OFFERING MEMORANDUM

CBRE

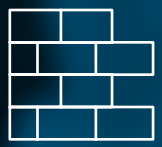
The **Offering**

CBRE Austin is pleased to offer this unique investment opportunity for sale in an irreplaceable, core Austin location. The building is located at 406 Sterzing Street, adjacent to Butler Shores at Town Lake, home to four baseball fields. With its prime location on Lady Bird Lake, this three-story office building provides easy access to Austin's hike-and-bike trail as well as Zilker Park. The property will be delivered as a fee-simple sale to the purchaser with ample parking and ability to host a single business or multiple tenants.

PROPERTY ADDRESS
406 Sterzing Street

YEAR BUILT
1986

TOTAL BUILDING AREA
6,159 SF



CONSTRUCTION TYPE
Brick & Timber

NUMBER OF BUILDINGS
1 | 4 Stories

PARKING
16 Surface | 2 Covered
Gated Parking

LAND AREA
.27 Acres | 11,761 SF

PROPERTY INFO
Parcel #105138
Zoning: LO

CAPITAL MARKETS | INVESTMENT PROPERTIES

CBRE

Property **Overview**

This unique office property is ideal for an investor or small business seeking a site close to downtown and adjacent to Lady Bird Lake, with easy access to the Hike/Bike Trail.

The four-story brick building is 6,159 SF (per Travis CAD). Built in 1986, it has 1,198 SF on the first floor, 2,315 SF on the second and third floors and a small storage room of approximately 331 SF on the fourth floor. The lot, which is zoned LO, is 11,761 SF with approximately 6,574 SF of paved surface.

Owned by attorneys and occupied of professionals, the building has a floor plan with small exterior offices. The first floor is comprised of a lobby area, kitchen, break room, exercise room with shower & lockers and a storage room. Five individual tenants are on the second/third floor, mostly in individual offices (approximately 125 SF). And finally, the owner's law firm occupies the third/fourth floors of the property.

It is the intent of the owner and their tenants to ultimately vacate the property. However, buyer selection will be determined based on a prospective purchaser not only being qualified and interested, but willing to accept the Terms of Sale.

LADY BIRD LAKE
LONG CENTER FOR THE PERFORMING ARTS
S. LAMAR BLVD.
406 STERZING ST.
BARTON CREEK

AERIAL VIEW

Investment **Highlights**

LOCATION

- Irreplaceable, core-Austin location
- Growth Submarket
- Easy access to hike-and-bike trail
- Backs up to Zilker Park
- High density micro-market

OPPORTUNITY

- Quality-constructed smaller building
- Ideal for small businesses
- Flexible tenancy design

UNIVERSITY OF TEXAS
STATE CAPITOL
CONGRESS AVE.
1ST ST.
LAMAR BLVD.
LADY BIRD LAKE
406 STERZING ST.
BARTON CREEK
AERIAL VIEW

Terms of **Sale**

Qualified and serious interested purchasers are encouraged to engage in this process. The Seller does plan to transact and requests the following terms:

1. Simple and Easy Transaction
2. Short timeline
3. Feasibility Period no more than 45 days
4. Seller is not conducting a 1031 Tax Deferred Exchange or offering owner finance
5. Buyer Addendum, if any, may be no longer than three pages
6. Seller will transact only with Buyer(s) who agree to Seller's deed restriction on material changes to the exterior and removal of the plaque until September 1, 2036. More information available in Virtual Deal Room

Prospective purchasers should understand that all leases are currently month-to-month. All leases with five tenants shall be honored for five months following the closing date with the following terms:

- Gross rent for each tenant is approximately $1,000 per month
- Tenant may extend term for additional three months with 15% increase
- Conference room on 2nd floor shall be available until all tenants have vacated
- Conference room furniture conveys to Buyer or Seller agrees to remove when the last tenant vacates
- Seller may lease first, third and fourth floors up to 90 days at no charge. Space also includes library, kitchen and exercise room on first floor

AERIAL VIEW

CAPITAL MARKETS | INVESTMENT PROPERTIES

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Title/Transaction **Information**

Sale Process

CBRE is marketing 406 Sterzing Street with a Call for Offer bid process conducted over the next 4-6 weeks. During this time, potential buyers are encouraged to conduct a drive-by, schedule a property tour and review all materials provided in the CBRE Dealflow Virtual Deal Room. If you have any questions, please contact a listing agent for pricing guidance or any questions. *Please do not disturb any tenants at the property.*

Transaction **Information**

Selection Timeline

- **Listing Launch:** Mid-July
- **Bid Due Date:** Mid-Late August (CBRE will announce formal date to all prospective buyers who have registered via the Virtual Deal Room). Prospective purchasers are encouraged, along with their offer, to submit a resume and proof of funds to CBRE
- **Buyer Selection:** Week of August 30, 2021 (subject to change), approximately 3-5 business days
- **Contract Execution:** Upon the completion of the Buyer Selection, Purchaser and Seller will execute a Purchase and Sale Agreement on Seller's Form. Purchaser shall be required to remit an Earnest Money Deposit not less than 4% of the Purchase Price
- **Title Company:** Selection by Seller
- **Diligence Period:** Not more than 45 days
- **Closing Period:** Not more than 30 days
- **Consideration:** Not less than $1,000
- **Property Tours:** CBRE will be offering tours to qualified investors and prospective buyers on a case-by-case basis. All property tours shall be coordinated with CBRE listing agents with sufficient notice. Prospects may tour the exterior of the building during non-business hours. Do not bother tenants or their customers. Please contact CBRE if you would like to plan a tour. Note: A complete photo library of the property is available via the Virtual Deal Room

FRONT VIEW

VIEW FROM PARKING LOT

WEST LAKE HILLS
TARRYTOWN
LOOP 1
LOOP 1
6TH ST.
5TH ST.
CESAR CHAVEZ ST.
ZILKER PARK
406 STERZING ST.

AERIAL VIEW

CAPITAL MARKETS | INVESTMENT PROPERTIES

CBRE

CAPITAL MARKETS | INVESTMENT PROPERTIES

CBRE

LOOP
1
LOOP
1
BARTON SPRINGS POOL
BARTON SPRINGS RD.
406 STERZING ST.
ZILKER PARK
BARTON CREEK

AERIAL VIEW

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.

TYPES OF REAL ESTATE LICENSE HOLDERS:
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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).Confidentiality Agreement Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc.("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose.

All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELYAT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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