



EASTLAKE AT TILLERY

THE BOLD SIDE OF AUSTIN

FOR LEASE | 3212 E. CESAR CHAVEZ ST. AUSTIN, TX 78702



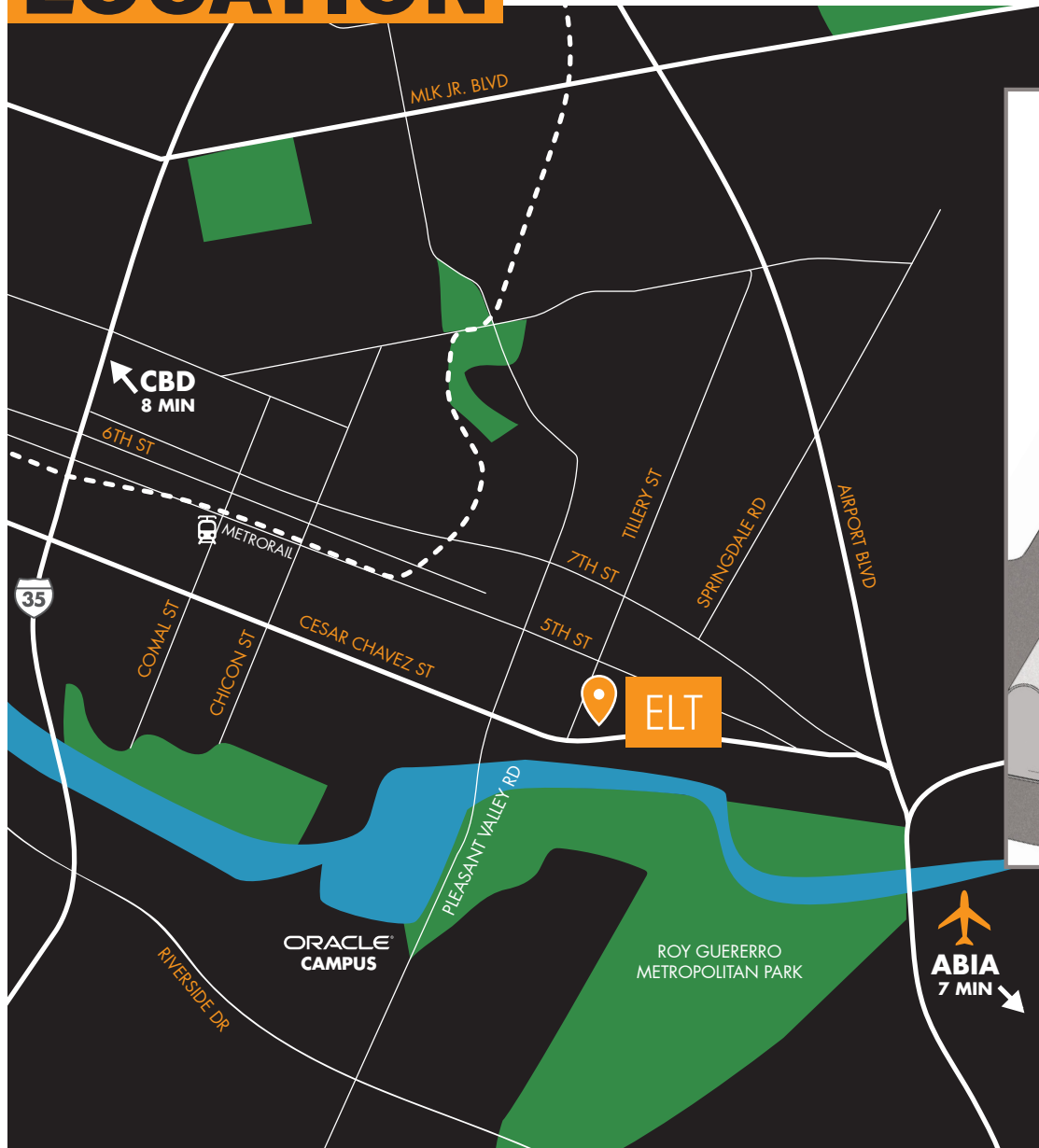


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LOCATION



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BUILDING BREAKDOWN

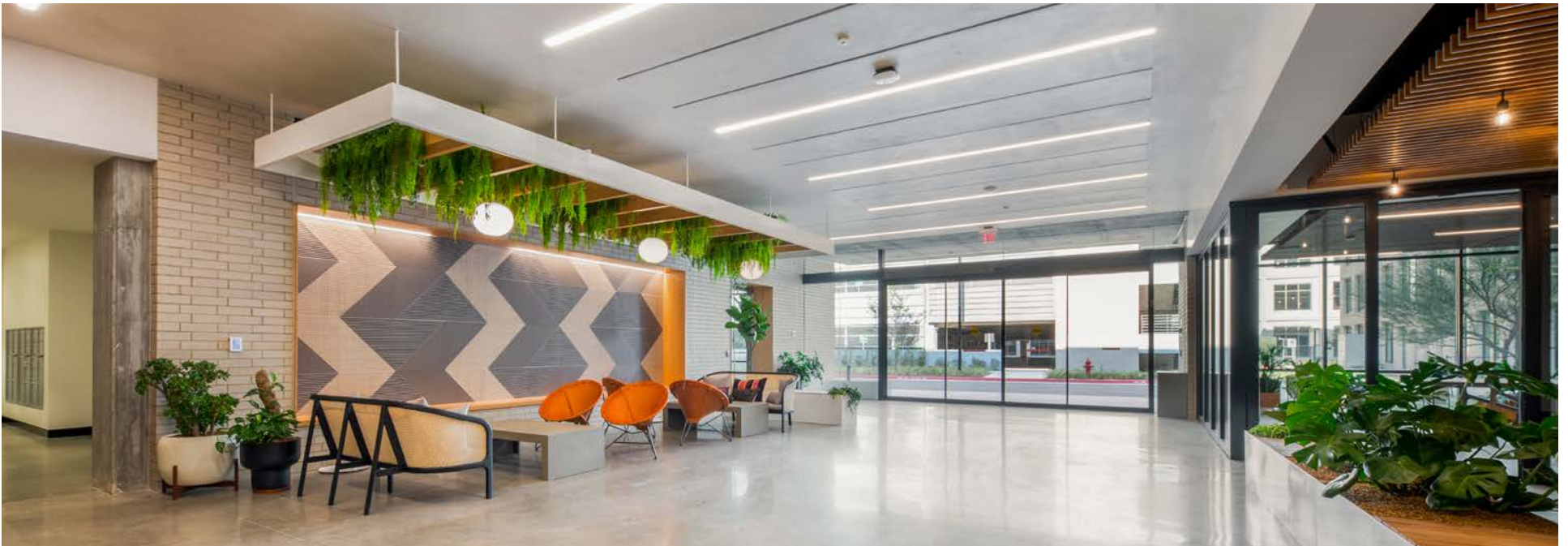


- Two, three-story buildings totaling +/- 172,000 square feet
- Structured parking, 3.3:1000
- Multiple access points - one from Cesar Chavez Street and two from Tillery Street
- Abundant natural light with ample clear height and windows
- Private tenant patios and abundant outdoor space
- Fitness center, showers and bike storage
- Community amenities include an outdoor patio, a mother's room, and access to an airstream for tenant use.

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NEIGHBORHOOD



EAST 11TH

A BITE TO EAT

Blue Dahlia
East Side Pies
Franklin Barbecue
Hillside Farmacy
Micklethwait Craft Meats
Old Thousand
Paper Boy
Quickie Pickie

Nickel City
King Bee Lounge
Full Circle Bar

ENJOY YOUR STAY

Hotel Eleven

EAST 6TH

A BITE TO EAT

Buenos Aires Cafe
Casa Columbia
Cisco's
Counter Cafe
Cuvee Coffee
Domo Alley-Gato
East Side King
El Chilito
Flyrite
Fukumoto Sushi
Gabriela's Downtown
HEB
Hi Hat Public House
Il Brutto
Joe's Bakery
Kebabalicious
Licha's Cantina
Nasha
Ramen Tatsui-Ya
Revival Coffee

Salt & Time
Short Stop
Spartan Pizza
Suerte
Takoba
Tamale House East
Via 313
Wendy's
Wilder Wood
Wright Bros. Brew and Brew

DRINKS!

Ah Sing Den
Grackle
Hotel Vegas
Lazarus Brewing Co
Kitty Cohen's
Liberty
Low Down Lounge
Milonga Room

Revelry
Shangri La
The White Horse
Violet Crown
Whisler's
Volstead Lounge
Yellow Jacket Social
Zilker Brewing

ENJOY YOUR STAY

ARRIVE Hotel
East Austin Hotel



EAST CESAR CHAVEZ

A BITE TO EAT

Bufalina
Capital City Bakery
Cenote
Counter Culture
Eastside Tavern
Fritch Coffee
Grizzelda's
Intero Restaurant
Jacoby's
Juan in a Million
Juiceland
Juniper
Justine's
Kemuri Tatsui-Ya

La Barbecue
Lou's Eastside
Mongers
Oseyo
Sawyer & Co.
Southside Flying Pizza
The Vegan Nom
Tillery Kitchen & Bar
Veracruz All Natural

DRINKS!

Blue Owl Brewing
Bucket's
Drinks Lounge
Long Play Lounge East

Lustre Pearl

ENJOY YOUR STAY

Heywood Hotel
Red Bluff Hotel

RIVERSIDE

LIVE

Lenox Boardwalk
Azul Lakeshore
Riverview Apartments
South Shore District
Lakeshore Pearl Apartments
AMLI Southshore

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FOR MORE INFO

BEN TOLSON

512.684.3819

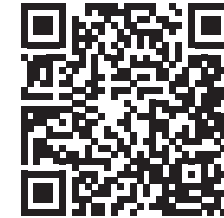
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SCAN QR CODE TO LEARN MORE
AND VIEW CURRENT AVAILABILITY



EASTLAKE AT TILLY

The information contained herein has been obtained from sources believed reliable. AQUILA Commercial, LLC makes no guaranties or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract.



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.

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Christopher Perry	428511	perry@aquilacommercial.com	512-684-3803
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