



WESTVIEW

316 W 12th Street









Arc Capital Partners







PROPERTY OVERVIEW

PANORAMIC VIEWS

The property offers tenants views overlooking The Texas State Capitol, Downtown, The University of Texas and the The Hill Country



-  Newly-renovated Class A office space
-  Sweetwaters Coffee and Tea onsite
-  One block west of The Texas State Capitol
-  Rooftop entertainment terrace
-  Structured and surface parking
-  Outdoor courtyard

-  Outstanding views
-  Fitness center and showers
-  Building conference room
-  Bike lockers
-  Metro bus stops including rapid line
-  Building security in lobby

BUILDING LOBBY



BUILDING AMENITIES



AVAILABILITIES

*Contiguous Up To 32,152 RSF

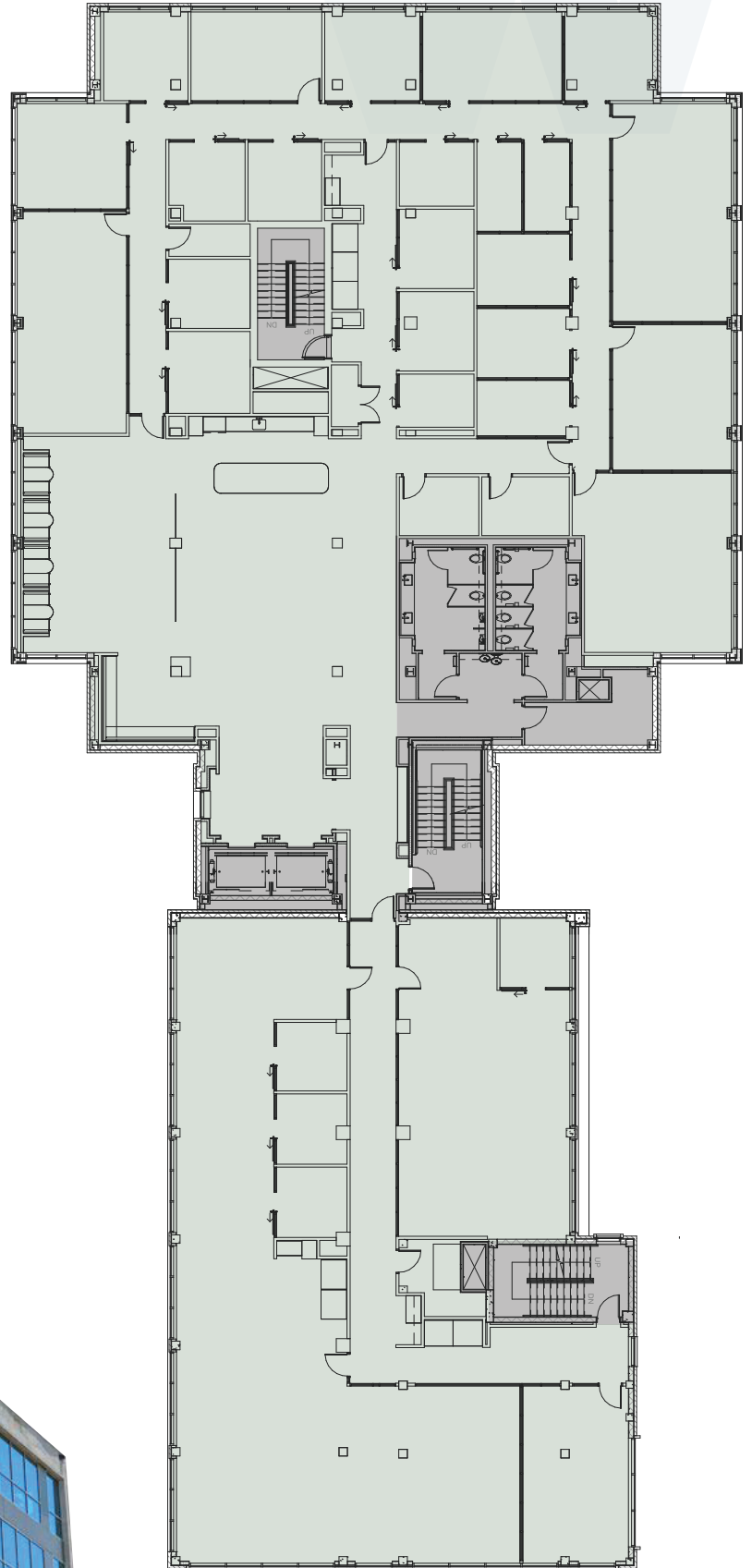


5TH FLOOR 16,076 RSF

*Contiguous Up To 32,152 RSF
With Suite 600

- Furniture Available
- Full-Floor Opportunity
- Top Building Signage Available

Capitol Views



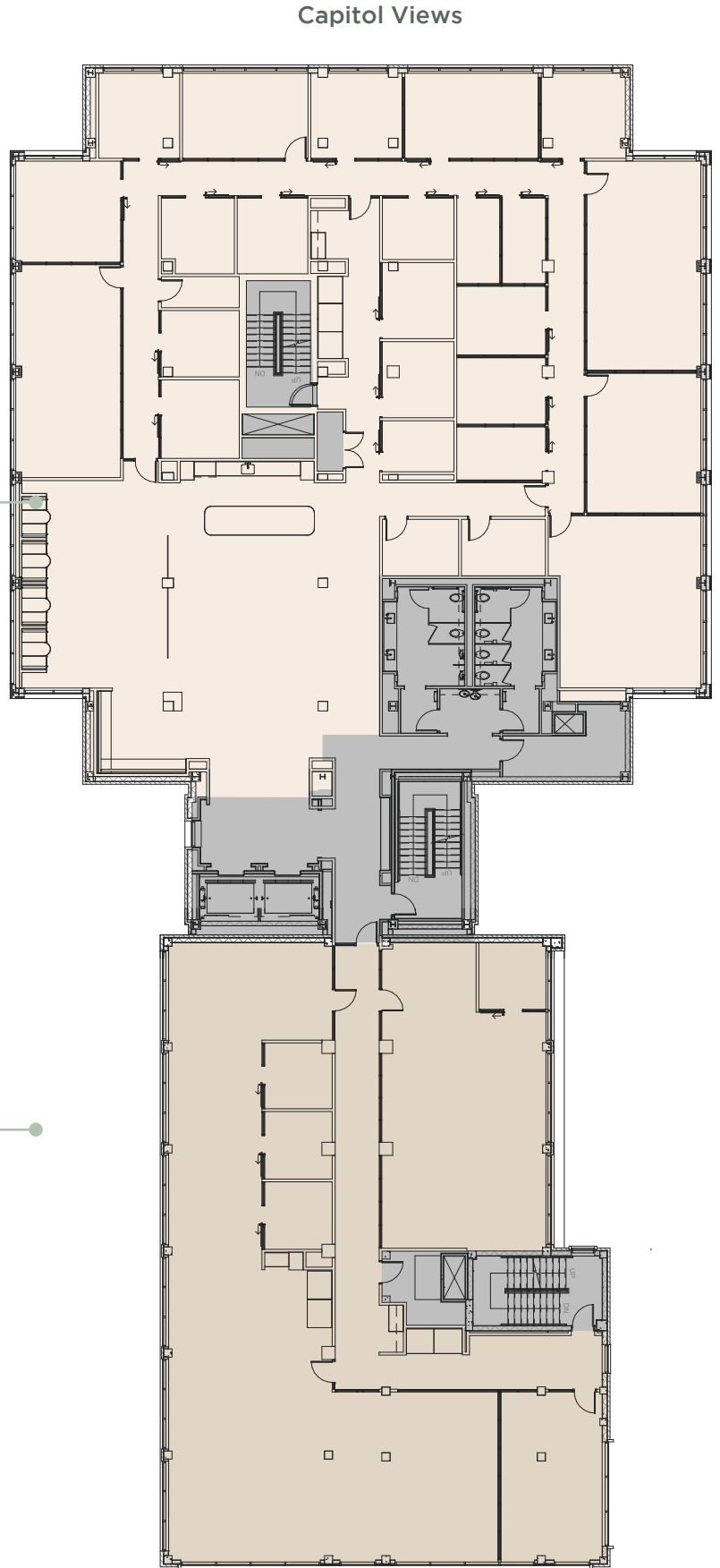
Hill Country Views



5TH FLOOR DEMISED FLOORPLAN

SUITE 500
10,096 RSF

SUITE 550
5,980 RSF



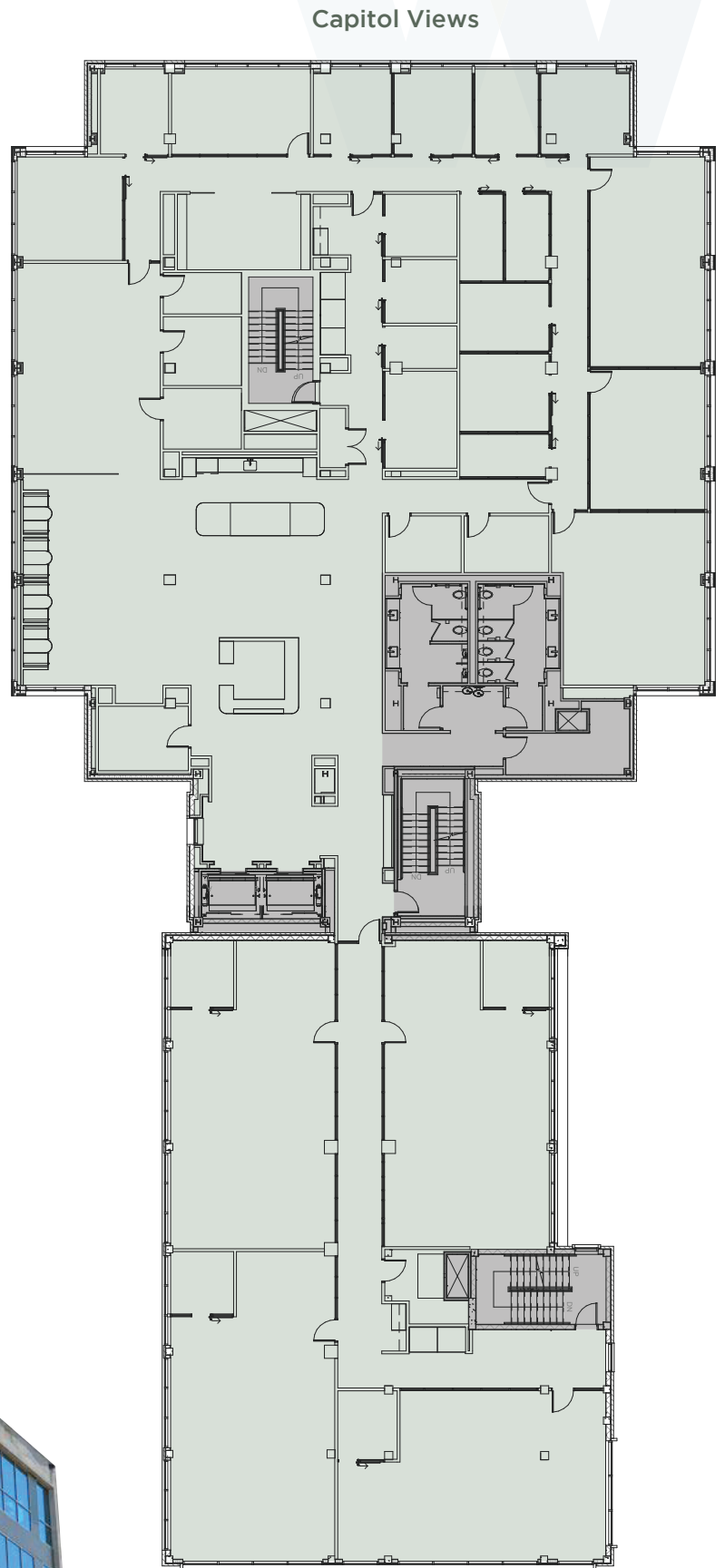
Capitol Views

Hill Country Views

6TH FLOOR 16,076 RSF

*Contiguous Up To 32,152 RSF With Suite 500

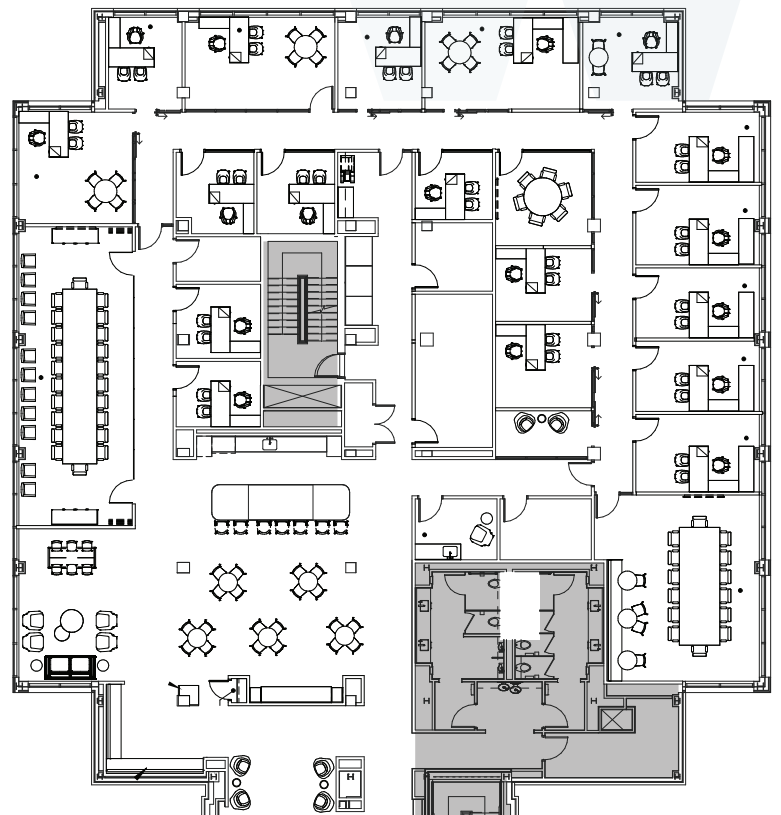
- Furniture Available
- Full-Floor Opportunity
- Top Building Signage Available



Hill Country Views

6TH FLOOR TEST FIT

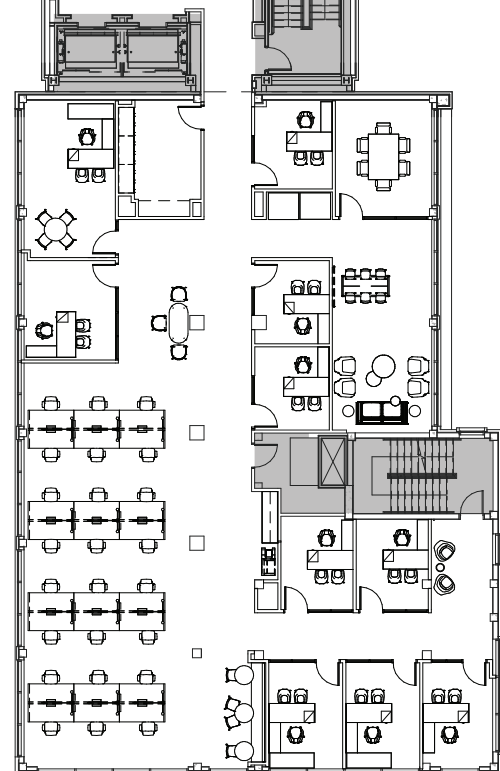
Capitol Views



SPACE PROGRAM

Offices:	28
Workspaces:	24
Break Rooms:	1
Conference Rooms:	2
Huddle Areas:	3
Lounge/Collaboration:	4
Reception:	1
Wellness Rooms:	1
Copy Rooms:	2
Storage/IT:	5

Hill Country Views



AMENITIES MAP



ACCESS MAP

Beat the downtown rush:
Smooth freeway connections!





WESTVIEW

316 W 12th Street, Austin, Texas 78701

BROKER CONTACT INFO

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▣ Arc Capital Partners



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. **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.

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Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
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
Kevin Kimbrough	483093	kevin.kimbrough@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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