

# 11651 JOLLYVILLE RD #100

MEDICAL OFFICE CONDO  
FOR SALE



SALE	11651 JOLLYVILLE RD, STE 100// AUSTIN, TX // 78759	
	MEDICAL OFFICE CONDO	Macie Morris MMorris@PracticeRealEstateGroup.com 512/900.6552



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*Turnkey medical office space within Ladera Park. Prime location on US 183 in a high professional medical provider area. Five minutes away from Seton Northwest Medical Center.*

## AVAILABILITY

Unit 100: 2,326 SF

## EXECUTIVE SUMMARY

First floor condo space in turnkey medical condition with ample parking directly in front of suite. There are six exam rooms, kitchenette, two bathrooms, and a large reception area. Space layout allows for unique ability to able to house two independent practices/doctors, or lease out half. Monument signage opportunity on Jollyville. Easy access from 183, Jollyville, and Duval. Available now.

## PROPERTY FACTS

- Unit Size: 2,326 SF
- No. Units: 1
- Total Building Size: 2,326 SF
- Property Type: Office (Condo)
- Property Subtype: Medical
- Sale Type: Investment or Owner User
- Building Class: B
- Floors: 2
- Year Built: 2000

## FEATURES

- First class exterior with stunning modern architecture - two-story stone/stucco/copper
- First floor space with ample parking directly in front of suite
- Second generation medical, but can be fit for any office tenant
- Six exam rooms, two staff areas, two provider offices, kitchenette, two bathrooms, and a large reception area.
- Space layout allows for unique ability to able to house 2 independent practices/doctors or lease out half.
- Monument signage opportunity on Jollyville

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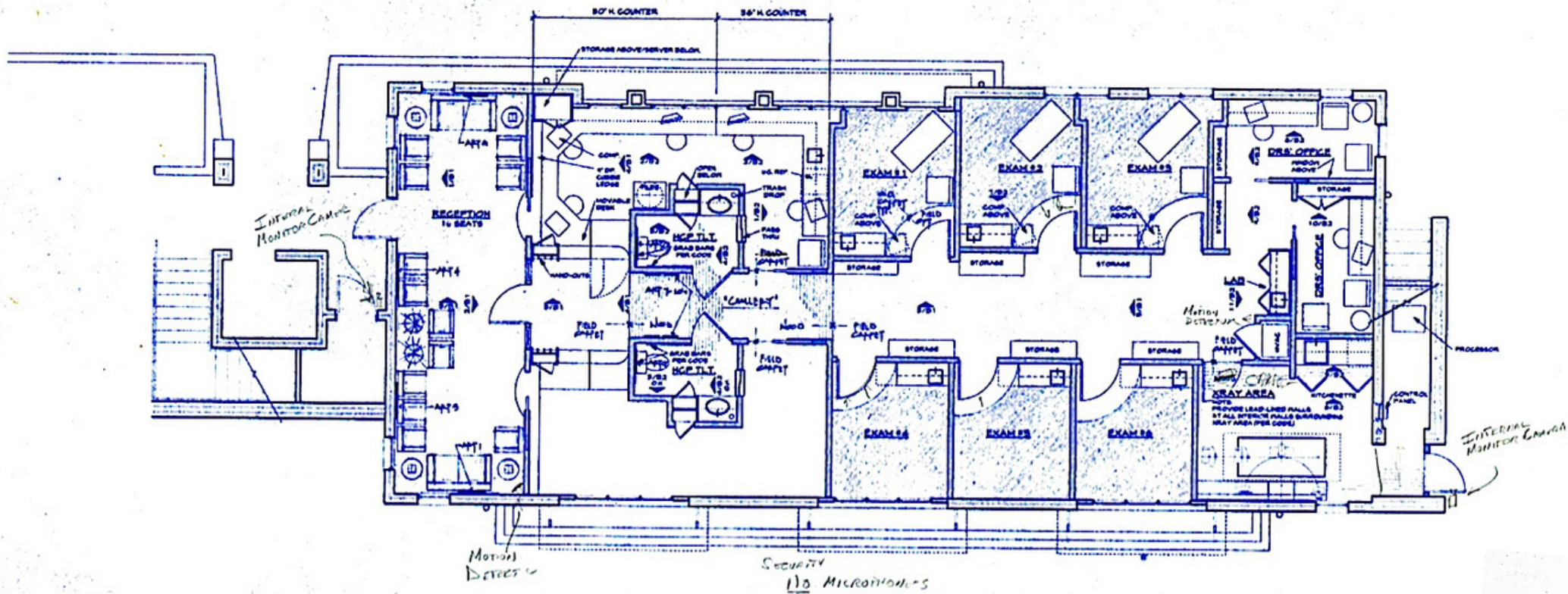
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Austin, TX 78759

for more information, contact

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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.

### 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 interest 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 say 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 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 interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date