



THE LINC - RESTAURANT & BAR (CS-1 SPACE) | 6406 N I-35, AUSTIN, TX 78752

Features

- CS-1 zoned space within The Linc
- Home to Pluckers, Vivo Restaurant, Easy Tiger Bake Shop & Beer Garden, Tio Pepe and more
- Whitebox completion by Fall 2019
- Large covered outdoor patio

FOR LEASE

MIN CONTIGUOUS SF: 3,000
MAX CONTIGUOUS SF: 4,800
CONTACT FOR MORE INFORMATION
NNN: \$7.28 EST.

Traffic Counts

I-35 and Huntland Drive	224,540 VPD
E Hwy 290 at I-35	42,230 VPD

Demographics

YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population	17,914	160,445	363,400
Daytime Population	20,555	182,966	472,121
Average HH Income	\$74,032	\$91,658	\$102,830
Total Households	7,290	68,516	148,428

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Area Retailers & Businesses

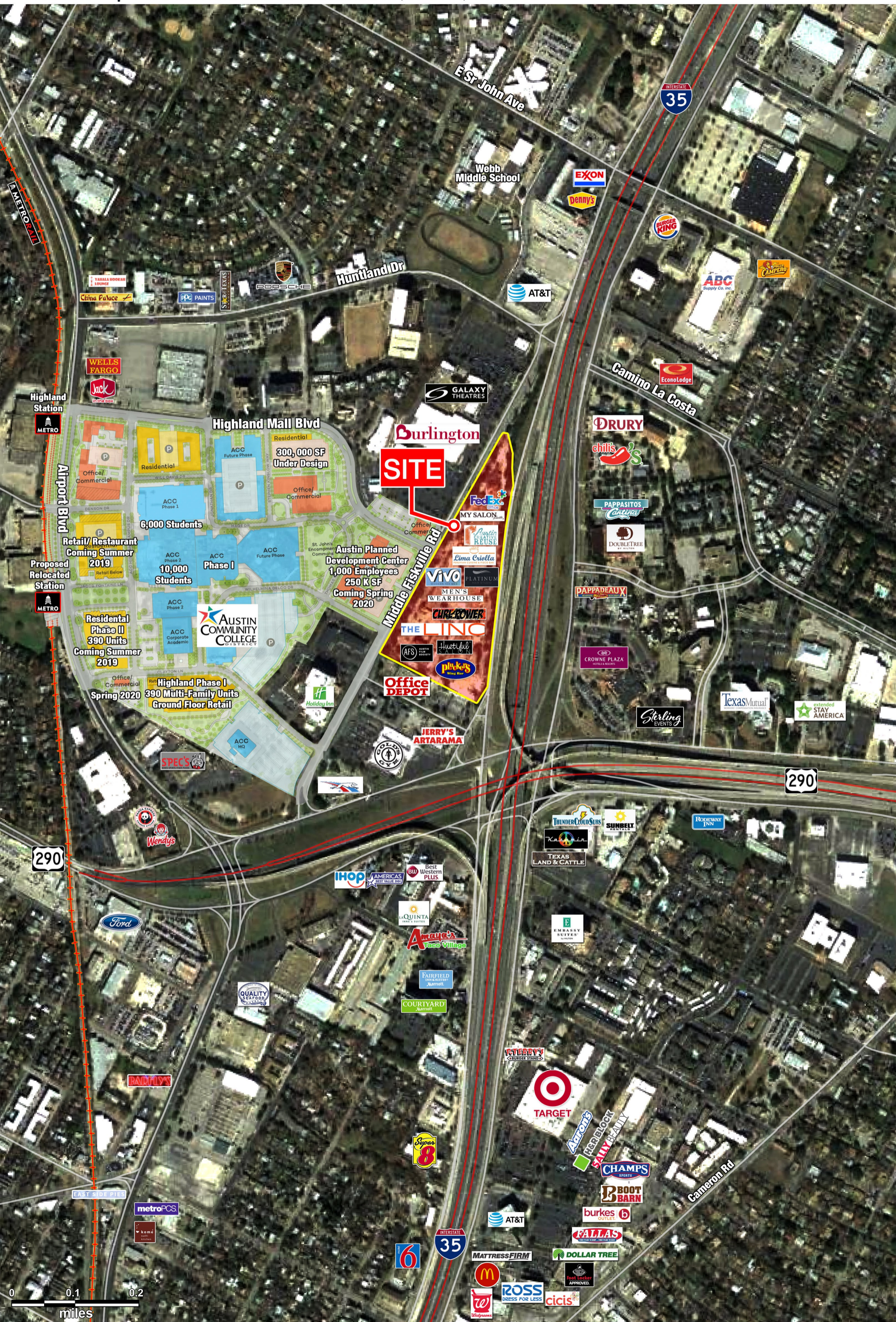


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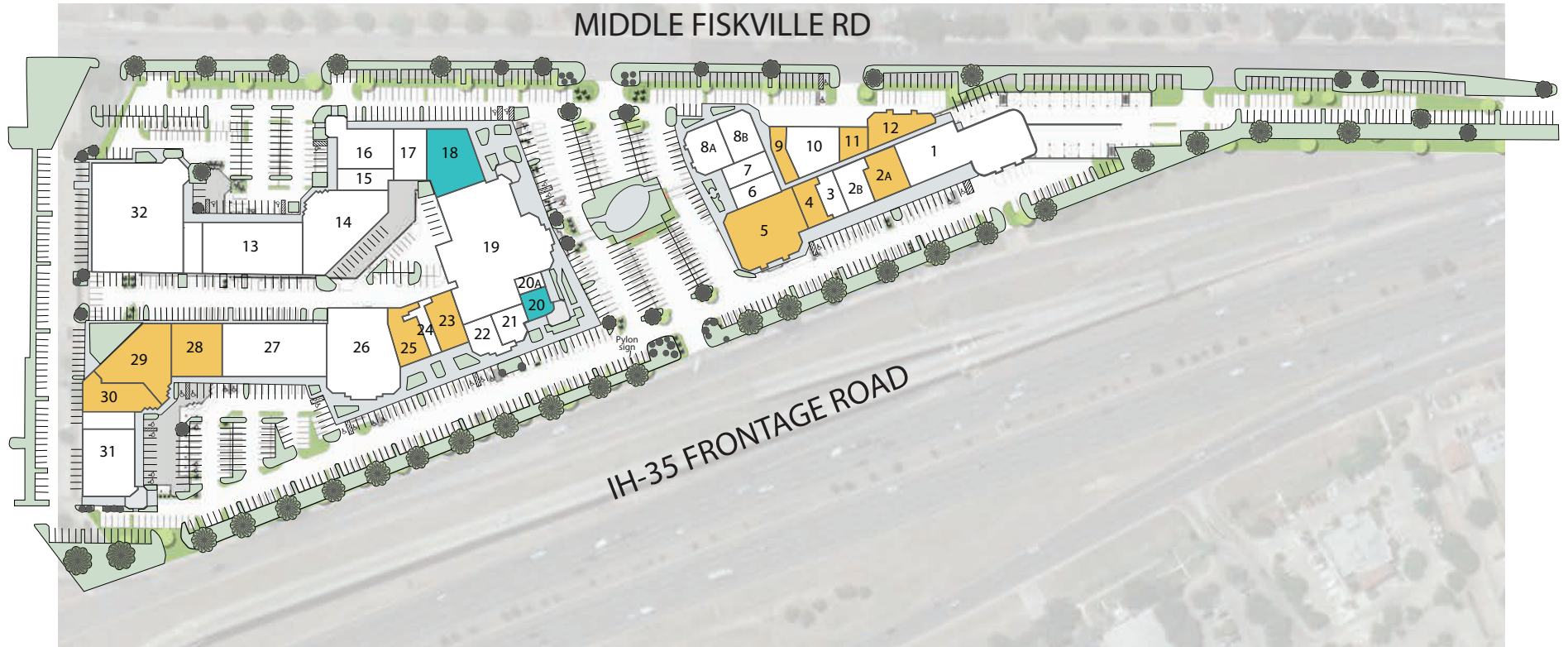
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Available Space			
2A	2,845 sf	18	5,835 sf*
4	1,802 sf	20	1,432 sf*
5	8,356 sf	23	3,326 sf
9	1,601 sf	25	2,967 sf
11	1,508 sf	28	4,690 sf
12	2,817 sf	29	6,748 sf
		30	3,376 sf
*Lease Pending			

Current Tenants

1	Easy Tiger	16,362 sf	17	Vivo Restaurant	3,223 sf
2B	FedEx Office	2,560 sf	19	Tech Office	20,923 sf
3	Aura IV	1,692 sf	20A	Tech Office	1,432 sf
6	Lima Criolla Restaurant	1,892 sf	21	MRI Centers of Texas	2,049 sf
7	Lima Criolla Restaurant	1,857 sf	22	Tio Pepe	1,482 sf
8A-8B	Another Broken Egg	6,242 sf	24	Aisle 5	1,263 sf
10	Sierra Club	4,082 sf	26	Wellmed	10,080 sf
13	Tech Office	11,040 sf	27	Wig & Beauty Shop	10,200 sf
14	Tech Office	8,995 sf	31	Pluckers Wing Bar	8,200 sf
15	My Salon Suites	2,143 sf	32	Austin Film Society	17,878 sf
16	My Salon Suites	4,193 sf			

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 interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on 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 listening 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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Buyer/Tenant/Seller/Landlord Initials

Date