

Westway Office Park



LEASE	925 S CAPITAL OF TEXAS HWY // AUSTIN, TEXAS // 78746		
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Westway Office Park

OFFICE // FOR LEASE



Just south of Bee Caves Road on Highway 360 in Westlake, Westway Office Park offers a wooded, campus-like office environment just 10 minutes from Downtown Austin.

AVAILABILITY

BUILDING A

Suite 100 1,569 - 3,860 RSF

BUILDING B

Suite 100 2,428 RSF *Spec Suite*

Suite 105 833 RSF

Suite 115 2,383 RSF

Suite 225 996 RSF

Suite 240 1,725 RSF *Spec Suite*

FEATURES

- Two building complex
- Quiet, wooded office environment
- Strong, local ownership and management
- Building B: Renovated lobby and corridors
- Abundant and convenient 4 per 1,000 surface parking available
- Prime Westlake location
- Immediate Highway 360 access
- 10 minutes from Downtown Austin
- 1.6 miles from Westlake High School
- Easy access to Mopac and Bee Caves Road
- Only 0.5 miles from Villages at Westlake with Gold's Gym, Starbucks, Tacodeli, HEB, P. Terry's, Chick-fil-A, Lupe Tortilla, Kerbey Lane, and several other retail options

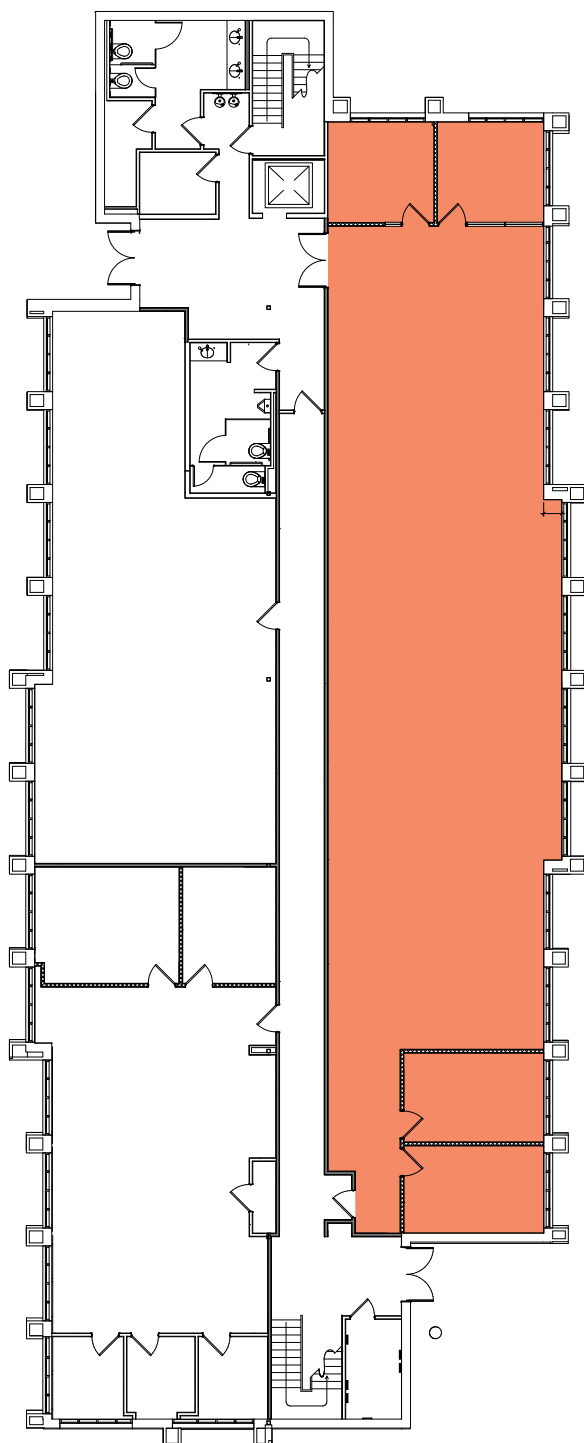
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A
BUILDING A
FLOOR 1



A100

1,569 - 3,860 RSF



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE A100

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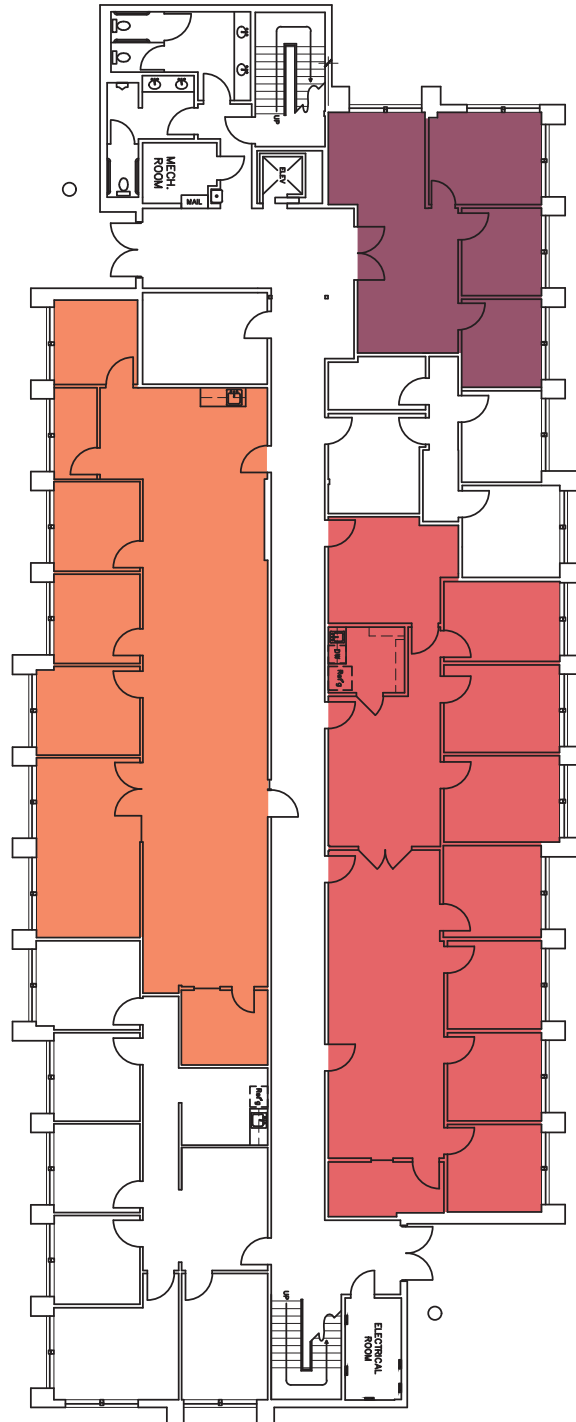
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B

BUILDING B
FLOOR 1



B100
2,428 RSF
Spec Suite



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE B100

◀ **B105**
833 RSF

◀ **B115**
2,383 RSF



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE B115

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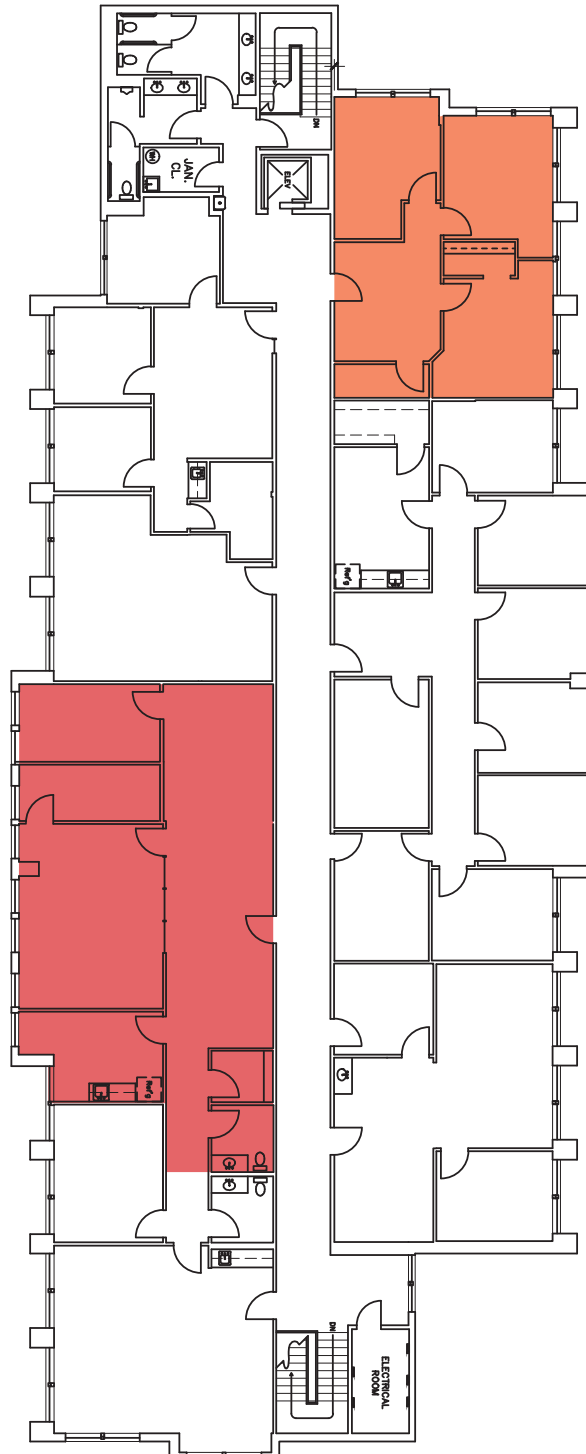
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B

BUILDING B
FLOOR 2



B240

1,725 RSF

Spec Suite



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE B240

B225

996 RSF



CLICK OR SCAN
TO VIRTUALLY TOUR
SUITE B225

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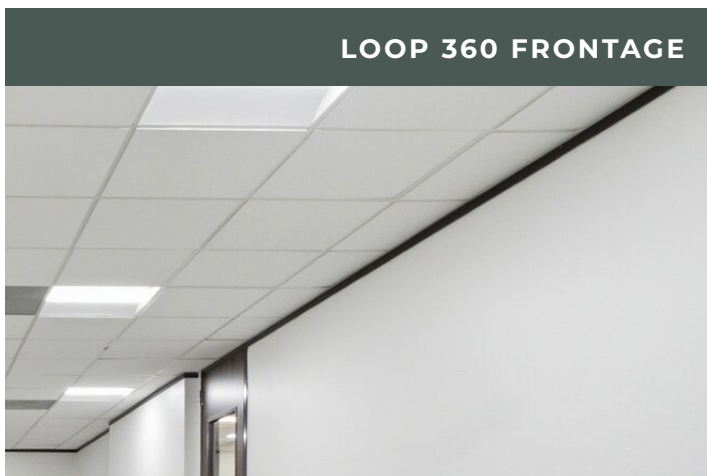
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RECENTLY UPDATED LOBBY



LOOP 360 FRONTAGE



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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.

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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Patrick Ley	593295	pley@ecrtx.com	512.505.0002
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov