

A photograph of a modern office building with a glass and concrete facade. The building has multiple stories with large glass windows reflecting the sky. In the foreground, there is a landscaped area with several large, green, spiky plants (possibly agaves or yuccas) and flowering bushes with pink and red blossoms. A concrete walkway leads towards the building entrance.

Three Bridgepoint

BUILDING THREE

BRIDGEPOINT
S Q U A R E

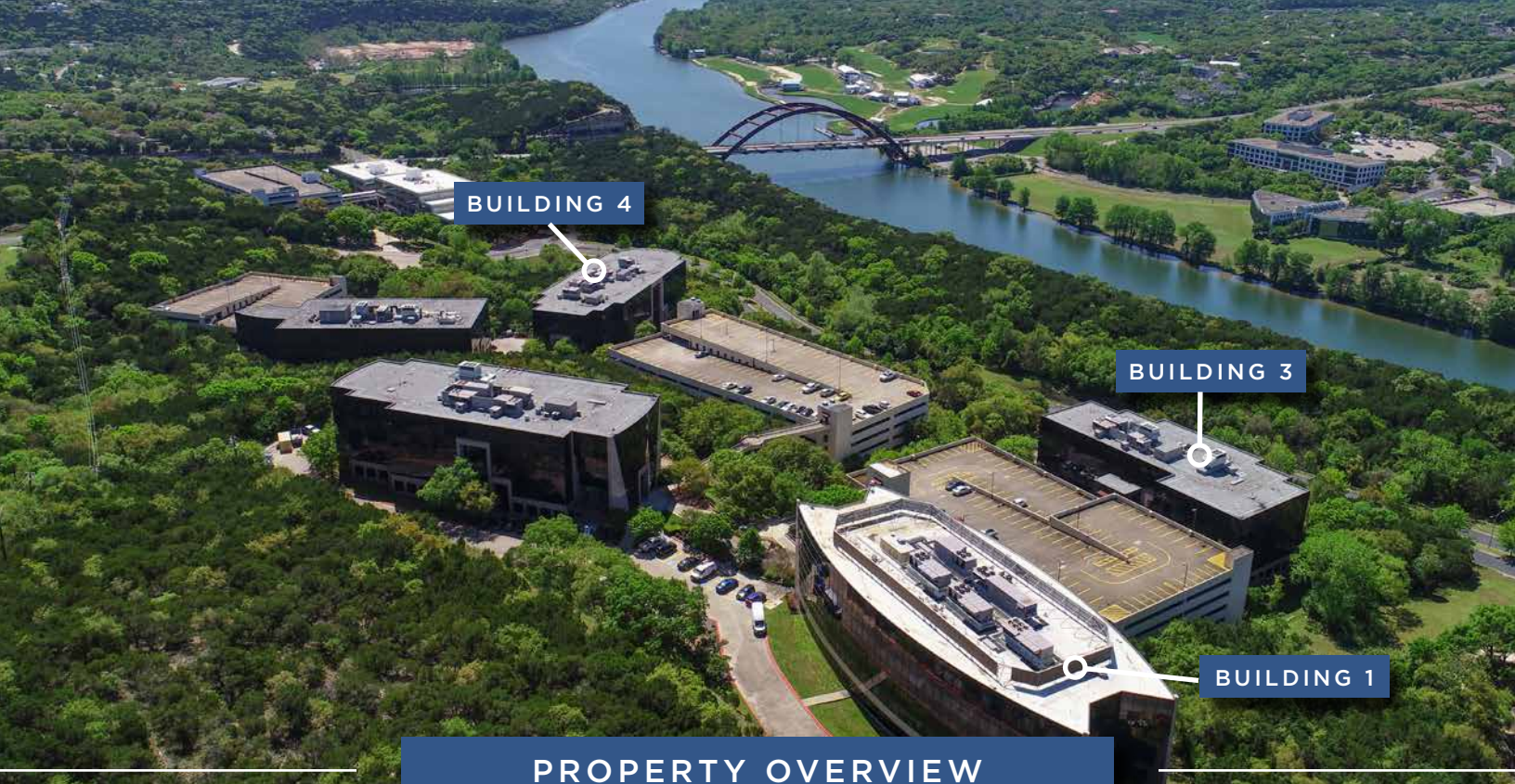
Jones Lang LaSalle Brokerage, Inc.

CLASS A OFFICE SPACE FOR LEASE
5,444 RSF Available



BRIDGEPOINT SQUARE THREE • 6300 BRIDGEPOINT PARKWAY • AUSTIN, TX • 78730





PROPERTY OVERVIEW



- Five-building campus
- Outdoor amenity area
- Tenant lounge with food service
- Fitness center and showers in Building 4
- Rotating food truck service
- Volleyball and basketball courts
- Downtown & Lake Austin Views
- Structured parking garage - 3.51:1000

AVAILABLE

SUITE	SF	DATE AVAILABLE
310	5,444 RSF	AVAILABLE NOW

COMMON AREA AMENITIES

TENANT LOUNGE WITH FOOD SERVICE



FITNESS CENTER



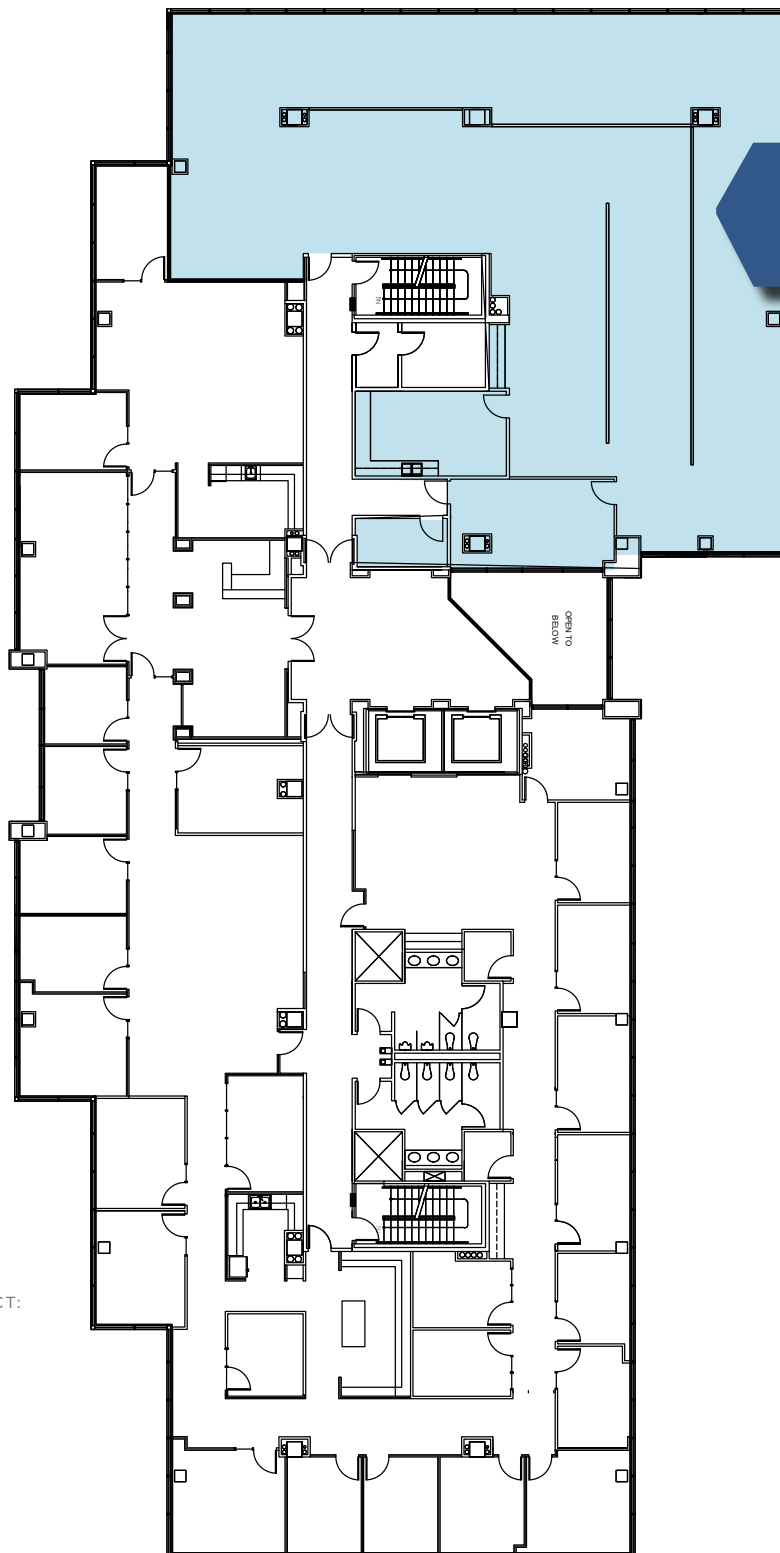
SHOWERS, LOCKERS AND COMPLIMENTARY TOWEL SERVICE



OUTDOOR AMENITY AREA



THIRD FLOOR



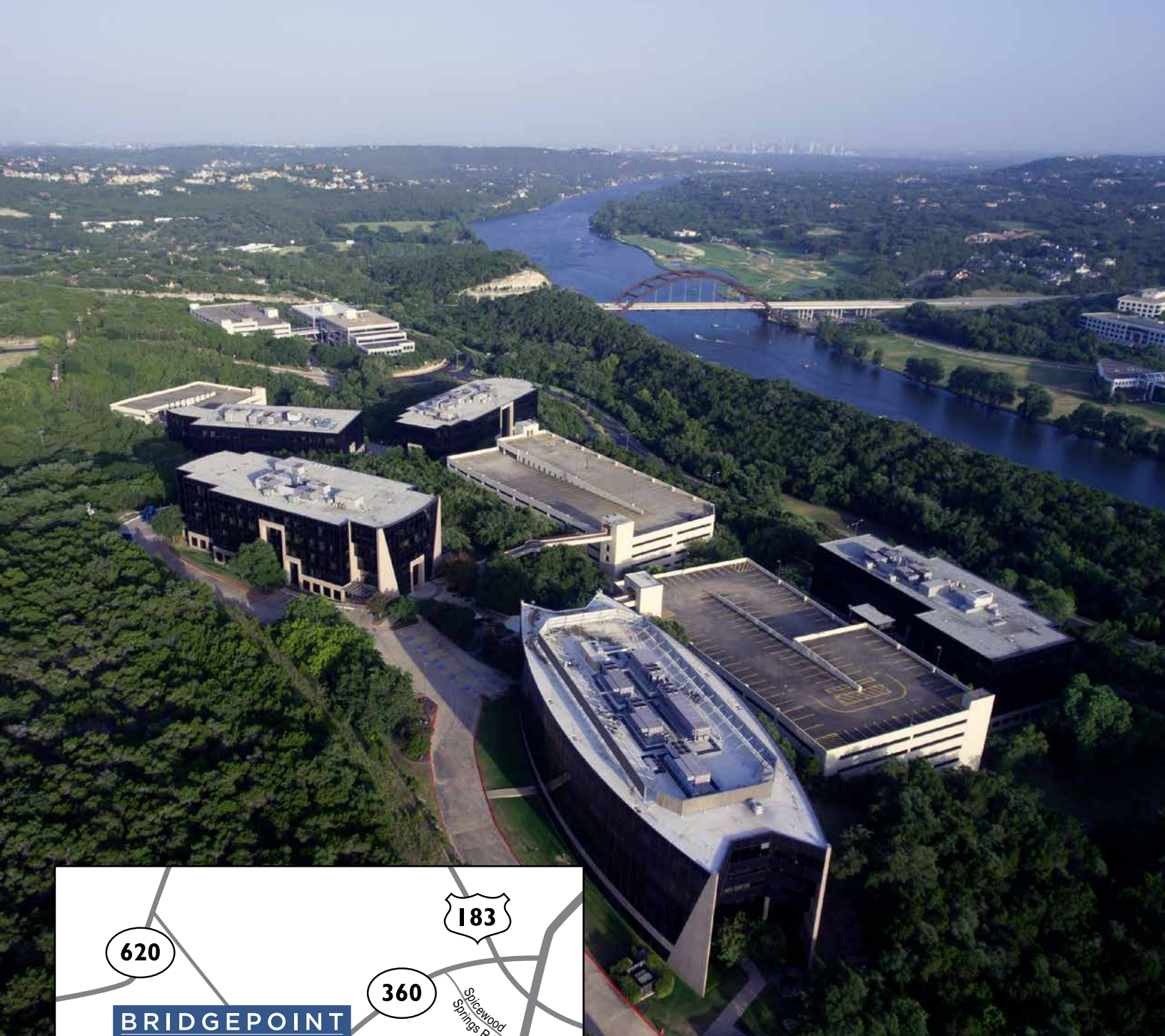
SUITE 310
5,444 RSF
Available Now

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date



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