

The Colliers logo consists of the word "Colliers" in a white, serif font, centered within a dark blue rectangular box. Below the text, there are three horizontal stripes: a thin yellow stripe, a thin red stripe, and a thin blue stripe.

Accelerating success.

# For Sublease

7801 N Capital of Texas Highway,  
Austin, TX 78731

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## Executive Summary

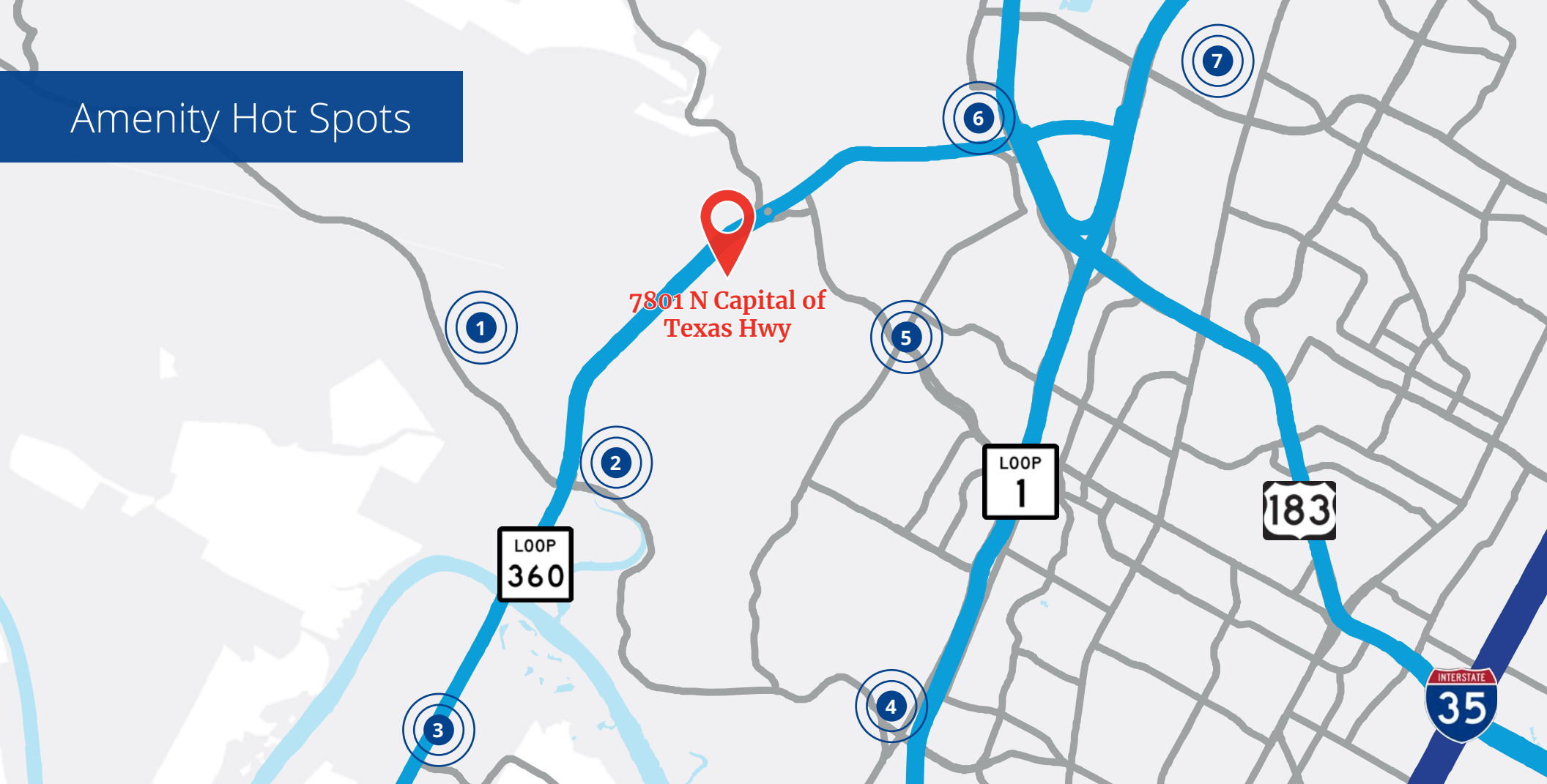
Stonecliff is a class A office project perched in the hills above Bull Creek. The project offers a wooded natural environment with a trailhead behind the building leading to miles of hiking and mountain bike trails. Stonecliff offers covered and uncovered parking. The building is located on Capital of Texas Highway in northwest Austin. A short drive from The Arboretum, The Domain and all points in northwest Austin.

## Overview

- 66,027 Square Foot Class A Office Building
- 3.71/1,000 parking ratio. 6 reserved covered spaces at no charge included in the sublease rate.
- 2022 Estimated operating expenses of \$13.59
- Showers with bike racks
- Heavily landscaped project with abundant trees
- Trailhead behind the building leads to miles of hiking and mountain bike trails



# Amenity Hot Spots



## 1. Jester Village

Coffee Shark Espresso  
+ Pints  
Jester Market  
Red Lotus Asian Grille  
Scoreboard Sports Bar

## 2. Loop 360 & FM 2222

360 Pizza  
County Line on the Lake  
Waterloo Ice House  
Siena Italian

## 3. Davenport Village

360 Uno  
Davenport Wines &  
Spirits

Jack Allen's Kitchen  
Maudie's Milagro  
Thai Spice

## 4. FM 2222 & MoPac

Berry Austin  
Chez Zee American  
Bistro  
CraigO's Pizza & Pasta  
Juiceland  
Starbucks  
Zuzu Handmade  
Mexican  
5. **Spicewood Springs & Mesa**  
Delaware Subs

Mangia Pizza  
Molcas Mexican  
Starbucks  
The Galaxy Cafe  
Torchy's Tacos  
Wally's Burger Express

## 6. The Arboretum

Amy's Ice Cream  
Blue Baker  
Brick Oven Pizza  
Brio Tuscan Grille  
Corner Bakery Cafe  
Cheesecake Factory  
Estancia Churrascaria  
Eddie V's

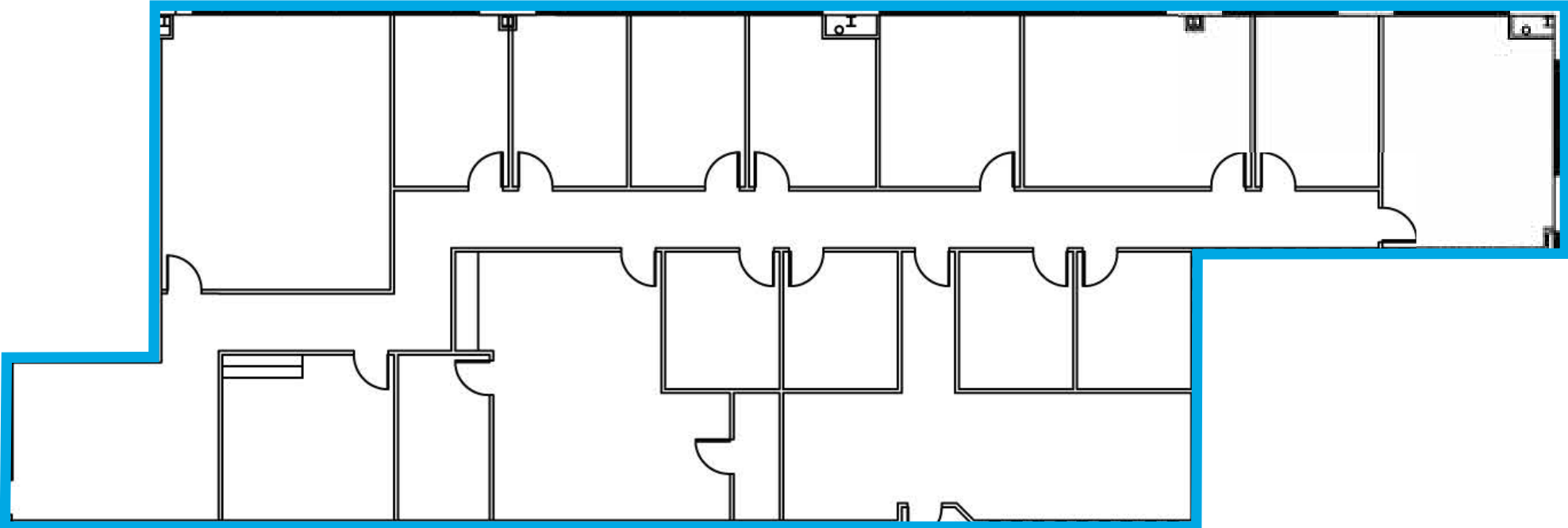
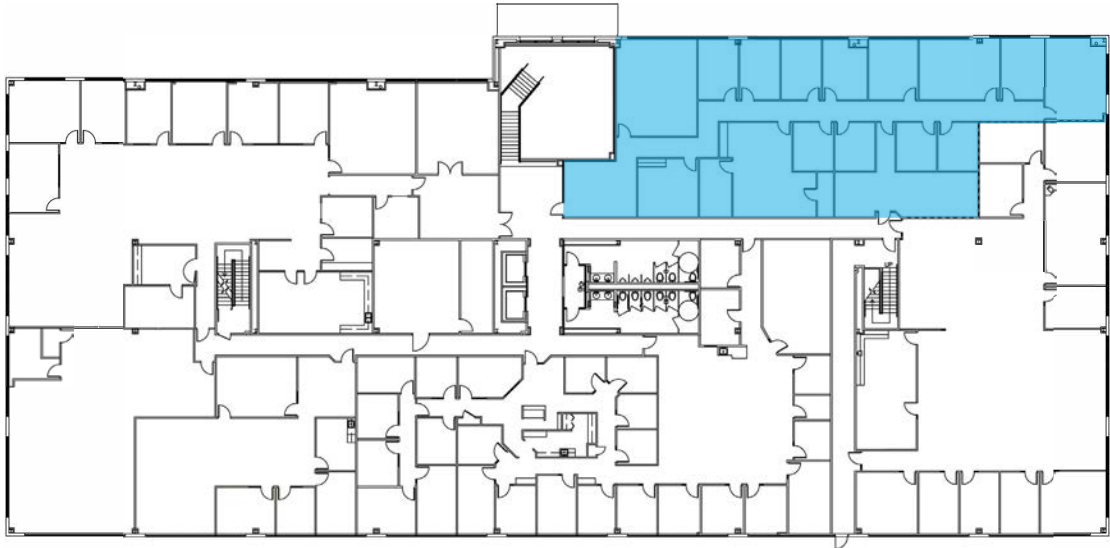
Fire Bowl Cafe  
Five Guys Burgers  
Jason's Deli  
La Madeleine  
Macaroni Grill  
Manuel's  
Menchie's Froyo  
Modern Market  
Newk's Eatery  
Pok-E-Jo's Smokehouse  
P.F. Chang's  
Saltgrass Steakhouse  
Starbucks  
Texadelphia  
Trader Joe's

Trulucks  
Z'Tejas  
Zoe's Kitchen  
7. **The Domain**  
Beard Papa's  
Blue Sushi Sake Grill  
California Pizza Kitchen  
CAVA  
Coffee + Crisp  
Copper Restaurant &  
Dessert Lounge  
Cru -A Wine Bar  
Fleming's Prime  
Steakhouse & Wine Bar  
Gloria's Latin Cuisine

Maggiano's  
North Italia  
Plank Seafood Provisions  
Punch Bowl Social  
Shake Shack  
Starbucks Coffee  
Sushi Zush  
Sweet Paris Creperie &  
Cafe  
The Brass Tap  
The Yard Milkshake Bar  
True Food Kitchen  
Urban-AnAmerican Grill  
Xian Noodles

# Suite 260 Specifications

- Size: 5,679 SF
- Base Rate: \$10.00 NNN
- OpEx: \$13.59/SF
- Date Available: 10/1/22
- Expiration Date: 4/30/24
- Furniture: Available





# 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 other, including the broker's own interest;
- 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/

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyers/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.

**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 opinion 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 ESTABLISHED:

- 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 purposed. 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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Date

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rounded rectangle. Below the rectangle are three horizontal stripes in red, yellow, and blue from top to bottom.

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