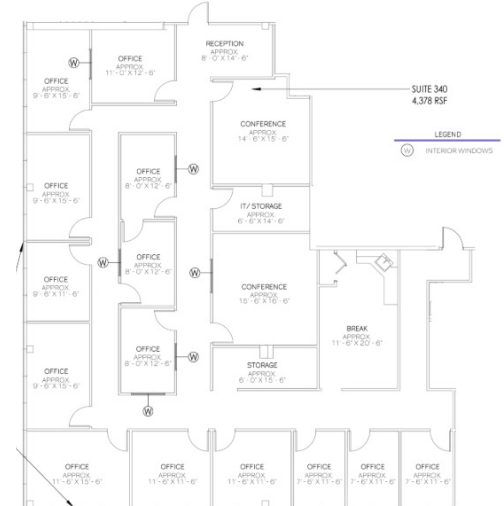
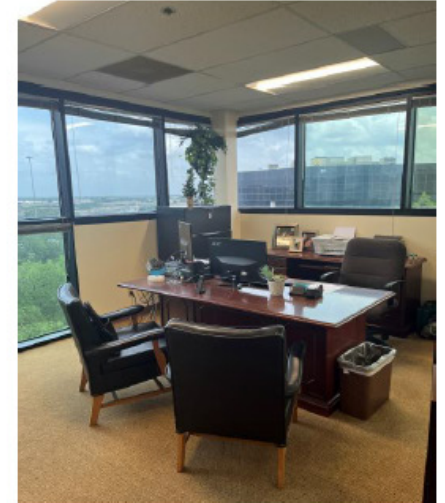
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# ECHELON II

9430 RESEARCH BLVD. AUSTIN, TX 78759

## SUITE 340 INTERIOR



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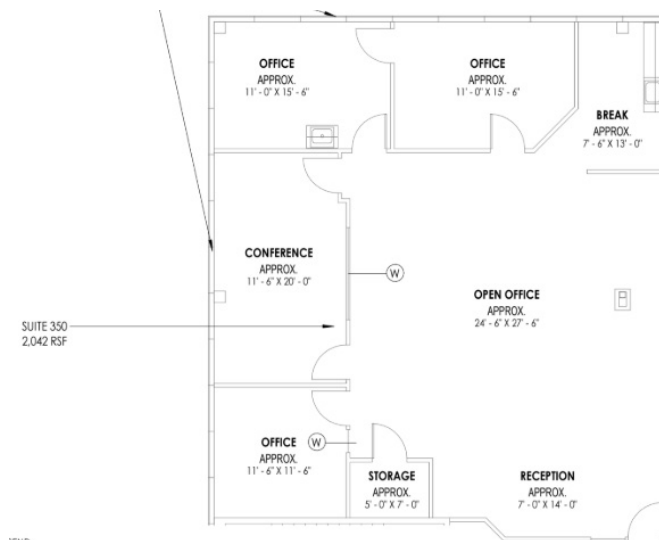




# ECHELON II

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## SUITE 350 INTERIOR



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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 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 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

785844

Sales Agent/Associate's Name

\_\_\_\_\_  
License No.

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Buyer/Tenant/Seller/Landlord Initials

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