

1213 N INTERSTATE 35

Austin, TX 78702



For Lease
6,474 SF
Full Building Opportunity



Property Overview



2 Stories

5,210 SF with 1,264 SF of basement space



Parking

The Property includes 5 covered parking spaces and 21 open lots accommodating approximately 26 vehicles.



LADY
BIRD LAKE



RAINEY
STREET



DOWNTOWN
AUSTIN



EAST AUSTIN



EAST 11TH STREET

EAST 12TH STREET

1213 NORTH
IH-35

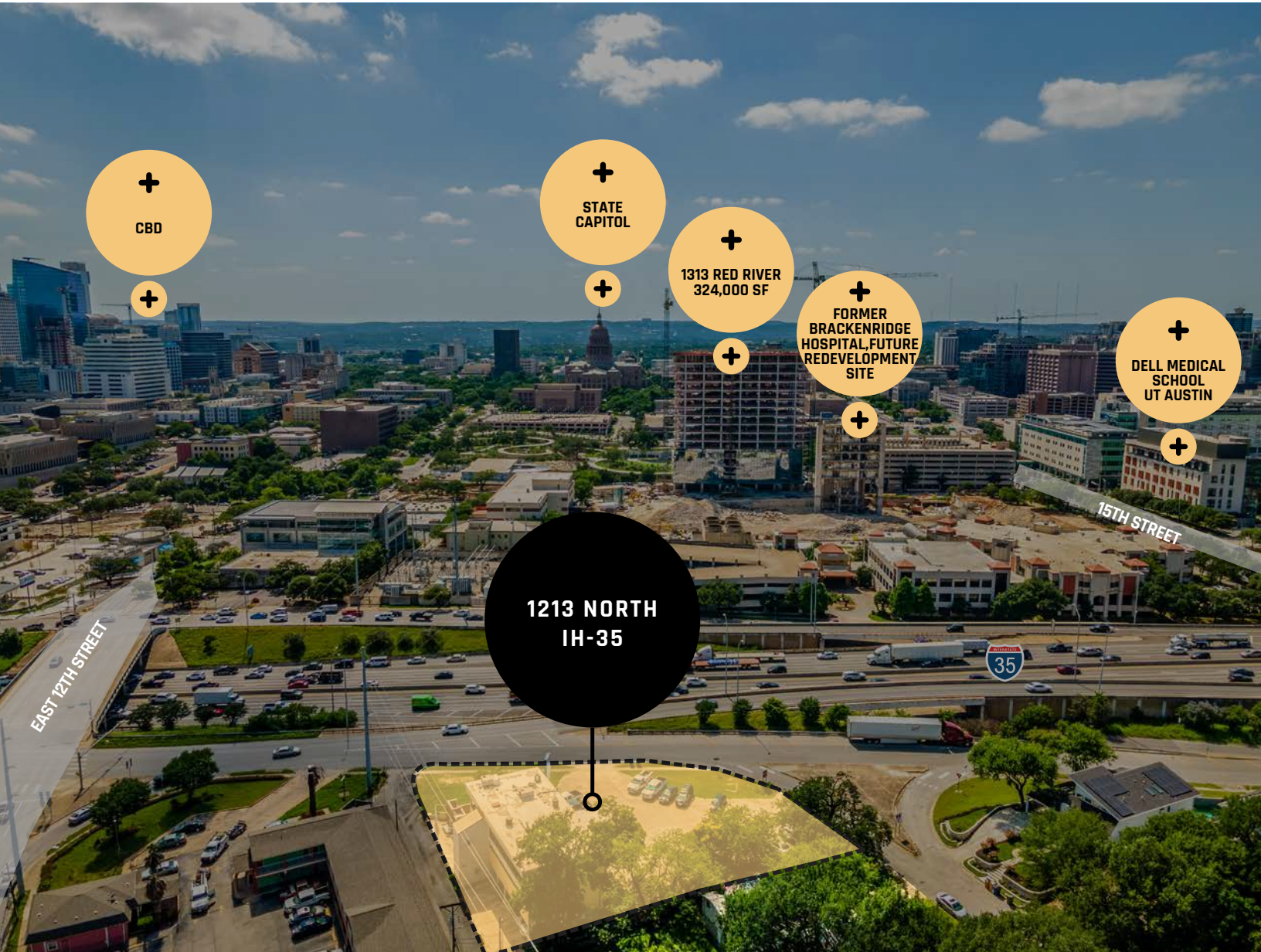


EAST 13TH STREET



VISIBILITY

The Property's location along I-35's frontage road provides exceptional visibility along one of the most heavily traveled interstates in the United States. The existing pylon sign located along the I-35 frontage road provides an outstanding tenant signage opportunity visible to over 200,000 vehicles per day traveling along Interstate 35.





SITE PLAN



+
HILLSIDE
FARMACY
RESTAURANT

+
PAPERBOY
RESTAURANT

+
UNCLE
NICKY'S
RESTAURANT

+
LOVECRAFT
RETAIL

+
AVENIR
APARTMENTS
372 UNITS

+
ELEVEN BY
WINDSOR
257 UNITS

+
FRANKLIN
BBQ
RESTAURANT

1213 NORTH
IH-35

EAST 12TH STREET

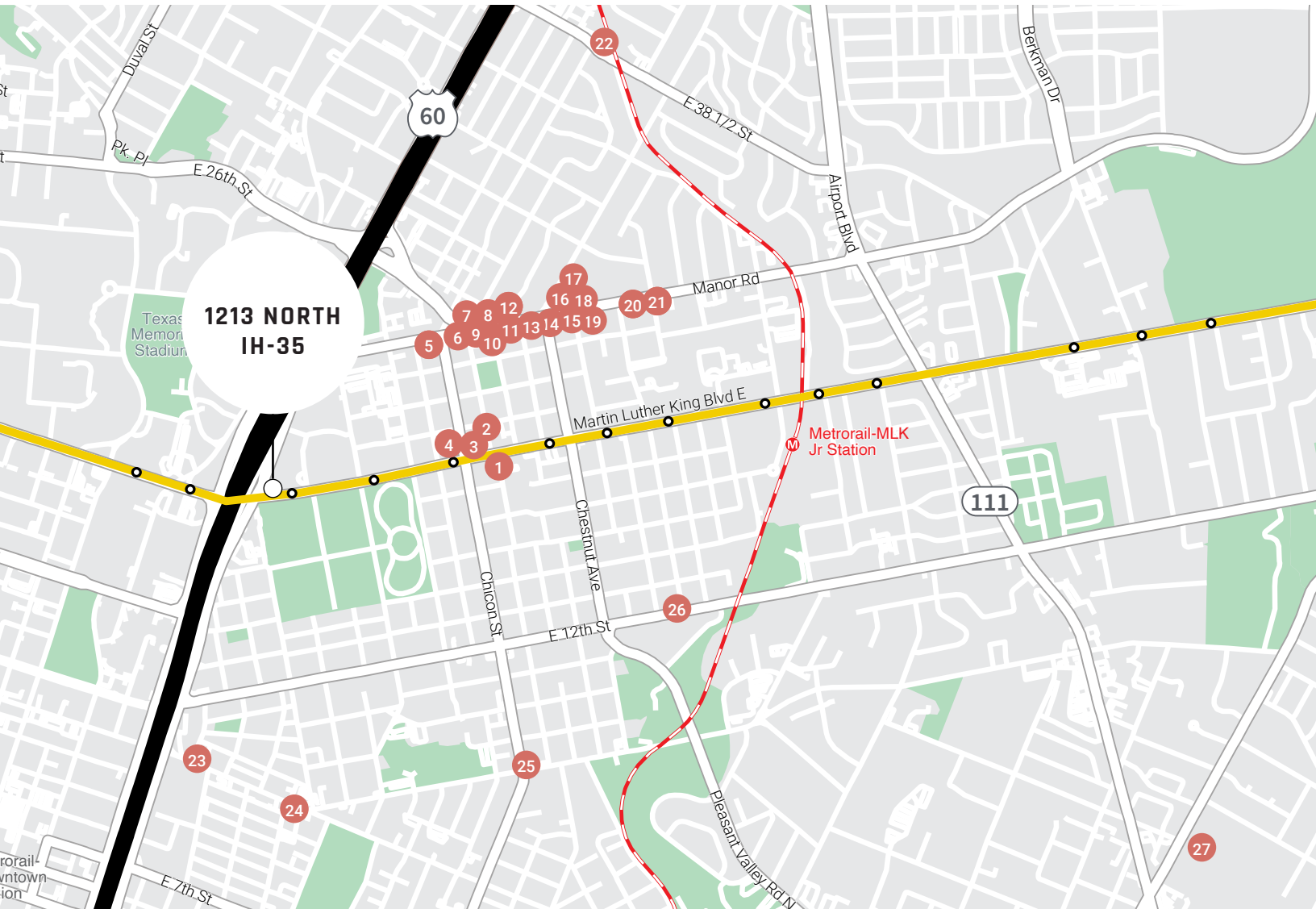
EAST 13TH STREET





AMENITIES MAP

Centrally located just off Interstate 35, this property provides unparalleled accessibility to downtown Austin, major highways, and Austin-Bergstrom International Airport. Its central position enables convenient commuting for employees and facilitates seamless interactions with clients and partners.



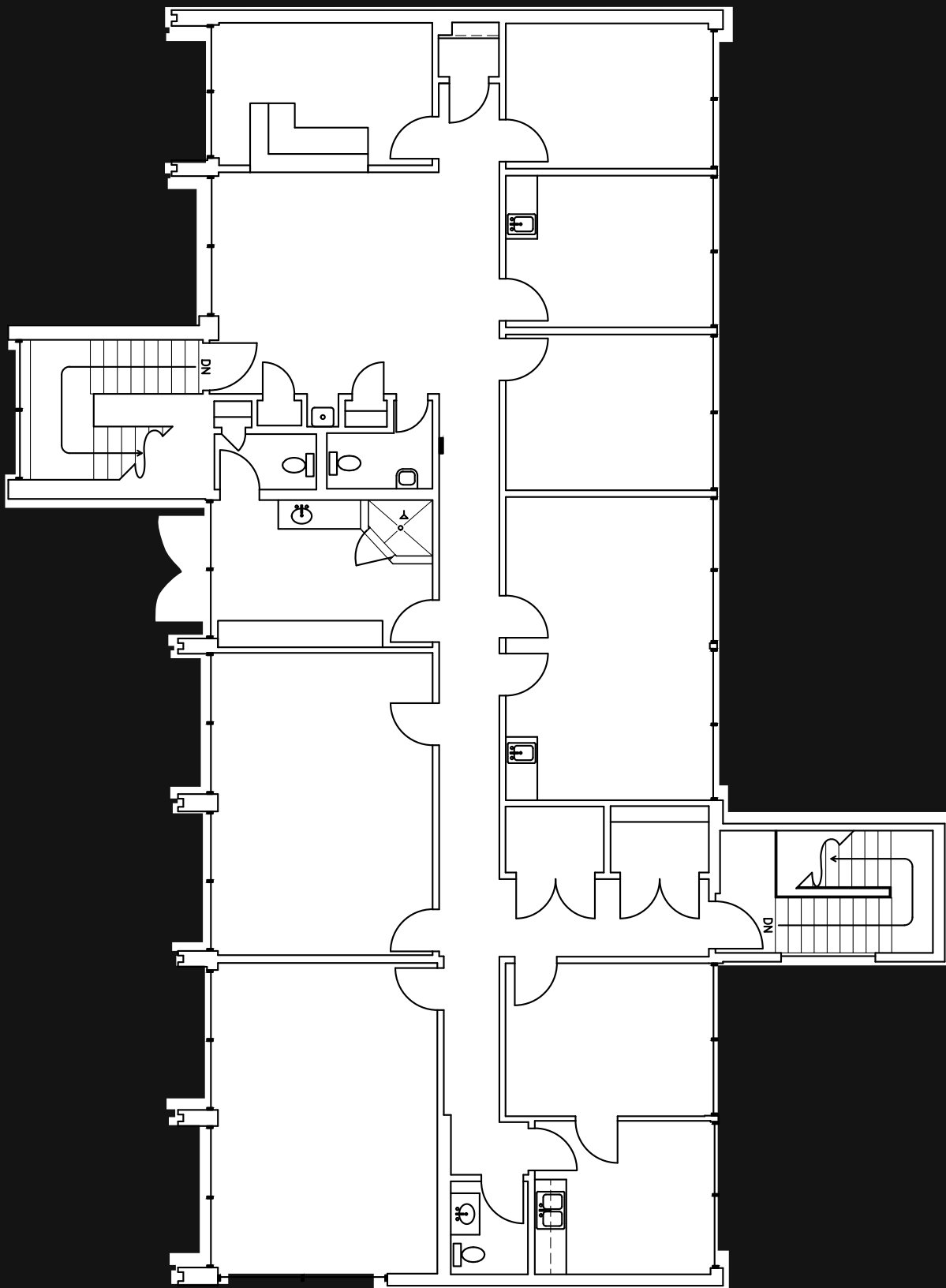
NEARBY AMENITIES

- | | | | |
|----------------------------|------------------------------------|------------------------------------|----------------------------|
| 1. Bennu Coffee | 9. Hoover's Cooking | 16. Haymaker | 23. Cherrywood Coffeehouse |
| 2. The Wheel | 10. Abo Youssef Mediterranean Food | 17. Dai Due | 24. Franklin Barbecue |
| 3. JuiceLand | 11. Mi Madre's Restaurant | 18. Vic and Al's | 25. Paperboy |
| 4. Sour Duck Market | 12. Thunderbird Coffee | 19. The Butterfly Bar @ The VORTEX | 26. Rockstar Bagels |
| 5. Machine Head Coffee | 13. School House Pub | 20. Taco Mex | 27. Nixta Taqueria |
| 6. El Chile Cafe y Cantina | 14. el chilito | 21. Bird Bird Biscuit | 28. Caffè Medici |
| 7. Salty Sow | 15. Patrizi's | 22. Contigo | |



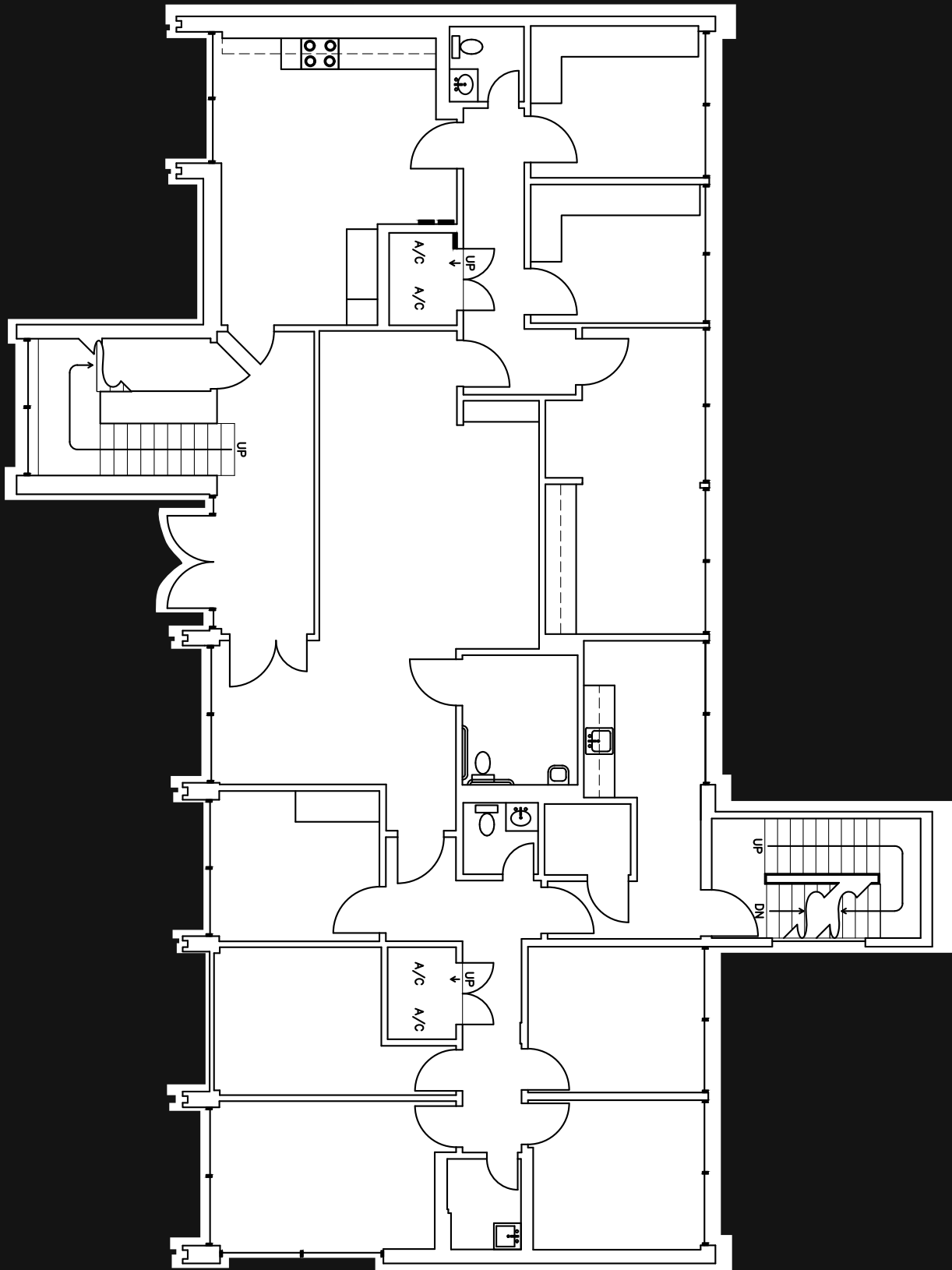
INTERIOR





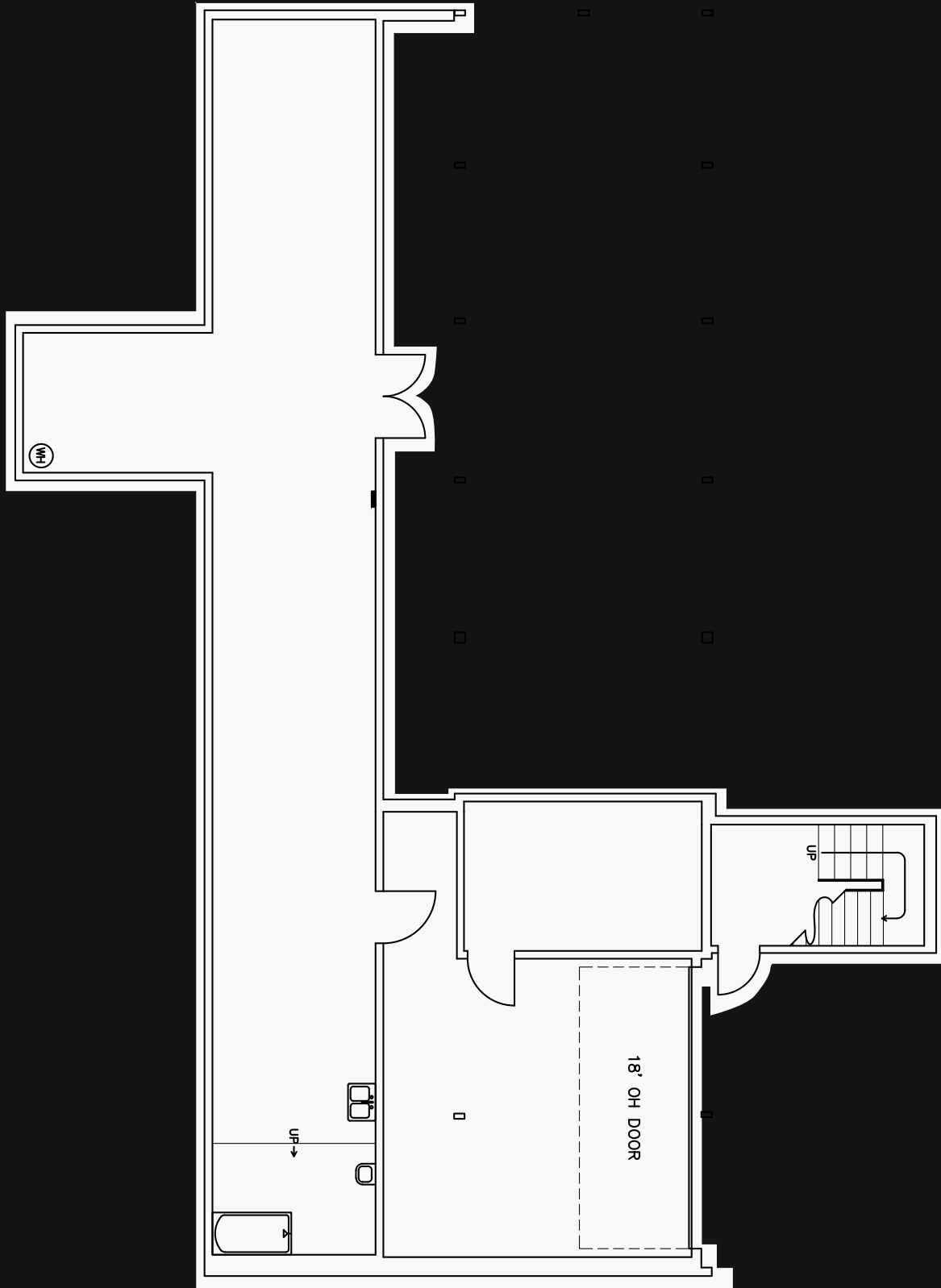
SECOND FLOOR | 2,605 SF

6 Offices, 4 Restrooms, 1 Breakroom,
2 Utility Closets, 1 Shower



FIRST FLOOR | 2,605 SF

7 Offices, 2 Restrooms, 1 Breakroom,
Reception/Waiting Area



BASEMENT FLOOR PLAN | 1,264 SF

1213 N I-35



1213 NORTH
IH-35

Broker Contact info

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

Buyer/Tenant/Seller/Landlord Initials

Date



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