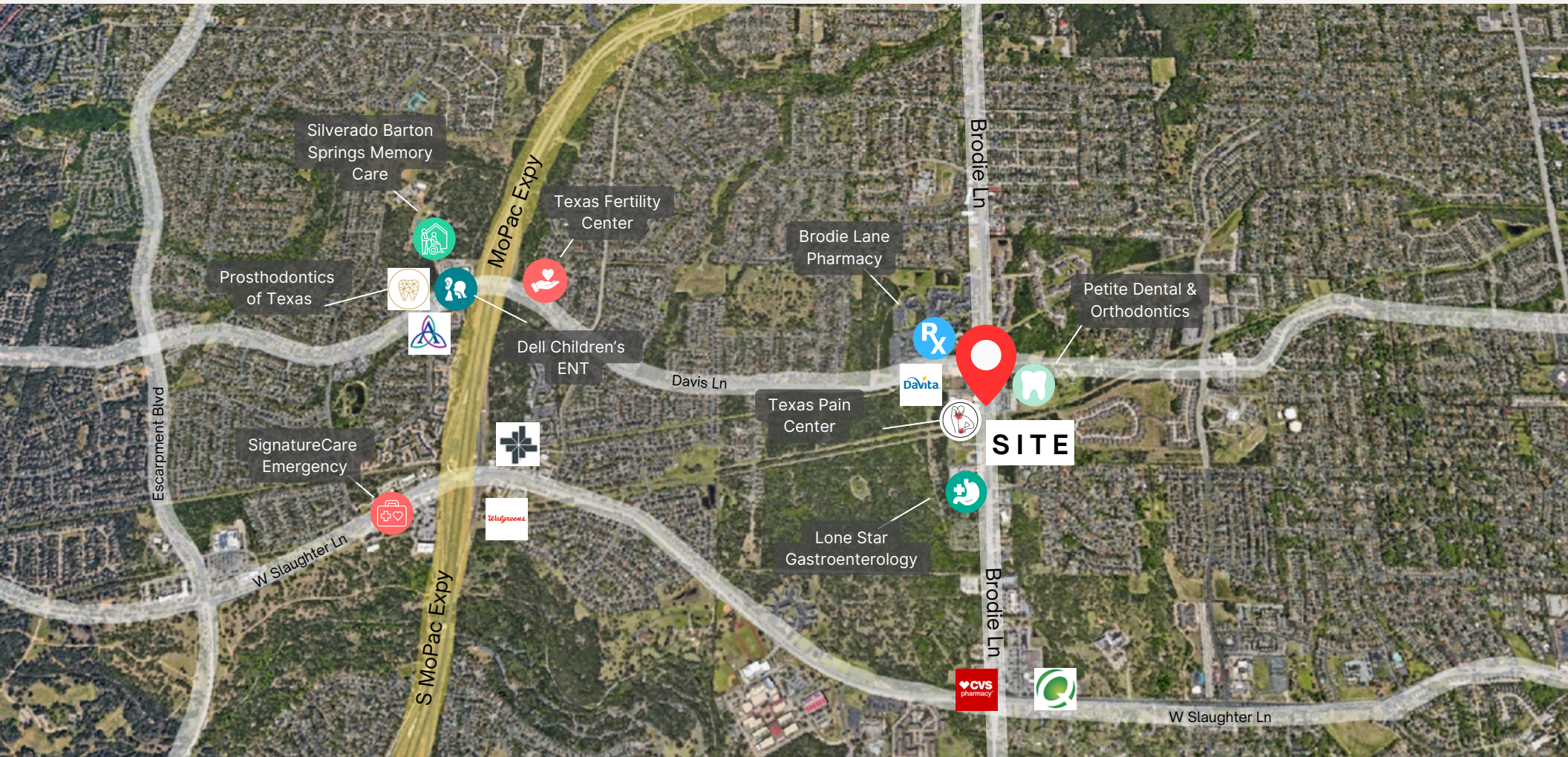


9010 Brodie Lane

Medical Office For Lease



PRACTICE
REAL ESTATE



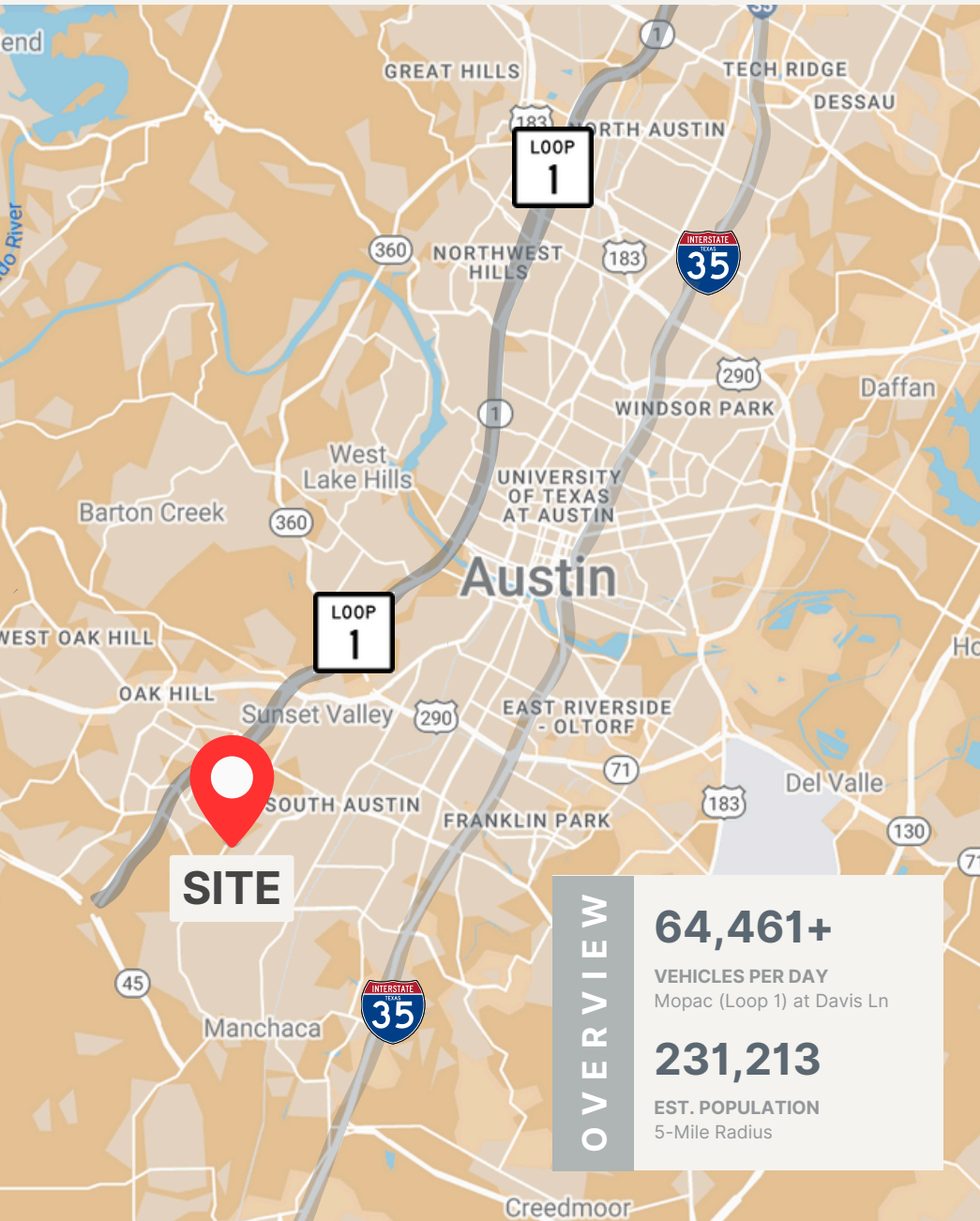
LEASE	9010 BRODIE LANE // AUSTIN, TX // 78748		
	MEDICAL OFFICE FOR LEASE	Mark Storey MStorey@PracticeReal EstateGroup.com 713/253.0866	Rusty Hutson RHutson@PracticeReal EstateGroup.com 512/547-7089

9010 Brodie Lane

Medical Office For Lease



PRACTICE
REAL ESTATE



1,449-4,315 RSF | NEW CONSTRUCTION | FOR LEASE

Bright and beautiful medical suites available in recently constructed healthcare complex with excellent visibility from Brodie Lane.

EXECUTIVE SUMMARY

- Class A Medical Office with surgery center
- Suite #104 | First Floor | 1,449 RSF
- Suite #209 | Second Floor | 4,315 RSF
- Shell condition
- Term: 5-10 years
- Rental Rate: \$35.00/SF
- Negotiable tenant improvement allowance
- Lots of natural light
- Overflow seating in shared lobby space
- All tenant spaces are metered separately
- The building is owner occupied with a ground floor surgery center and 2nd floor pain clinic
- Touchscreen directory located within the entry lobby



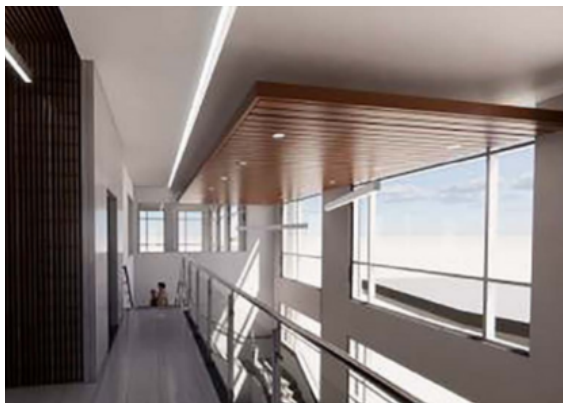
ALL AVAILABLE SPACE

SPACE	RENTABLE SF <i>(per tenant)</i>	USABLE SF <i>(per tenant)</i>	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor - Suite #104	1,449 SF	1,290 SF	\$35.00/SF	Medical Office	Shell	Now
2nd Floor - Suite #209	4,315 SF	3,842 SF	\$35.00/SF	Medical Office	Shell	Now

Elevate your practice in two state-of-the-art medical office suites, thoughtfully designed for modern healthcare delivery. Perfect for surgical practices, specialist groups, or healthcare organizations seeking a sophisticated presence in a high-growth market. Both suites are surgery-center ready and built to exceed contemporary medical facility standards.

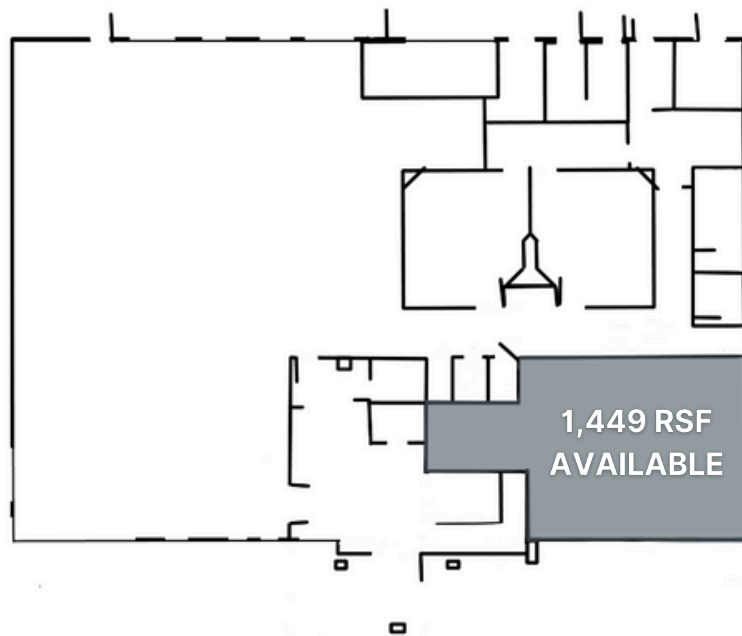
9010 Brodie Lane

Medical Office For Lease

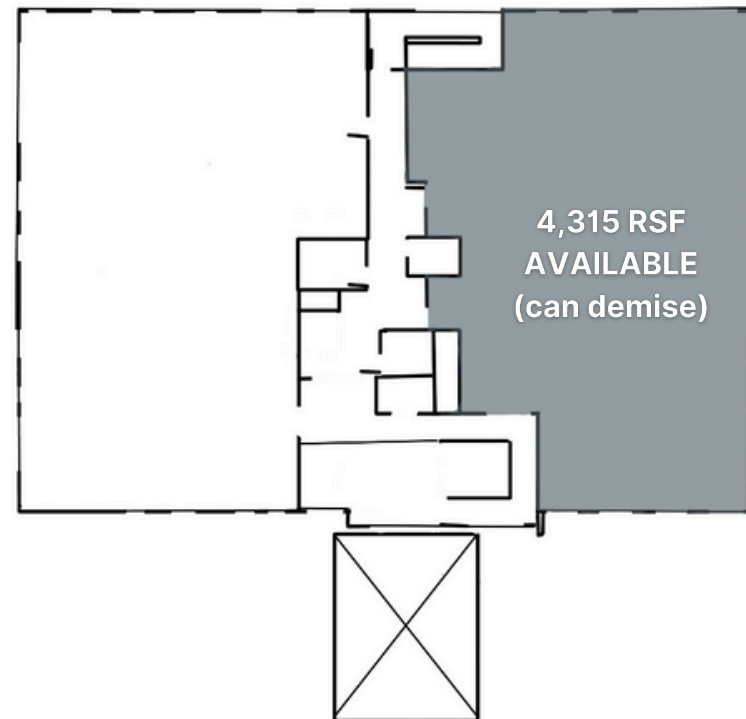


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



The floor plan's dimensions and fixtures are approximate and for illustrative purposes only.

9010 Brodie Lane
Austin, TX 78748

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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord
Initials

Date

Regulated by the Texas Real Estate
Commission

Information available at
www.trec.texas.gov