

CLASS A  
SPACE  
FOR SALE  
IN EAST  
AUSTIN

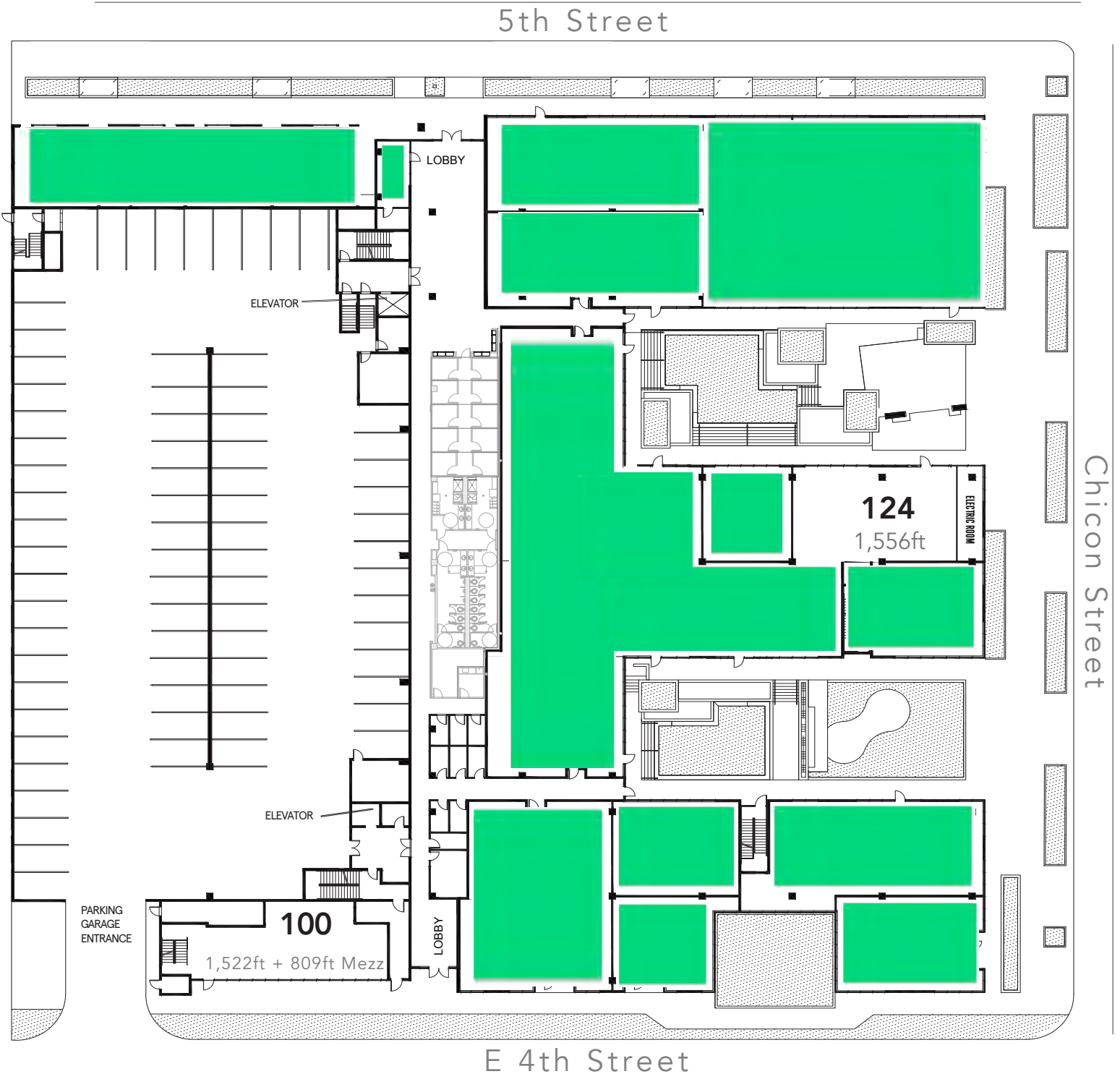
# FOURTH &

1800 E. 4th Street



Scott Sproat, Vice President of Marketing  
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# AVAILABLE UNITS FOR SALE



## UNIT 100: 2,331SF

- 1,522SF 1st Floor, 809SF Mezz Level
- Nine (9) Parking Spaces Included
- Asking: \$950,225

## UNIT 124 : 1,556SF

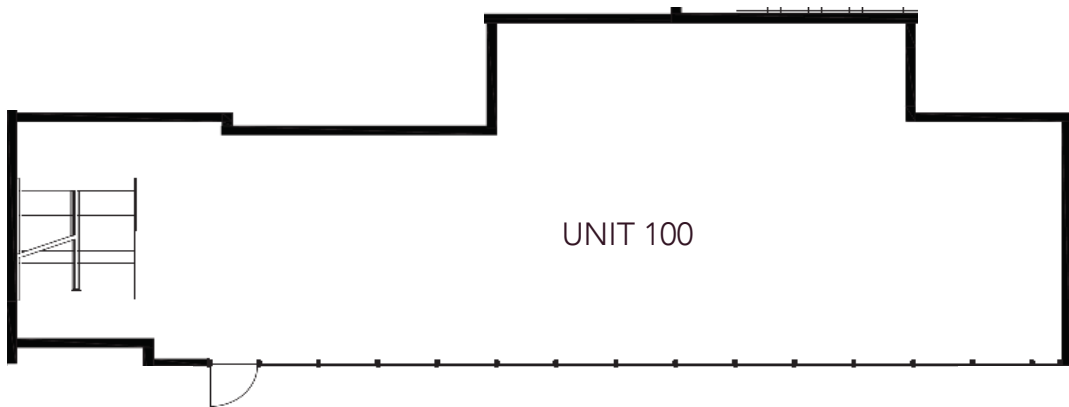
- Overlooking North Rain Garden
- Six (6) Parking Spaces Included
- Asking: \$661,300



All advertising, promotional materials, site plans and pricing information associated with the project and the units, if any, are preliminary in nature and are subject to change by 1806 E. 4<sup>th</sup> Ltd., or its affiliates, without notice. Drawing is not to scale. Furnishings and washer/dryer are not included. The dimensions shown hereon are approximate and will differ from the legal boundaries of the unit. We are in compliance with Title VIII of the Civil Rights Act of 1968. We have not, and will not, either directly or indirectly, discriminate against you or any other prospective purchaser on the basis of race, color, religion, sex or national origin. Price and availability subject to change. © October 2014. All rights reserved.



# FOURTH & UNIT 100



TOTAL SF: 1,522 + 809 MEZZ

DELIVERED: Cold / Dark Shell

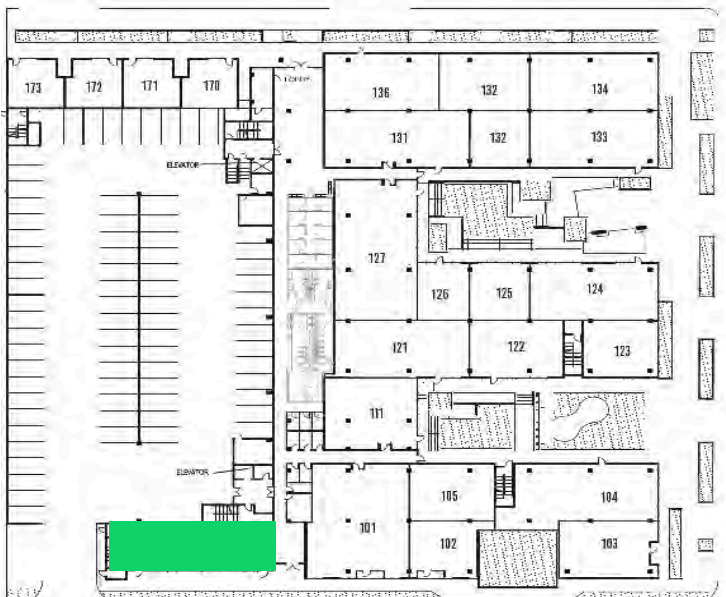
PARKING SPACES: Nine (9)

PRICE PER FT: (now) \$407.65

ASKING PRICE: \$950,225

## UNIT FEATURES:

- Recent Price Reduction From \$415/FT (blended PPSF)
- Located on 4th Street
- Lots of Natural Light
- High Ceilings on First Floor
- Easy Access to Garage
- Easy Access to Restrooms/ Showers
- Street Parking

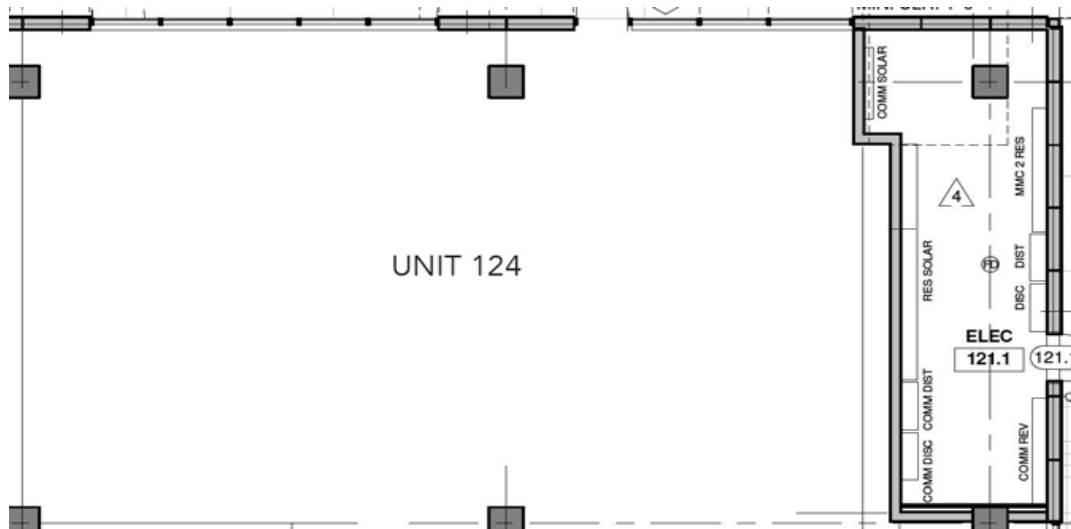


1800 E. 4TH ST. AUSTIN, TX 78702



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# FOURTH & UNIT 124



TOTAL SF: 1,556

DELIVERED: Cold / Dark Shell

PARKING SPACES: Six (6)

PRICE PER FT: (now) \$425

ASKING PRICE: \$661,300



## UNIT FEATURES:

- Price Reduction from \$430FT
- Right Off Chicon St.
- 300FT Outdoor Deck Outside Front Door
- Exterior View To Rain Gardens
- Close Proximity To Main Lobby
- Comes In Cold/ Dark Shell Condition

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# FOURTH & AMENITIES

## COMMERCIAL AMENITIES

- Full Time Property Management
- Reserved and Guest Parking
- Rain Garden Courtyards
- Solar Ready
- Common Area Restrooms & Showers
- High/Open Ceilings (12-15ft)
- Exterior Signage
- One Block From Plaza Saltillo MetroRail Stop



## SHARED AMENITIES

- Resort Style Pool
- Club Room
- Conference Room
- Two Private Guest Suites
- Gym (Late 2020)
- Outdoor Lounge & Grilling Area
- Connected to Bikeway
- Dog Wash Area



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# FOURTH & PHOTOS

## NORTH RAIN GARDEN



## SOUTH RAIN GARDEN



## POOL



## HIKE & BIKE TRAIL



## CLUB ROOM



## CONFERENCE ROOM



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# FOURTH & COMMUNITY

## East Austin Area Map



### SHOPPING

- HEB
- Whole Foods
- Target
- The Bread Basket
- Charm School Vintage
- East 1st Grocery
- Green & White Grocery
- HOPE Farmers Market
- John Mueller Meat
- Olive
- Take Heart

### COFFEE & JUICE

- Cenote
- Cuvee Coffee Bar
- Figure 8 Coffee Purveyors
- Flat Track Coffee
- Legend Coffee Company
- Sister Coffee
- Texas Coffee Traders
- Vintage Heart Coffee
- Wright Bros. Brew & Brew
- Juiceland

### NIGHTLIFE

- Drinks Lounge
- East Side Show Room
- Grackle
- Gypsy Lounge
- Hi Hat Public House
- Historic Scoot Inn
- Hotel Vegas
- La Perla
- Stay Gold
- The Liberty
- The White Horse
- Weather Up
- Whisler's
- Yellow Jacket Social
- Zilker Brewing

### DINING

- Blue Dahlia Bistro
- Bufalina
- Counter Cafe
- East Side King
- Franklin Barbecue
- Hillside Farmacy
- Launderette
- Licha's Cantina
- Mettle
- Monger's Market
- Mr. Natural
- Salt & Time
- Suerte
- Tamale House East
- Via 313 Pizza

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### Development Team



Canvas Properties



Capsa Ventures



MadNic Construction

### Design Team



FourthAndAustin.com



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# 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.*

11-2-2015



## 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.

**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.

**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.

Canvas Properties	9004010		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Rance Clouse	472735	rance.clouse@capsaventures.us	
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date