

THE
ECLECTIC
at fifth street



Jones Lang LaSalle Brokerage, Inc.

EAST AUSTIN
63,000 SF • FULL BUILDING AVAILABILITY

5200 E 5th St Austin, Texas 78702





FEATURES



Four Story, Class A Office
Natural Limestone,
Wood & Brick Features



3.5:1000
Structured Garage
& EV Charging Spots



Two Story Fitness Center
with Showers & Lockers



Onsite Multi-Family
361 Units



14' Deck to Deck
Ceiling Height



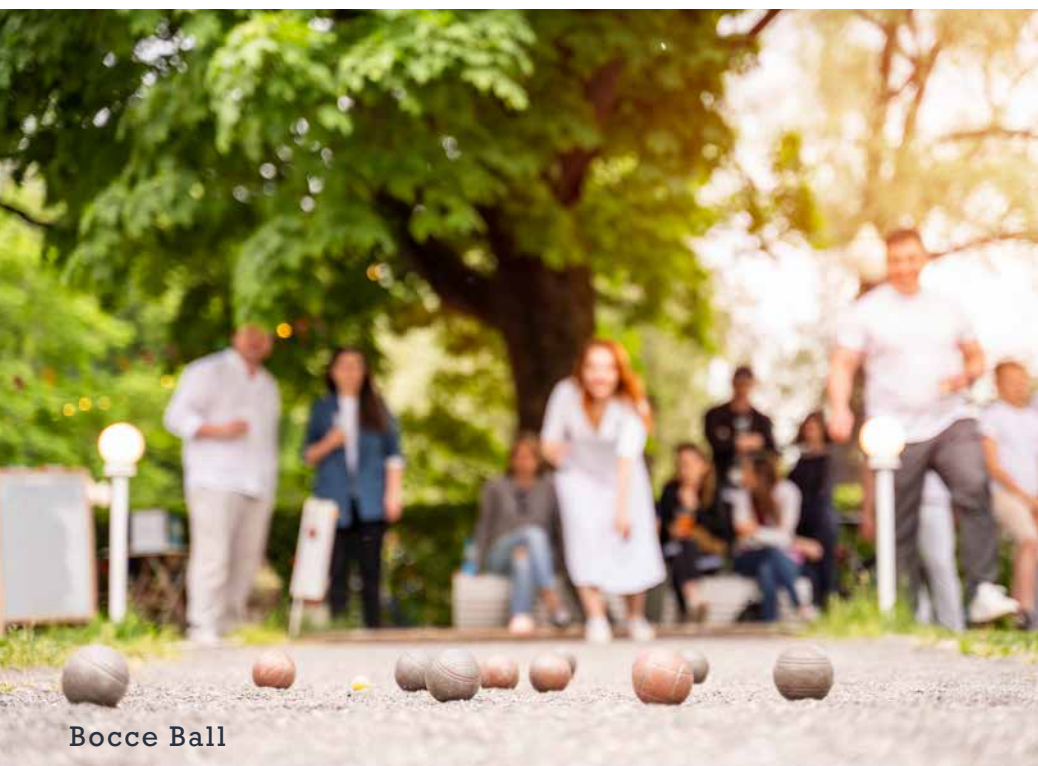
Exclusive Terraces
On 4th Floor



Outdoor Courtyard
For Work, Fun, or Relaxation



Located in
Opportunity Zone



Bocce Ball



Pickleball Court



Secured Bike Storage



Courtyard



Craftworks Coffee Bar

AMENITIES



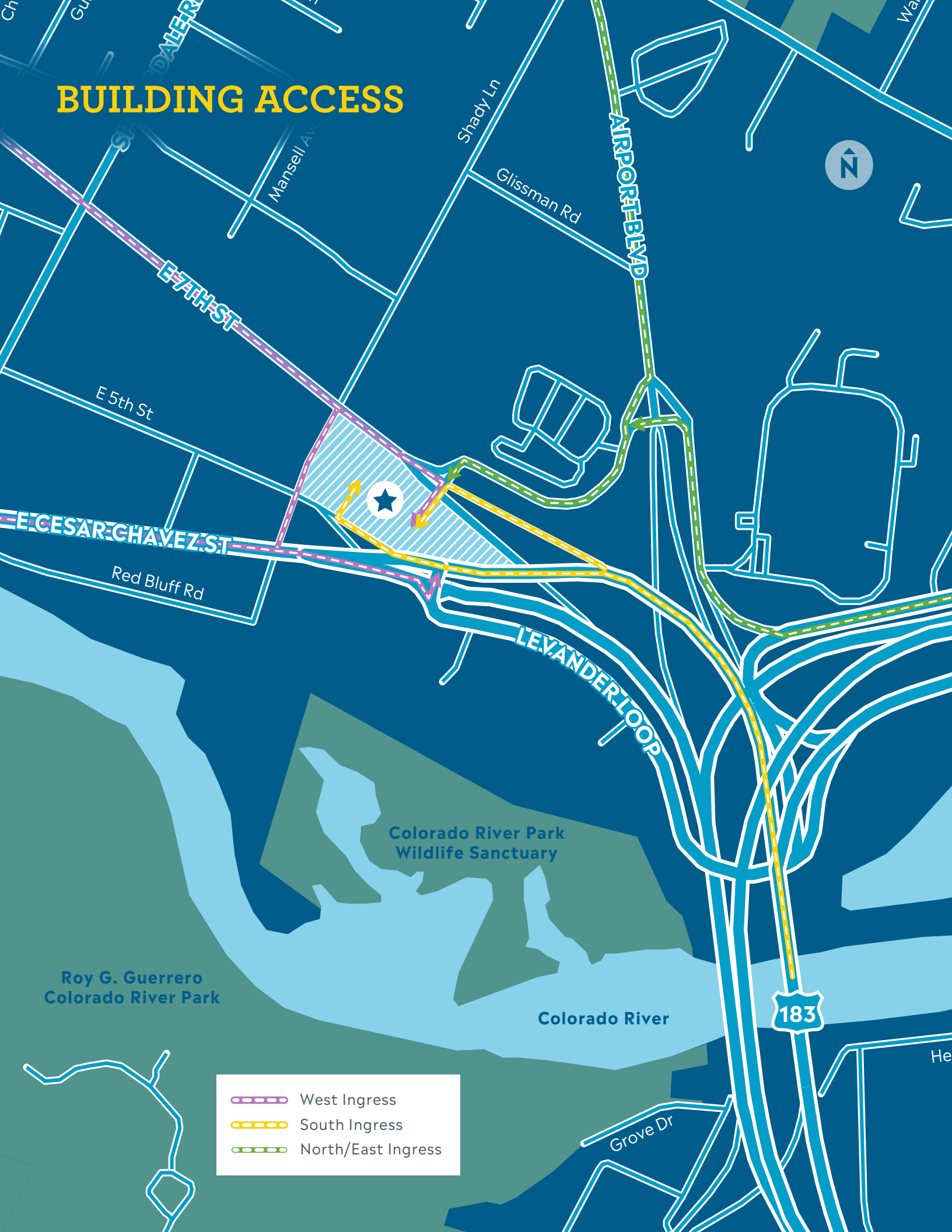
1. Justine's
2. Central Machine Works
3. De Nada Cantina
4. Koko's Bavarian
5. Jacoby's Restaurant & Mercantile
6. Tillery Kitchen and Bar
7. Wanderlust Wine Collective
8. Kinda Tropical
9. Sunny's Backyard
10. Launderette
11. Flitch Coffee
12. Llama Kid - Peruvian Food
13. East Austin Athletic Club
14. Lustre Pearl East
15. Southside Flying Pizza
16. JuiceLand
17. Kemuri Tatsu-Ya
18. Intero Restaurant
19. la Barbecue
20. Blue Owl Brewing
21. Juniper
22. OMG Squee
23. Greater Goods Coffee Roasting Co.
24. La Holly
25. Kitty Cohen's
26. Joe's Bakery & Coffee Shop
27. Veracruz All Natural
28. HEB
29. Dan's Hamburgers
30. Austin Eastciders Collaboratory
31. Friends & Allies Brewing
32. Teddy V. Pâtisserie
33. Grizzelda's

 Eastside Bus Plaza



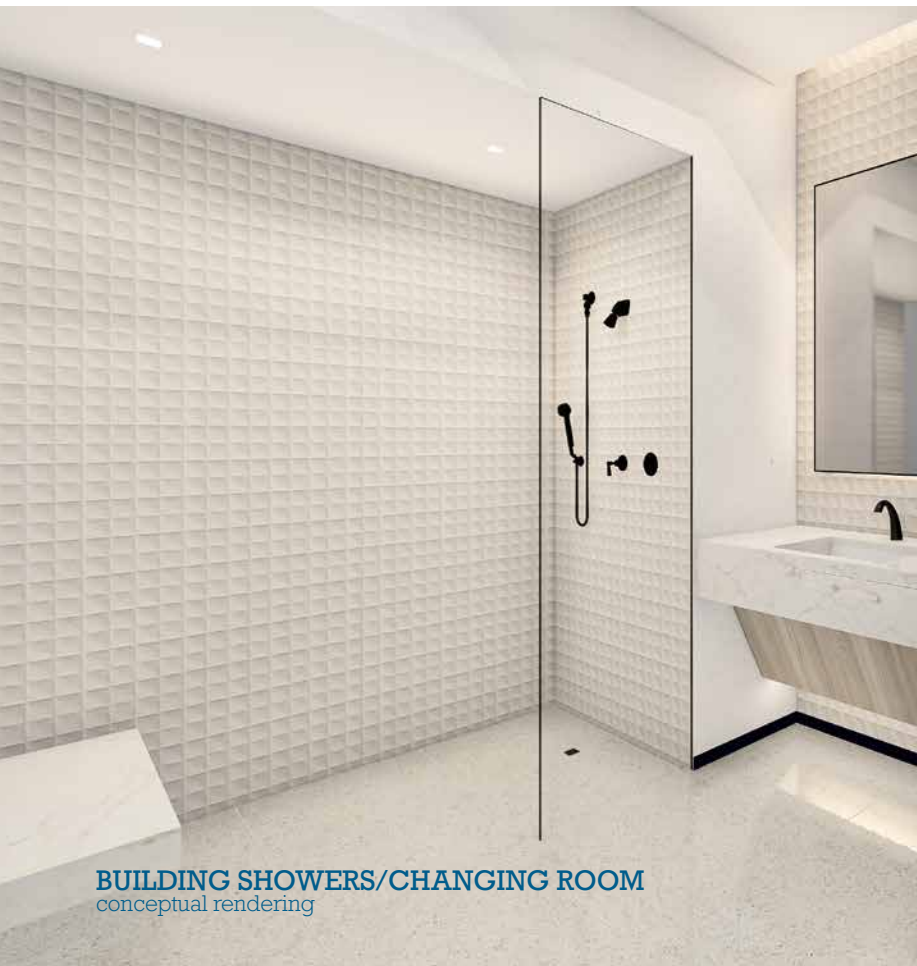


BUILDING ACCESS





BUILDING LOBBY
conceptual rendering



BUILDING SHOWERS/CHANGING ROOM
conceptual rendering



THE
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1st FLOOR
1,968 SF — 7,464 SF

SUITE

SF

100

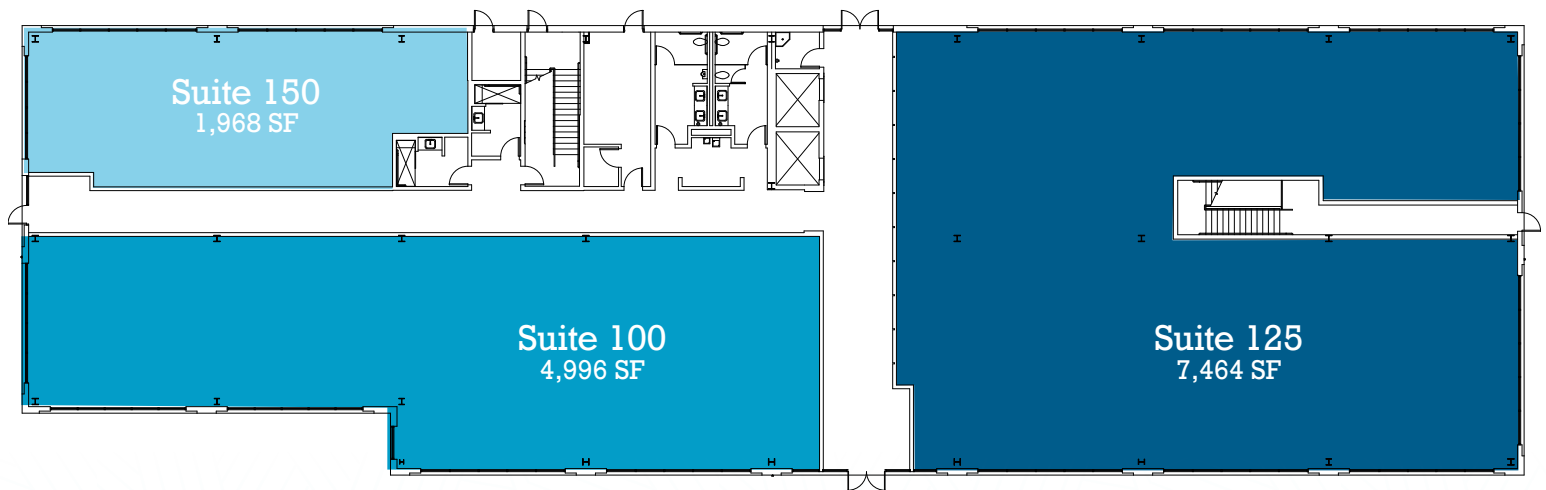
4,996 SF

125

7,464 SF

150

1,968 SF

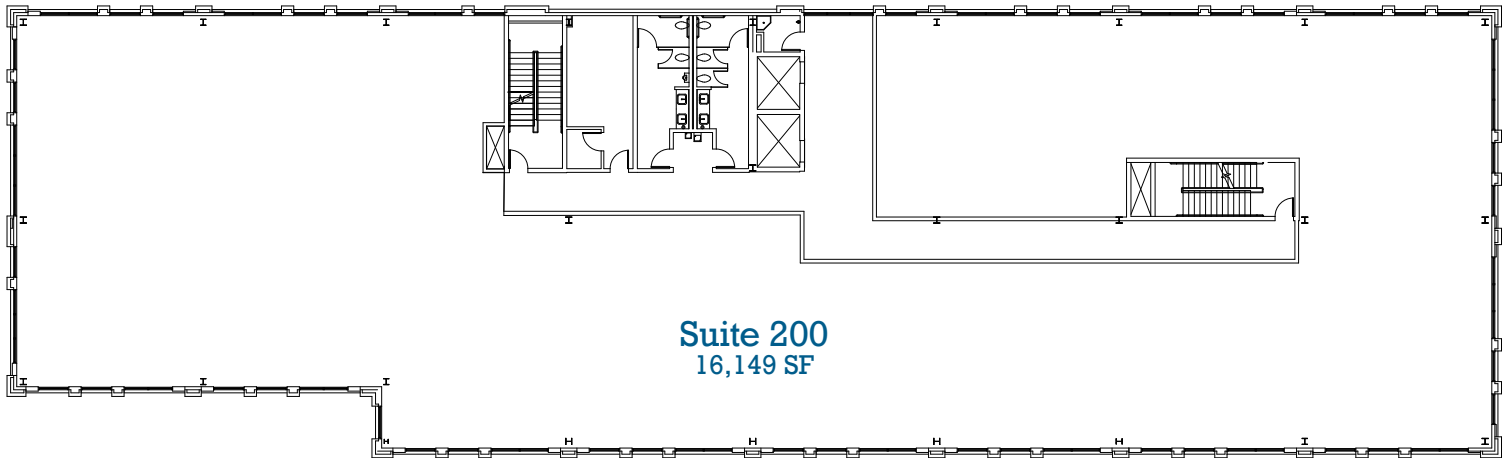


SUITE

SF

200

16,149



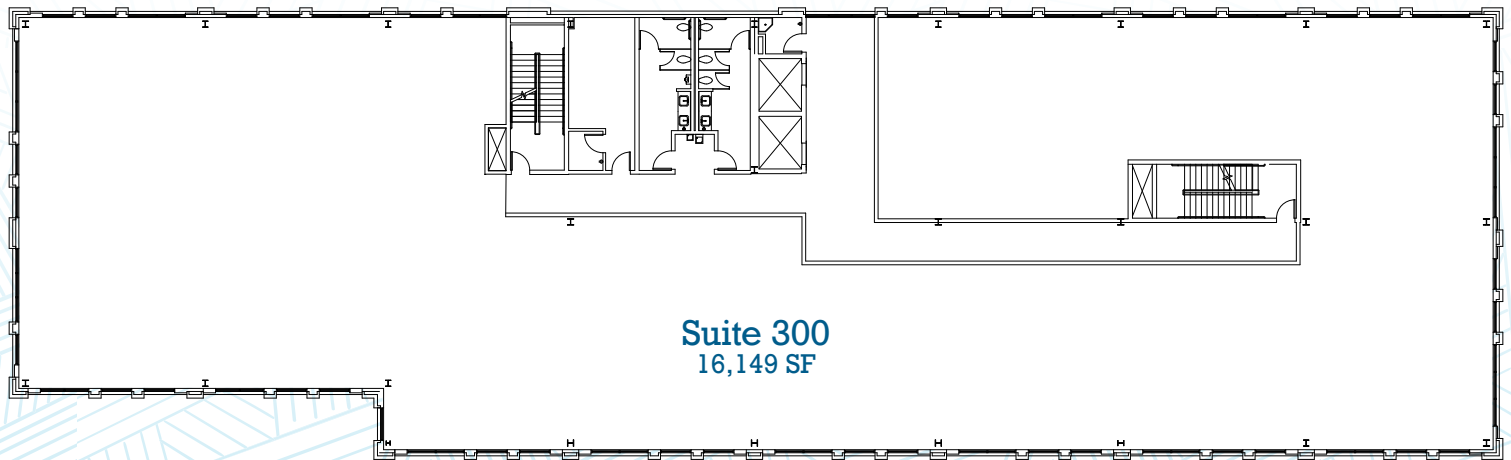
Suite 200
16,149 SF

SUITE

SF

300

16,149



Suite 300
16,149 SF

TEST FIT RENDERINGS

4TH Floor



A

LOBBY
conceptual rendering



WORKSTATIONS
conceptual rendering

B



WORKSTATIONS
conceptual rendering

C



D

TENANT LOUNGE
conceptual rendering

THE
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at fifth street

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bethany Perez	183794	bethany.perez@jll.com	+1 512 225 2700
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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

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Date