



THE OFFICES

AT WALSH TARLTON

2530 Walsh Tarlton Ln. | Austin, Texas

AVAILABLE

FIRST FLOOR AVAILABLE
8,174 RSF

FULL TOP FLOOR AVAILABLE
18,778 RSF



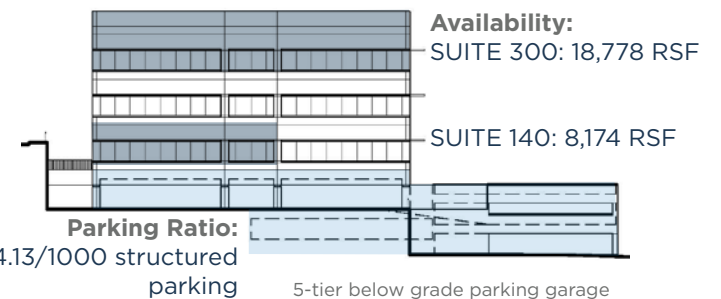


The Offices at Walsh Tarlton is a three-story Class A office building designed with stone accents along with ribbon glass and canopied entry sitting above a 5-tiered garage. This lush, tree-filled campus enjoys hill country views that also offers a partially canopied observation terrace to accentuate the experience. The building has an entry island with prominent monument signage facing Walsh Tarlton Lane.

The property is located on the west side of Walsh Tarlton Lane at the lighted intersection on Loop 360 and only a short distance from the Barton Creek Greenbelt.

This building is part of a master-planned mixed use project that includes 55 town homes, 190 luxury apartments and office space in one of Austin's most affluent areas.

FULL TOP FLOOR AVAILABLE



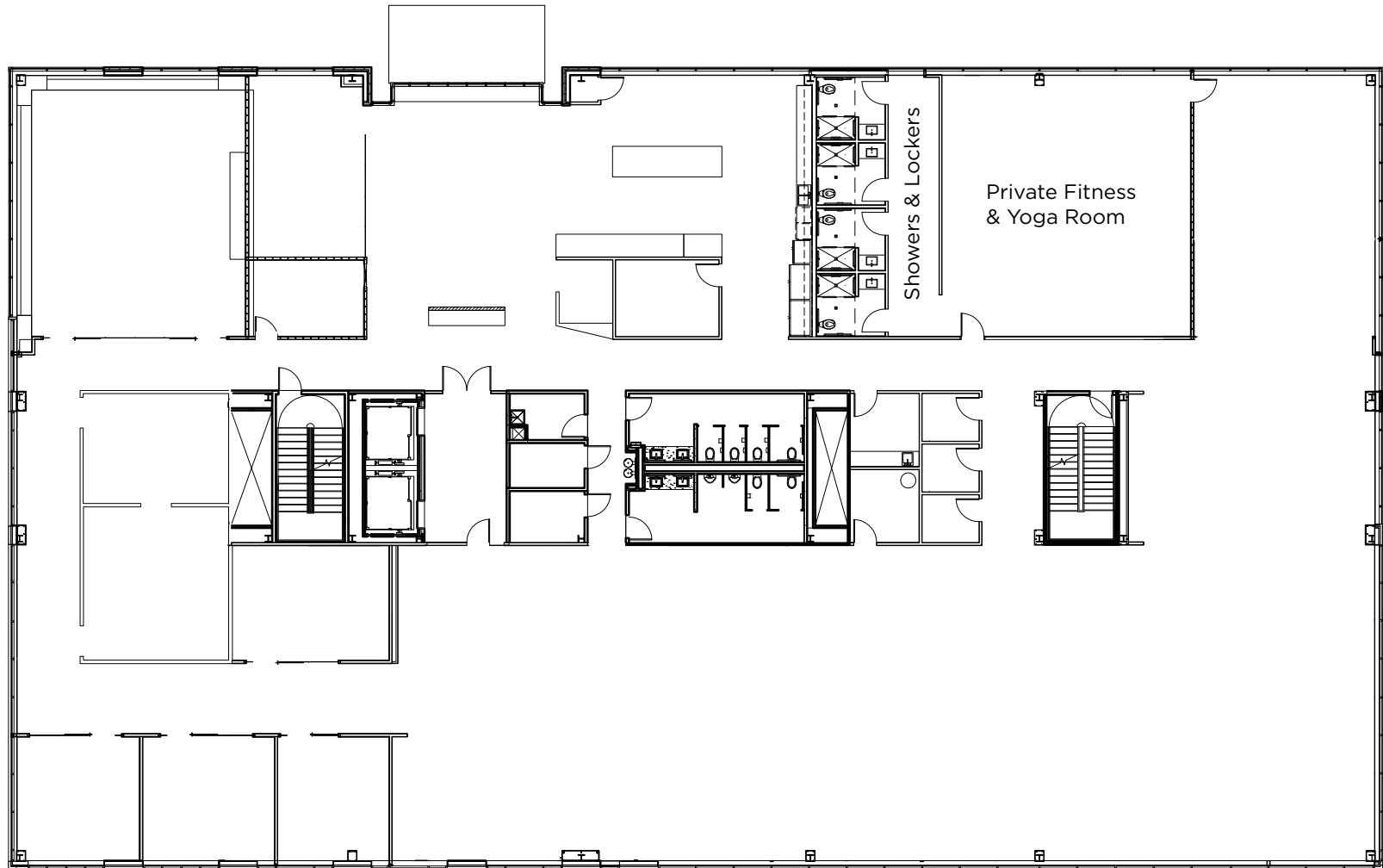
FIRST FLOOR AVAILABILITY

Suite 140
8,174 RSF
Available 9/1/2027



THIRD FLOOR AVAILABILITY

Suite 300
18,778 RSF
Available 10/1/2027



LOCATION

- Just north of the lighted intersection at Walsh Tarlton & Loop 360
- Multiple access points to Walsh Tarlton including Loop 1 (MoPac) to Tamarron; 2244 (Bee Cave Road); and Loop 360 (S. Capital of Texas Highway)



FOR MORE INFORMATION, CONTACT:

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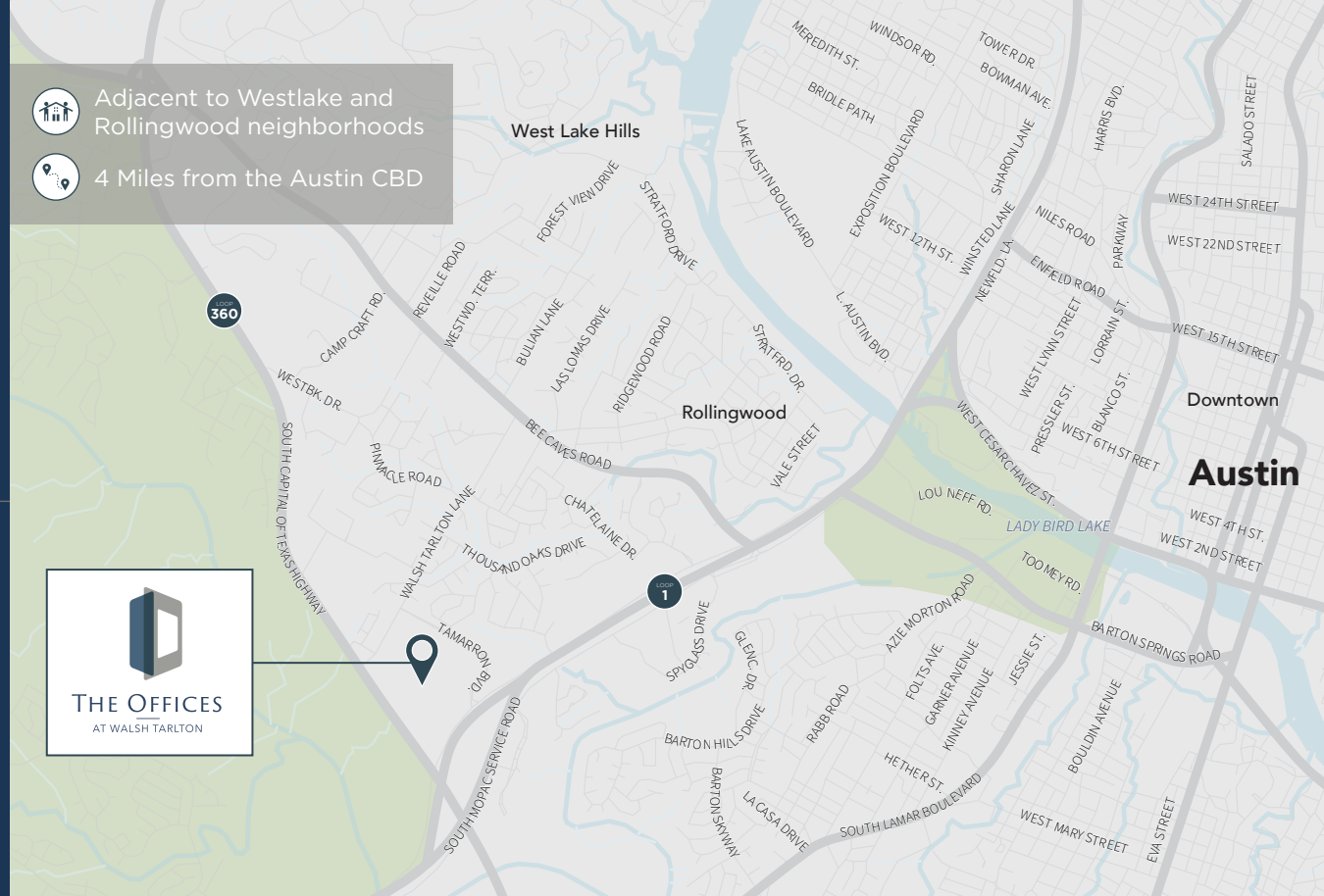
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-  Adjacent to Westlake and Rollingwood neighborhoods
-  4 Miles from the Austin CBD





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