

# Stand Alone Building For Sale or Lease

## Retail / Restaurant / Catering / Food Prep / Professional Office / Medical Office / Commercial Kitchen

Koenig and Lamar Area in Central Austin



**ADDRESS:** 5908 Aurora Dr.  
Austin, TX 78757

**SALE PRICE** \$485,000 or about \$277 PSF (currently finished out as office/retail)

**SPACE AVAILABLE:** 1. Approximately ½ of the building with private, secured space plus private or shared kitchen space, or

2. Approximately 1,750 SF for the entire building. **A tenant of the entire building may sublet the space to other users.**

**ZONING:** LR

**PARKING:** Currently there are approximately 7 parking spaces but the lot will accommodate enough parking for restaurant use.

**SIGNAGE:** Two flag poles exist on the site, plus signage exists on the building. Other signage opportunities are available per City rules.

**DETAILS:** Unique opportunity to buy or lease a stand-alone, food related building. This property has great potential for good brand identity and is well located in Austin's urban core. The structure of the building allows for flexibility in the build out of the property, and the large lot will allow for more parking, and use of great outdoor space.

**PROPERTY TYPE:** Retail / Office / Restaurant / Kitchen. See possible uses listed below.

**LEASE RATES PER MONTH (INCLUDING NNN):** **For Commercial Kitchen Space:**

1. \$1,975 for multi-tenant commercial kitchen space
2. \$3,950 for the entire building

**For Retail or Office Space**

3. \$2,475 for the entire building

**BUILDING SIZE:** About 1,750 SF per owner

**LAND AREA:** Apprx 1/5 Acre Per TCAD

**LOCATION:** The property sits approximately one block off Koenig Lane, between Lamar and Burnet.

**TENANT FINISH OUT:** The owner will complete a large portion of the remodel for the tenant.

**Jesse Lunsford (owner/agent)**  
Commercial REALTOR®  
(512) 275-1555  
Jesse@TexasRE.Net

## More Info



**POSSIBLE USES:** Uses include, but are not limited to, the following (per City approval):

**Professional Office**

Art Gallery  
Automotive Rental  
**Business or Trade School**

Repair Services

**Food Related**

**Kitchen**

Restaurant

**Catering**

**Coffee**

**Pizza**

Take out / Delivery

**Retail Sales**

Convenience Sales

Architect

Realty Office

Insurance Office

**Medical Office**

**Dental Office**

**Hair Salon / Nails / Day Spa**

**Plant Nursery**

**Pet Services**

Dog / Cat Doggie Day Care

**Personal Services**

Printing and Publishing

Community Services

Counseling Services

Day Care

**Educational Facility**

Church

**Personal training gym**

**Yoga studio**

Law Office

**Other**

**The building is currently finished out for office / retail use. A new floorplan can be built for a new tenant or buyer**

## Building Photos



# Concept Photos For Building Update



Glass Walls



Overhead Glass Doors



Branding

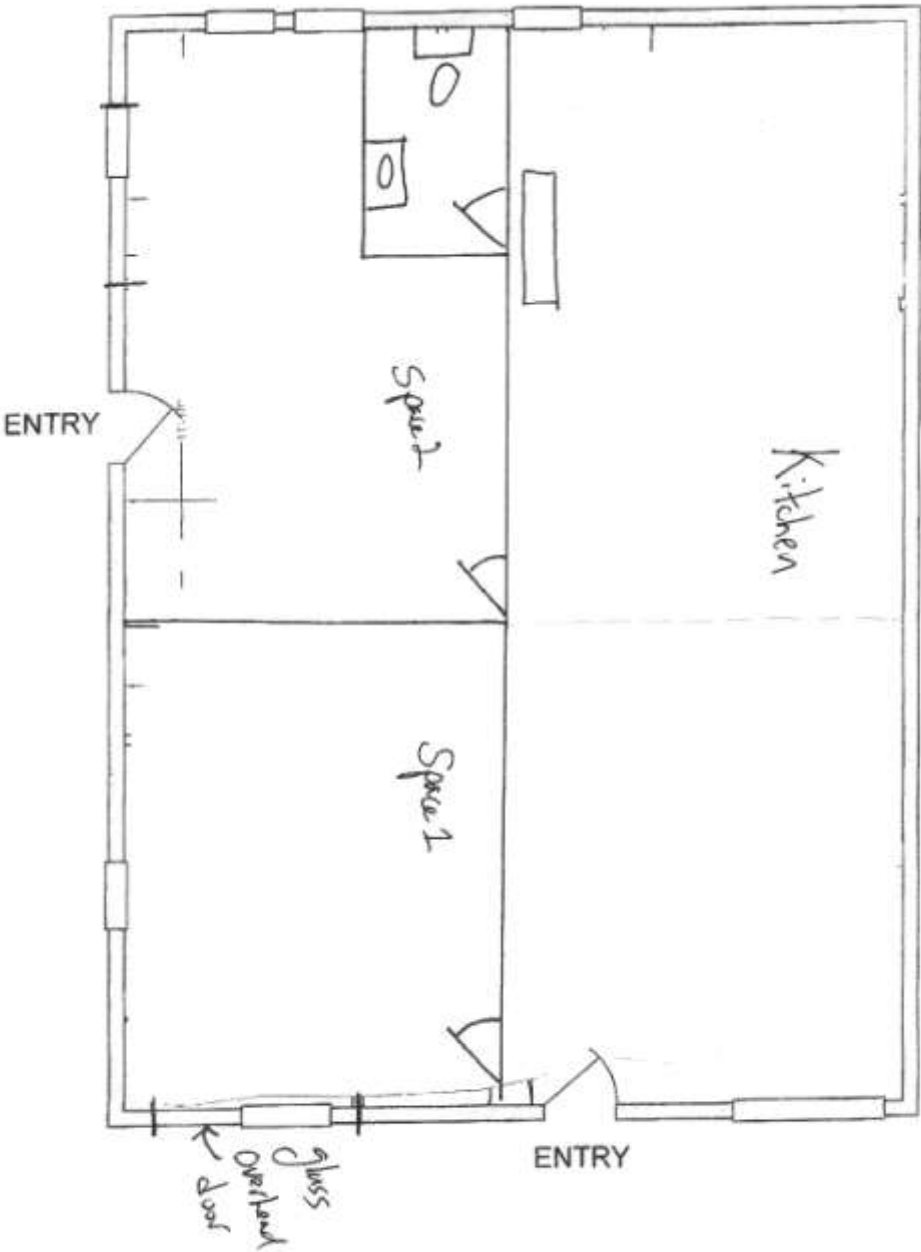


Mural

Landlord will contribute a significant amount to the building finish out

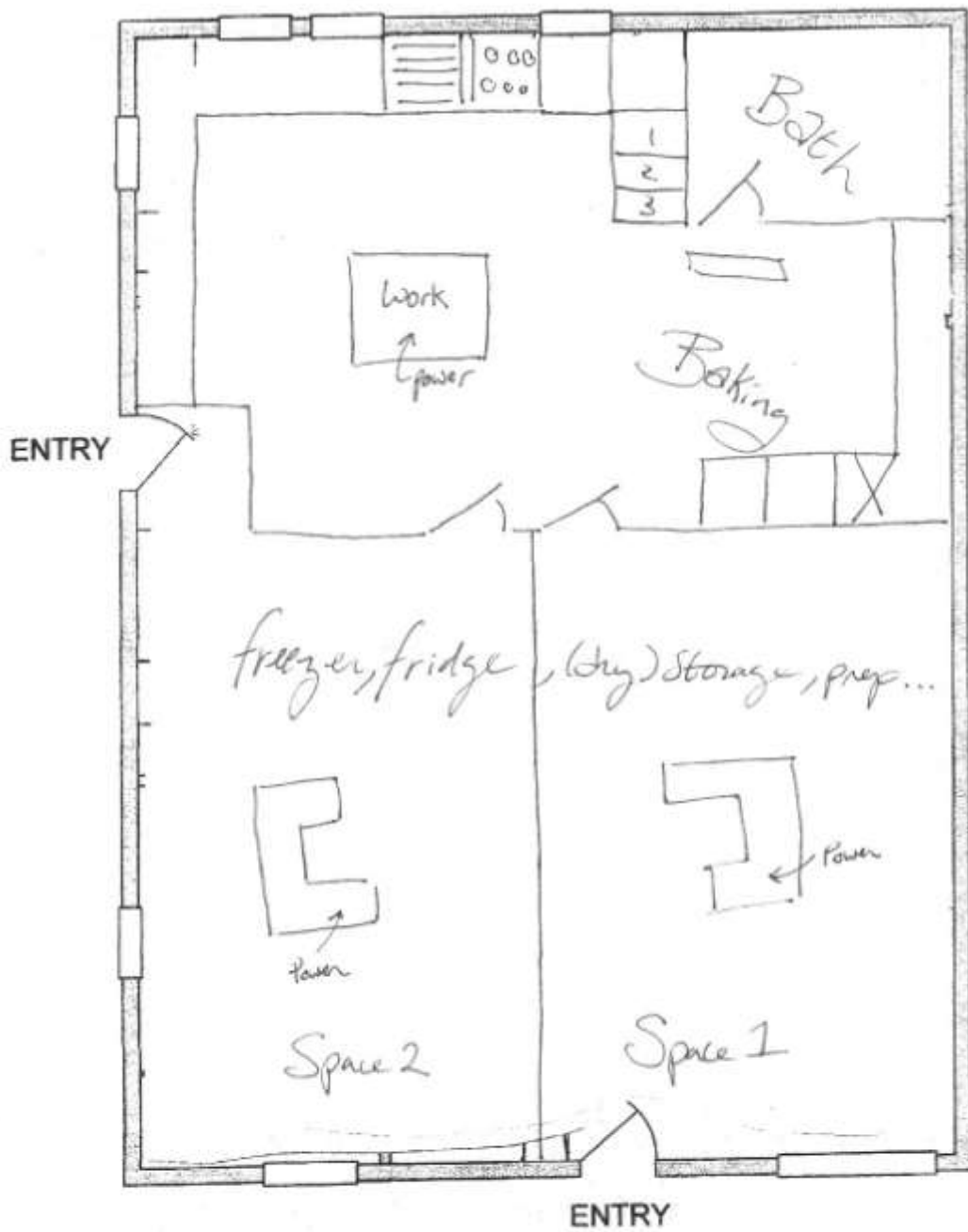


# Possible Floorplans



THE COOK BUILDING

# Possible Floorplans



THE COOK  
BUILDING

# 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

5908 Aurora is represented by Jesse Lunsford (Lic# 0514011), also the owner of the building.

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