



OFFICE MIXED-USE DEVELOPMENT IN CENTRAL AUSTIN

Building 1: 134,153 SF
Building 2: 46,825 SF





ABOUT THE GROVE

The Grove spans 75 acres which includes 180,978 SF of Class A office space, luxury and sustainable homes, responsible local retailers and all daily conveniences of a flourishing neighborhood. A 16 acre signature park is featured on the property as well as 20+ acres of green space, upscale homes, specialty retail, gourmet cafes, creative work spaces and versatile corporate offices.



Up to 140,000 SF Retail



180,978 SF Office



1,098 Multifamily Units



500+ Townhomes/Condos



34 Single Family Lots



20+ Acres of green space





OFFICE BUILDING 1 - 4301 BULL CREEK RD.

134,153 RSF Building
Including 1,057 RSF of Balcony Space





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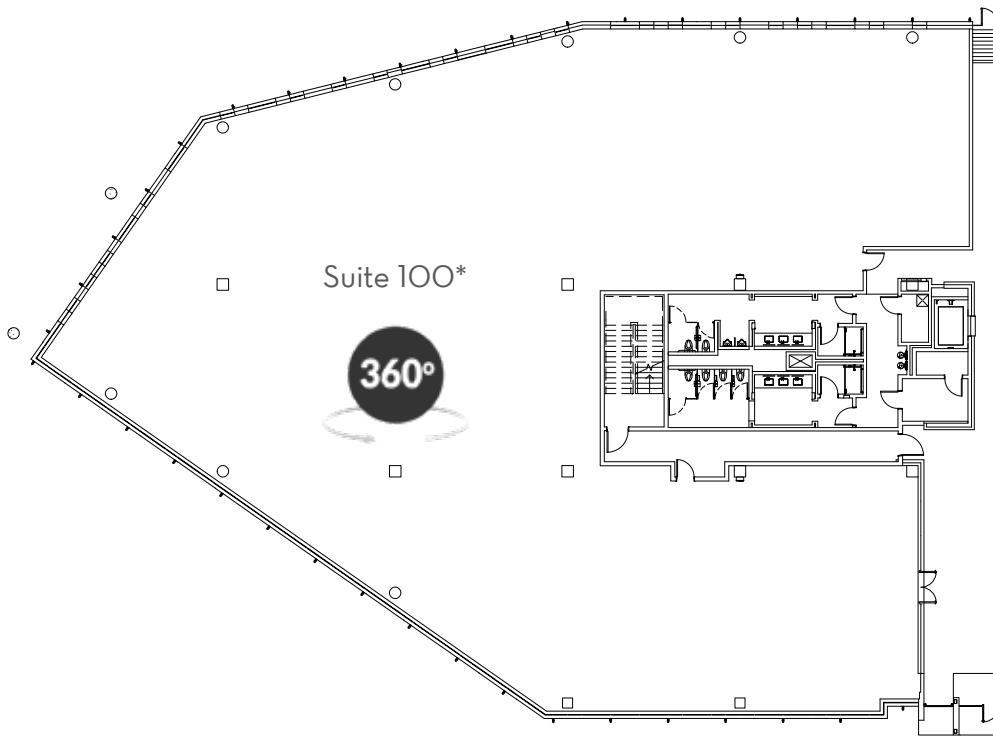


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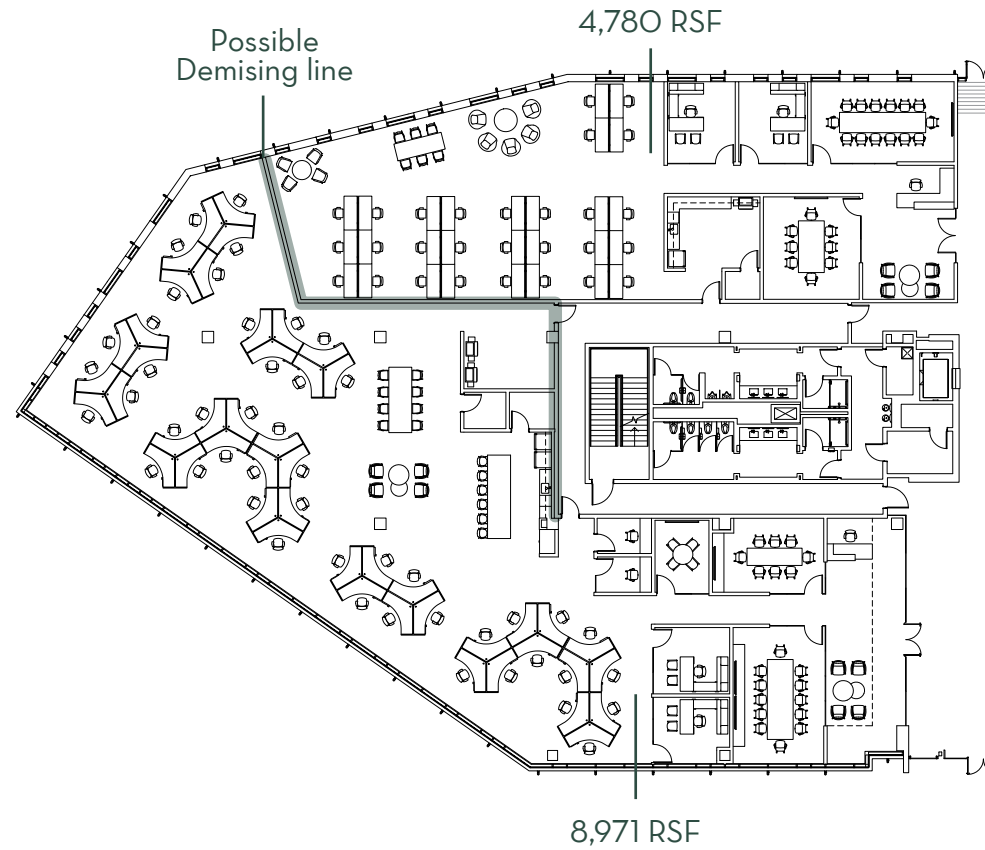
Floor 1: Available

Suite 100*: 13,762 SF [Click here to view a virtual tour of this space](#)



Possible Floor Plan & Demising Location*

*Floor plan represents possible design





THE OUTDOOR LIVING ROOM







SIGNATURE PARK





ABOUT THE GROVE

The Grove is located in the heart of West Austin by the established neighborhoods of Pemberton Heights, Tarrytown, Rosedale, Allandale, Bryker Woods and more. There are strong daytime and residential demographics in a largely under-served retail area. This site is one of the last available urban infill opportunities in West Austin.



THEGROVEATX.COM

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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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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____ Buyer/Tenant/Seller/Landlord Initials _____ Date