FOR LEASE
BRAKER POINTE III
10801 N MOPAC EXPRESSWAY



CLASS A OFFICE

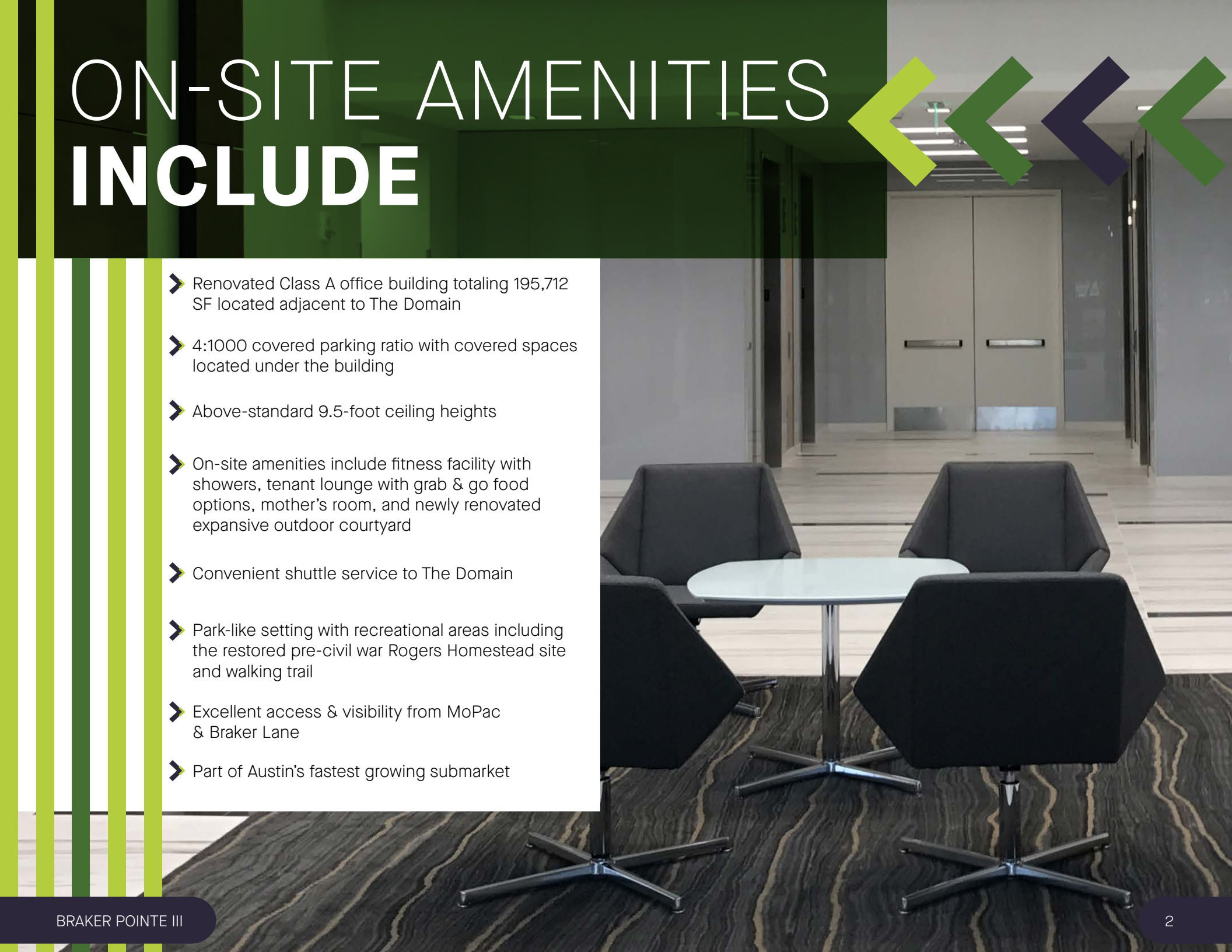
Adjacent to the Domain

Jones Lang LaSalle Brokerage, Inc.

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ON-SITE AMENITIES **INCLUDE**

- Renovated Class A office building totaling 195,712 SF located adjacent to The Domain
- 4:1000 covered parking ratio with covered spaces located under the building
- Above-standard 9.5-foot ceiling heights
- On-site amenities include fitness facility with showers, tenant lounge with grab & go food options, mother's room, and newly renovated expansive outdoor courtyard
- Convenient shuttle service to The Domain
- Park-like setting with recreational areas including the restored pre-civil war Rogers Homestead site and walking trail
- Excellent access & visibility from MoPac & Braker Lane
- Part of Austin's fastest growing submarket





BUILDING INFORMATION

FIRST **FLOOR**

Suite 150

6,518 RSF



FIFTH **FLOOR**

Suite 500 - Full Floor

29,247 RSF

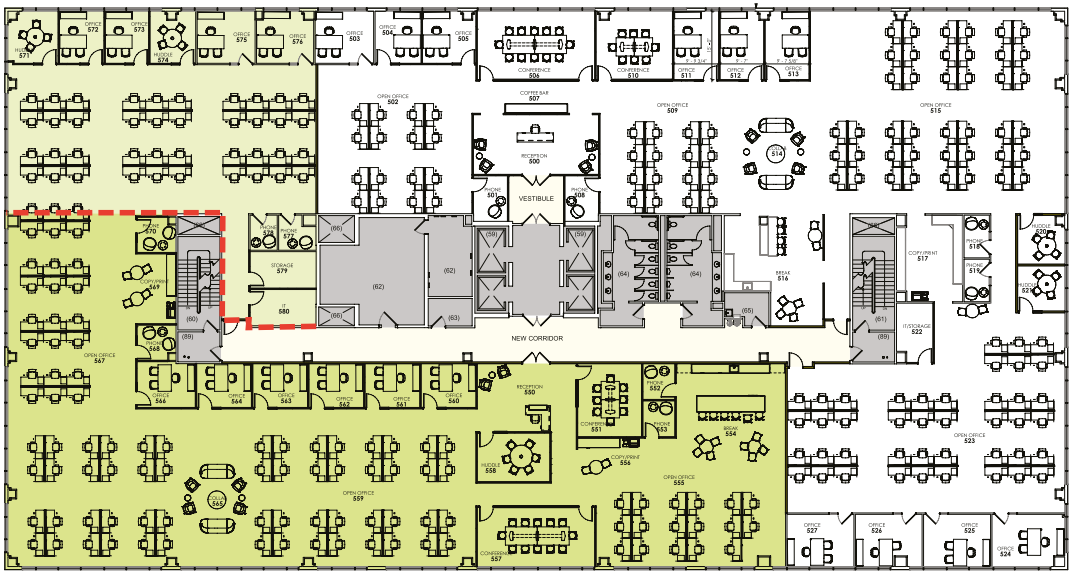
See demising options & test fits on the following page



As built floor plan

DEMISING **OPTIONS**

Option A - 10,691 - 14,943 RSF Test Fit



Option B - 14,304 - 18,556 RSF Test Fit



BUILDING AMENITIES



Recently renovated courtyard

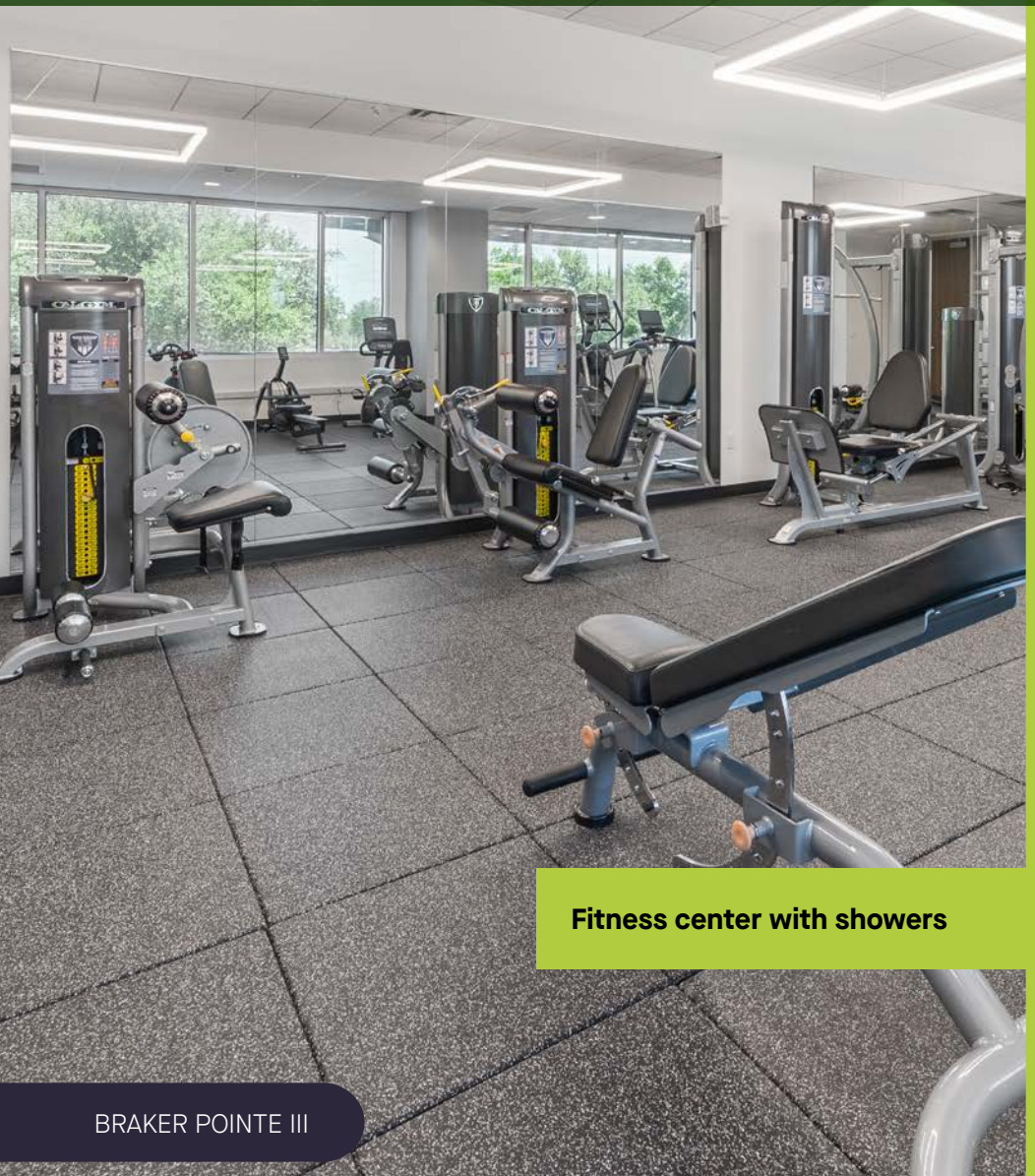


Tenant lounge with shuffleboard and television



Market with grab & go food and drinks

BUILDING
COMMON AREAS



Fitness center with showers



Rotating food trucks

Urban Loop shuttle runs Thursdays from Braker Pointe III to select locations at the Domain.

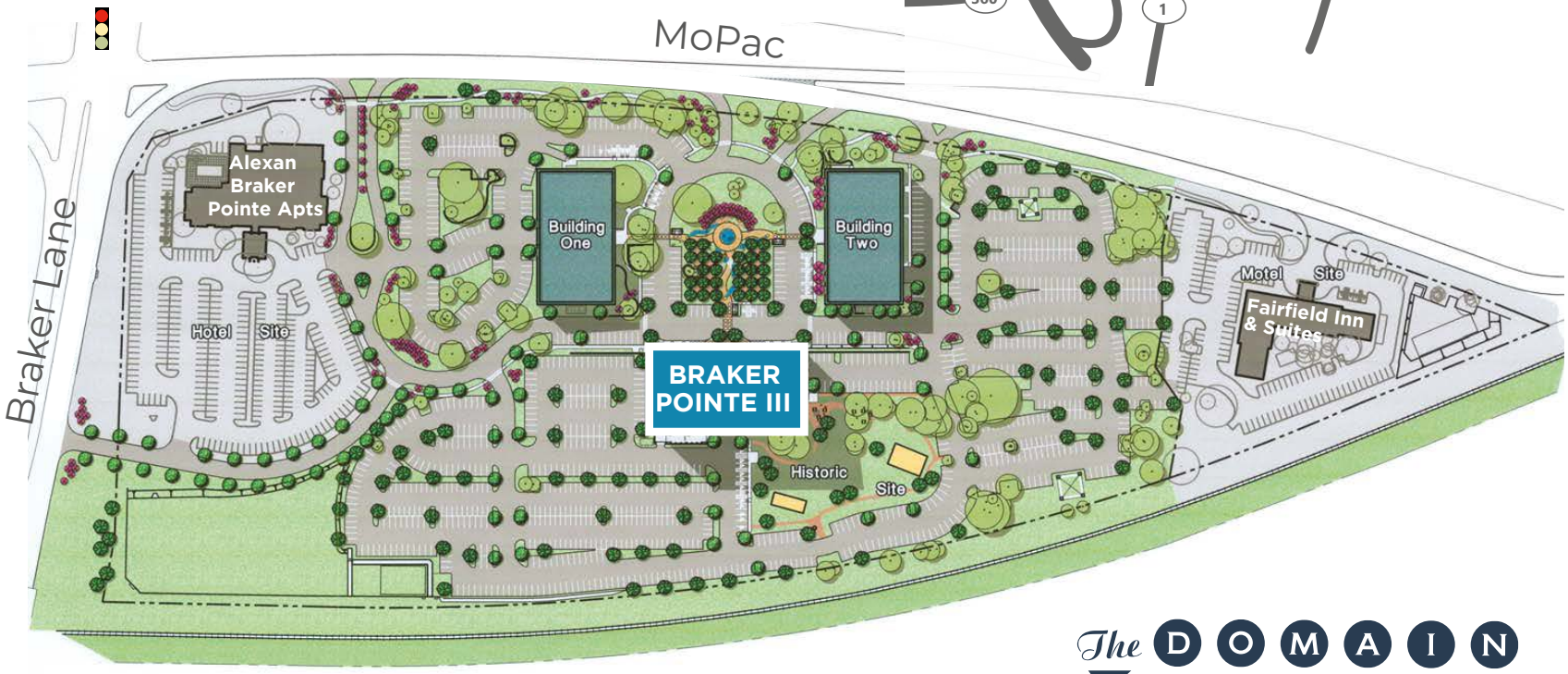


Urban Loop - The Domain

INGRESS/**EGRESS**

Excellent access & visibility from MoPac & Braker Lane





The DOMAIN

INGRESS/**EGRESS**

Three Access Points



LOCAL **AMENITIES**

RESTAURANTS, RETAIL, HOSPITALITY & MORE!

THE DOMAIN
Cava
Maggiano's
Shake Shack
Starbucks Coffee
Gloria's Restaurant
Spa Reveil
Nordstrom
Cru - A Wine Bar
Flower Child
Fleming's Steakhouse
Raven + Lily
Maggiano's
Shake Shack
Starbuck's Coffee
Sushi Zushi
True Food Kitchen
Blue Sushi Sake Grill
Urban - An American Grill
Whole Foods Market
Yogurt Planet

GATEWAY SHOPPING CENTER
Panera
Simar Seafood Cocina
Taco Cabana
Whole Foods Market

THE ARBORETUM
Amy's Ice Cream
Cheesecake Factory
Five Guys Burgers
Estancia Churrascaria
Eddie V's
La Madeleine
Juliette's
Manuel's
Newk's
Starbucks Coffee
Thundercloud Subs
Trulucks
Zoe's Kitchen

THE SHOPS AT ARBOR WALK
BJ's Restaurant
Chipotle
Lupe Tortilla
Masala Wok
Mighty Fine Burgers
Potbelly Sandwich
Salata
Tino's Greek Cafe



BRAKER POINTE III



FOR LEASE
BRAKER POINTE III

10801 N MOPAC EXPRESSWAY

FOR MORE INFORMATION

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2-10-2025

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.

EQUAL HOUSING OPPORTUNITY

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 _____