

Medical Office for Lease

Marathon Professional Building



Address: 4201 Marathon Blvd.
Ste. 202
Austin, TX 78756

Lease Rates: \$22 PSF (Including NNN)
\$3,950/mo.

Available Fall 2010

Property Type: Office / Medical Office / Dental Office

Square Footage Available: 2,133 SF

Ste 202 Layout: Lobby
Admin area with secure pass through window
Large Kitchen
7 hardwall offices / exam rooms
One office has a private balcony
Suite faces lobby / atrium
Interior restroom, shower, washer dryer

Building Size: 16,282 SF
Only 8 suites in the building

Parking: Covered garage parking and a large patient parking area

Location: One block west of Lamar on 42nd St.
Adjacent to the new Taco Deli, Uchi, My Fit Foods, Houndstooth, and Floyd's

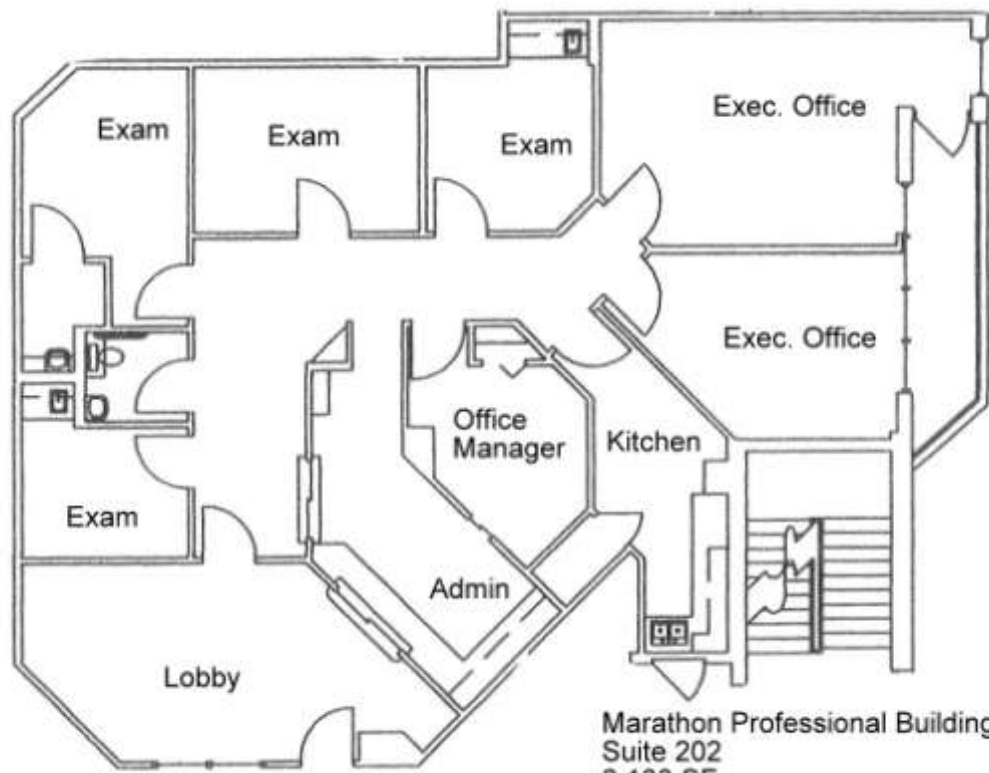
Current Use: Built out as a sleep lab, easily converted to other medical / office uses.

Tenant Finish Out: Landlord build out allowance negotiable.

Details: The Marathon Professional Building is a high quality, brick, glass, concrete, and steel structure. There is covered parking, a monument sign, plus separate signage for tenants on 42nd Street. The building is very well maintained and is a wonderful environment for high quality medical professionals. Just one block off Lamar at 42nd Street near Central Market, and the Seton Medical Center area. Great curb appeal, easy to find.

Jesse Lunsford (owner/agent)
Commercial REALTOR®
(512) 275-1555
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Floorplan

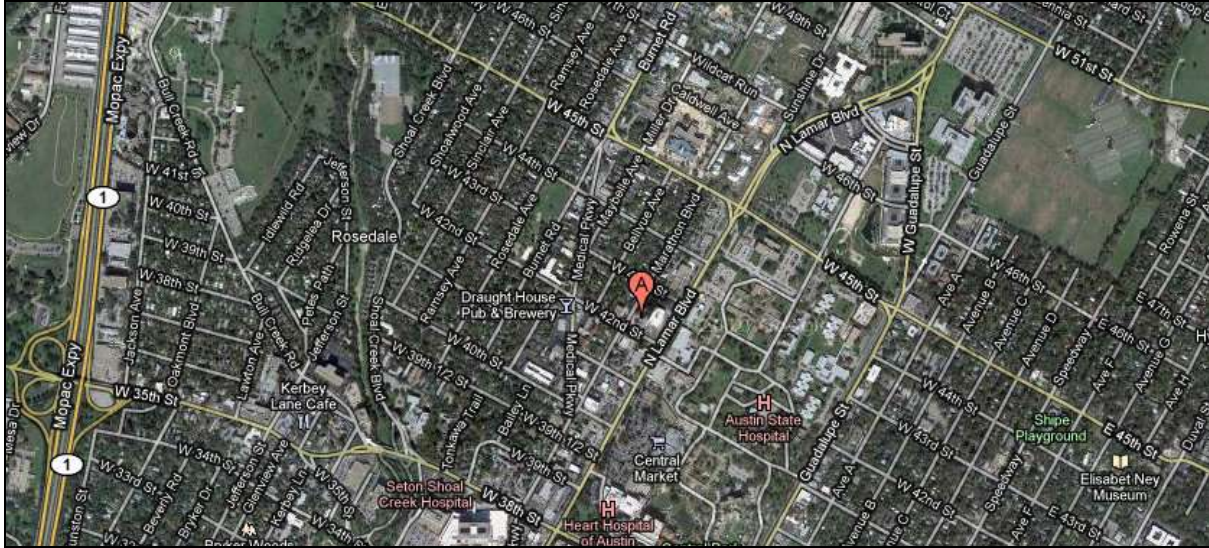


Marathon Professional Building
Suite 202
2,133 SF

Map

4201 Marathon Blvd

Well Located in Austin's Urban Core



-----Area Businesses-----

- Seton Medical Center
- Shoal Creek Hospital
- Heart Hospital of Austin
- Central Market
- Draught House Pub and Brewery
- Uchi (Sushi)
- Taco Deli
- Taco Shack
- Upper Crust Bakery
- The Triangle
- Chase Bank

Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
 - (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
 - (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer;
- and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

REAL ESTATE BROKERAGE INFORMATION

4201 Marathon is represented by Jesse Lunsford (Lic# 0514011), also the owner of the building.

Special Agent Group, LLC
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