Addison Commercial

8408 ANNALISE DRIVE | AUSTIN, TX | 78744

DELIVERING Q3 2023

LIVEOAK REAL ESTATE
BROKERAGE · DEVELOPMENT · SERVICES

Balcones REAL ESTATE GROUP

Addison Commercial

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PROJECT OVERVIEW

Location

8408 Annalise Dr.
Austin, TX 78744

2.5 miles from the intersection of Highway 183 and Highway 71.

Buildings

Building A	(Grade Level)	61,200 SF
Building B	(Dock High)	60,750 SF

Total SF: 121,950 SF

Site

(+/-) 11.920 acres

Parking

390 spaces | 3.22/1,000 SF

Zoning & Utilities

Zoning:	ETJ (No Zoning)
Utilities:	COA Water and Wastewater
Electic Provider:	Austin Energy

Construction

Tilt wall with grade level and dock high loading

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Addison Business Park

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INGRESS/EGRESS MAP

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SITE PLAN

Building A

- Grade level loading with 12'x14' glass overhead doors on both sides of the building
- 21' clear height, ESFR sprinklered, tilt wall construction

Building B

- 9'x10' dock high loading and 12'x14' oversize grade level glass doors
- 24' clear height, ESFR sprinklered, tilt wall construction

All Suites

- 200 Amp 3phase electric panel per suite (100 Amps at 208V and 100 Amps at 480V)
- "HVAC Ready" warehouse:
  No additional insulation or power up grade needed to condition
- Office:
  Move In Ready with solid surface counters, polished concrete floors, 2'x2'"Second Look" ceiling tiles, LED lighting, 430 SF Office, Breakroom

Overall Site

Total of 390 parking spaces with a 3.22/1000 SF parking ratio.

- Grade Level (Building A): 3.79/1000 SF
- Dock High (Building B): 2.60/1000 SF

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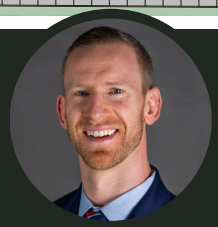

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BUILDING A

FLOORPLAN

BUILDING A

Available Square Feet
61,200 SF

Bay Size Options
3,600 SF or
5,400 SF or
9,000 SF

Office SF Options
430 SF or 900 SF

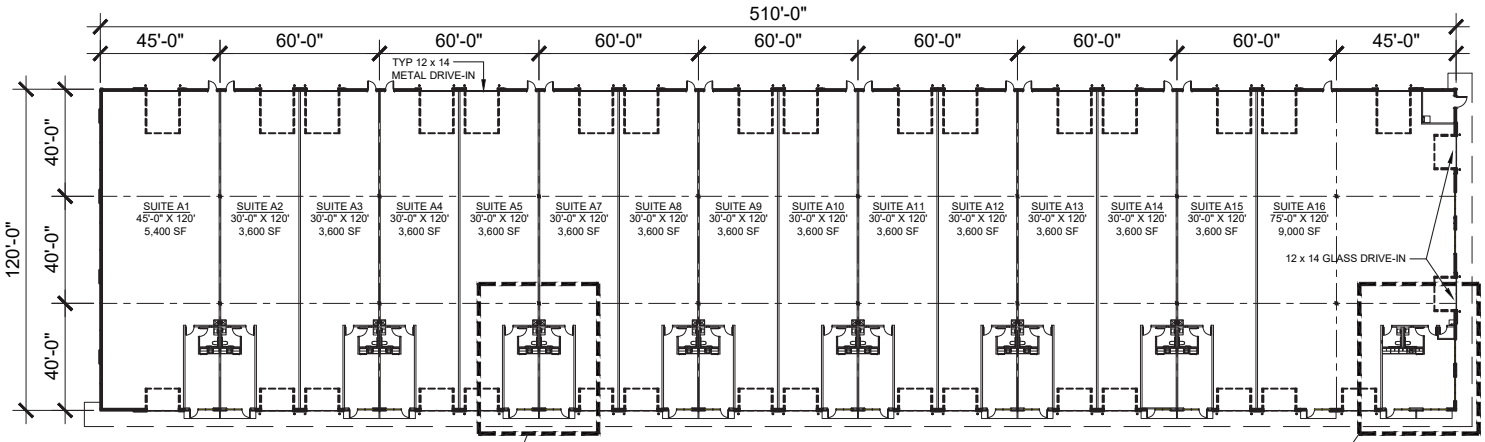
Parking
3.79/1,000 SF

Depth
120'

Clear Height
21'

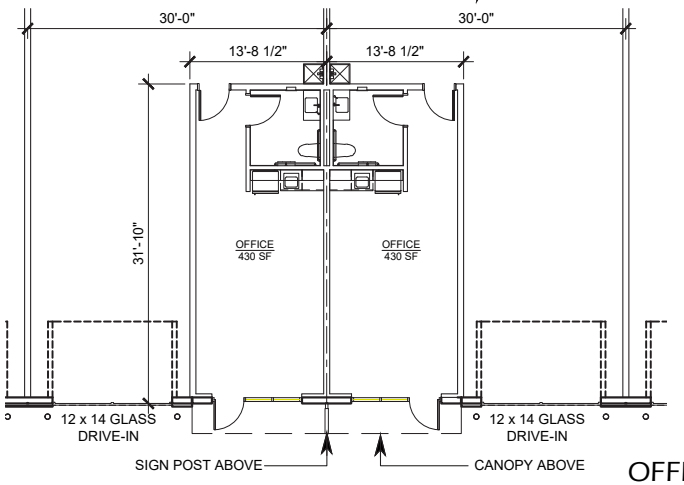
Loading
Two (2) 12'x14' Oversize
Grade Level OH Doors
per typical suite

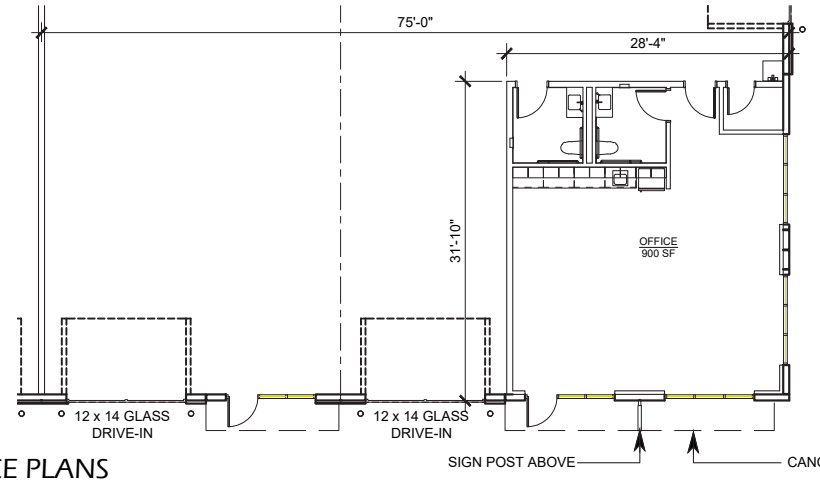
Truck Court
160' (shared)



OVERALL PLAN

SCALE: 1" = 40'-0"





OFFICE PLANS

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BUILDING B

FLOORPLAN

BUILDING B

Available Square Feet
60,750 SF

Bay Size Options
4,500 SF
9,375 SF
10,875 SF

Office SF Options
430 SF or 830 SF

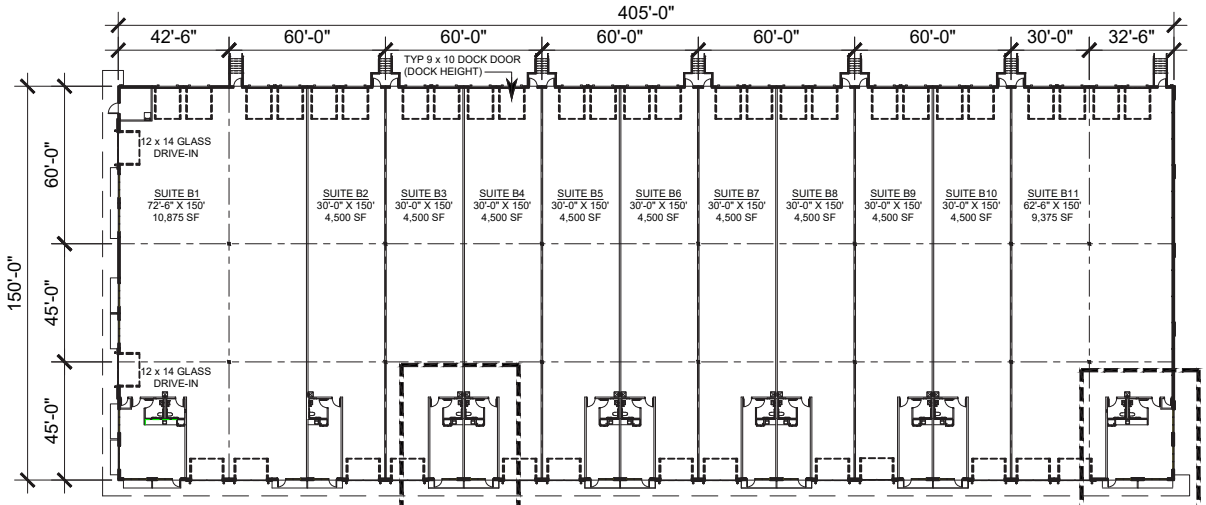
Parking
2.6/1,000 SF

Depth
150'

Clear Height
24'

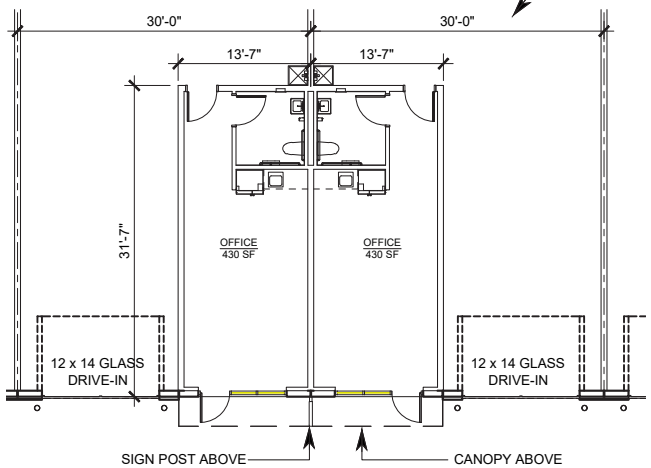
Loading
One (1) 12'x14' Oversize Grade Level OH Door, plus two (2) 9'x10' Dock High Doors per typical suite

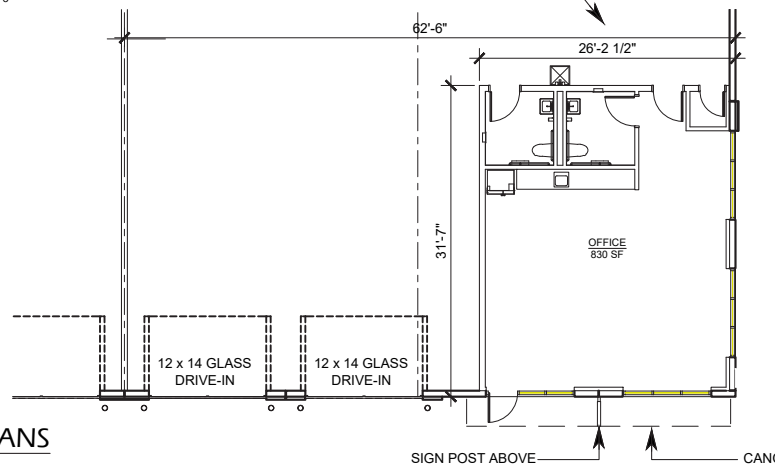
Truck Court
160' (shared)



OVERALL PLAN

SCALE: 1" = 40'-0"





OFFICE PLANS

SCALE: 3/32" = 1'-0"

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STRATEGIC LOCATION

11-2-2015

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 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____