



OFFICES AT  
**THE BOWIE**  
AUSTIN, TX



# OFFICES AT THE BOWIE

## BUILDING BREAKDOWN

The Offices at The Bowie is located at 311 Bowie Avenue. This 36 story tower includes Class A office, structured parking, ground floor retail, a dedicated lobby for office tenants, and luxury apartments.

### FLOOR PLATES

8<sup>th</sup> Floor: 23,182 RSF

9<sup>th</sup> Floor: 21,024 RSF

### PRIVATE BALCONIES

8<sup>th</sup> Floor: 3 Private Balconies

9<sup>th</sup> Floor: 1 Private Balcony

### SLAB TO SLAB

8<sup>th</sup> Floor: 12'-3"

9<sup>th</sup> Floor: 14'-7"

### LOBBY

Dedicated office lobby and elevators

### GLASS

Floor-to-Ceiling Vision Glass

### PARKING RATIO

2.8 Permits / 1,000 RSF



358 Luxury Apartments

44,206 RSF  
2 Floors Class A Office

2.8/1,000 RSF  
Structured Parking

Dedicated Office Lobby +  
Ground Floor Retail

OFFICES AT  
THE BOWIE  
311 BOWIE AVE



The Offices at The Bowie provides employers and employees an office with convenience, style, quality and sustainability.

### **CONVENIENCE**

Located In the heart of west downtown- easy in/out access without hitting downtown's more congested areas

### **STYLE**

Michael Hsu designed dedicated office lobby and elevators

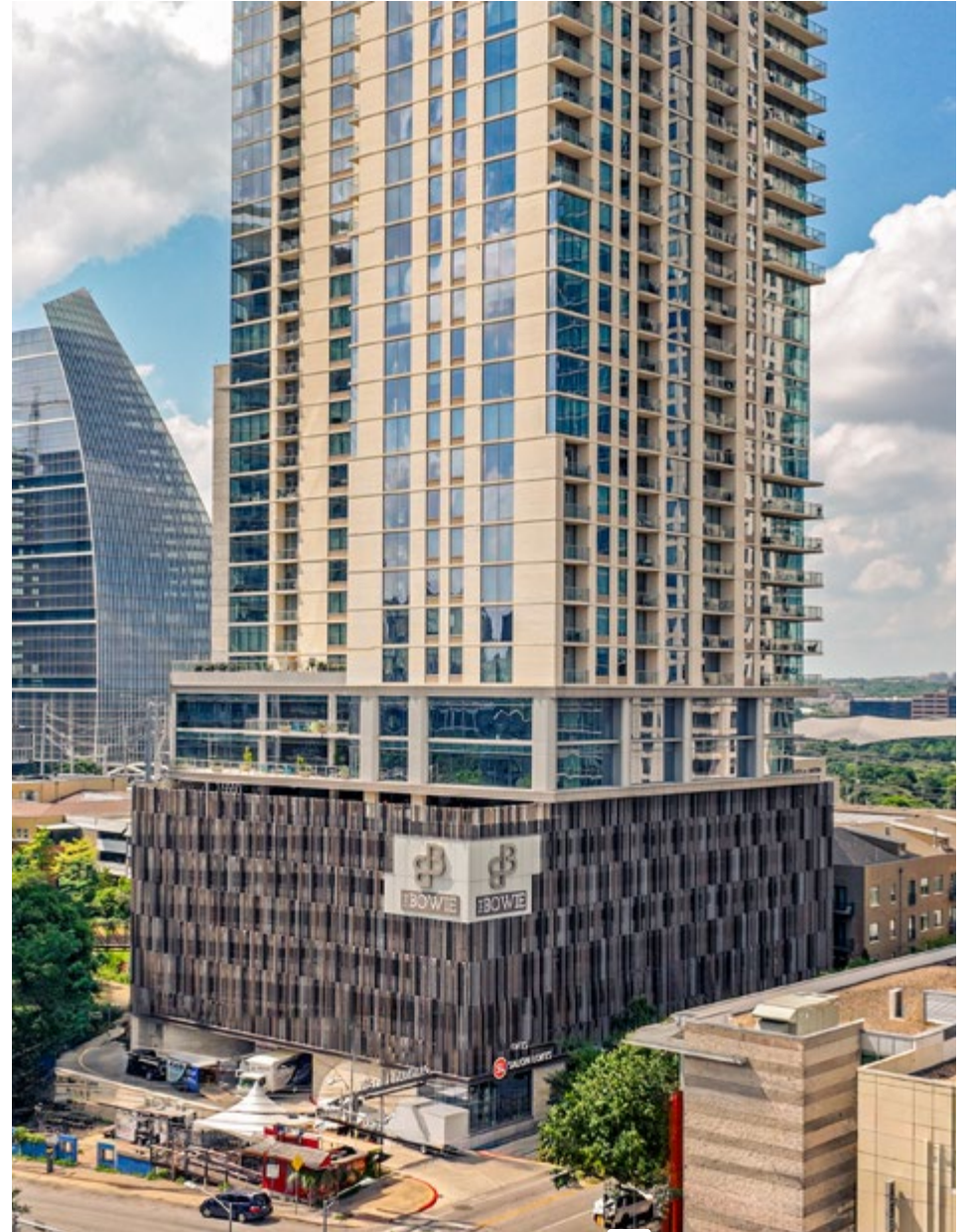
### **QUALITY**

- Views of downtown and hill country
- Floor-to-ceiling glass and multiple private patios
- Class A open office finish out

### **SUSTAINABILITY**

LEED Silver Designation

OFFICES AT  
THE BOWIE  
THE EXTERIOR



OFFICES AT  
**THE BOWIE**  
THE NEIGHBORHOOD



**WALKABLE**

Walk to Seaholm, Whole Foods flagship store, Lifetime Fitness and 2<sup>nd</sup> Street Retail District

**AMENITIES**

Surrounded by 20+ restaurants, coffee shops and fitness studios within 3 blocks

**TRAILS & PARKS**

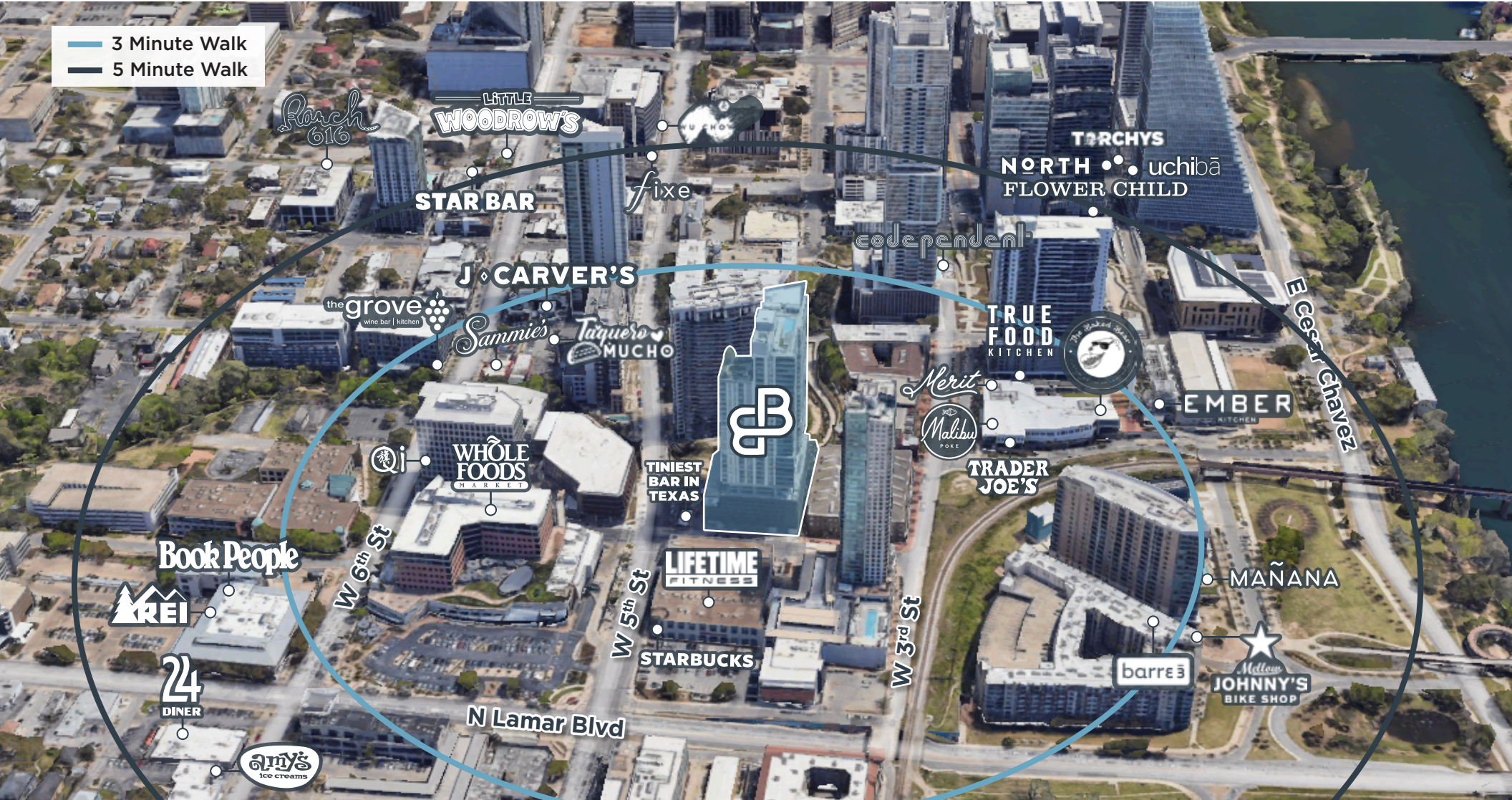
Direct Access to Shoal Creek Hike & Bike trail, Lady Bird Lake and the Roy and Anne Butler Hike and Bike Trail

**EASY PARKING**

One of the highest urban parking ratios at 3.0 permits per 1,000 RSF



OFFICES AT  
**THE BOWIE**  
 AREA AMENITIES



# OFFICES AT THE BOWIE

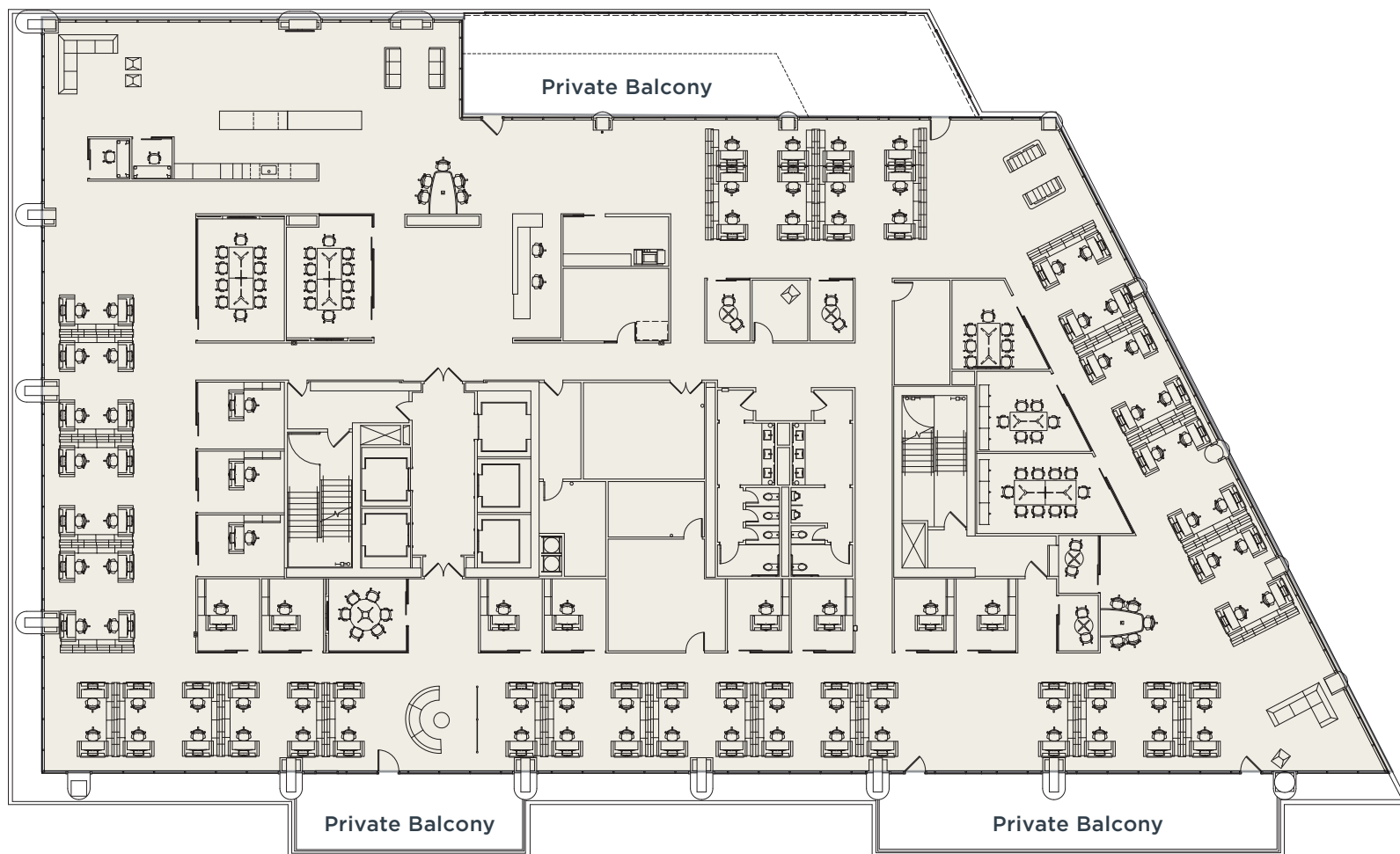
## AVAILABILITY



### Floor 8

23,182 SF Available with 30-day notice

Contiguous with Floor 9 to 44,206 RSF



*\*furniture not included, shown for space planning purposes only*

# OFFICES AT THE BOWIE

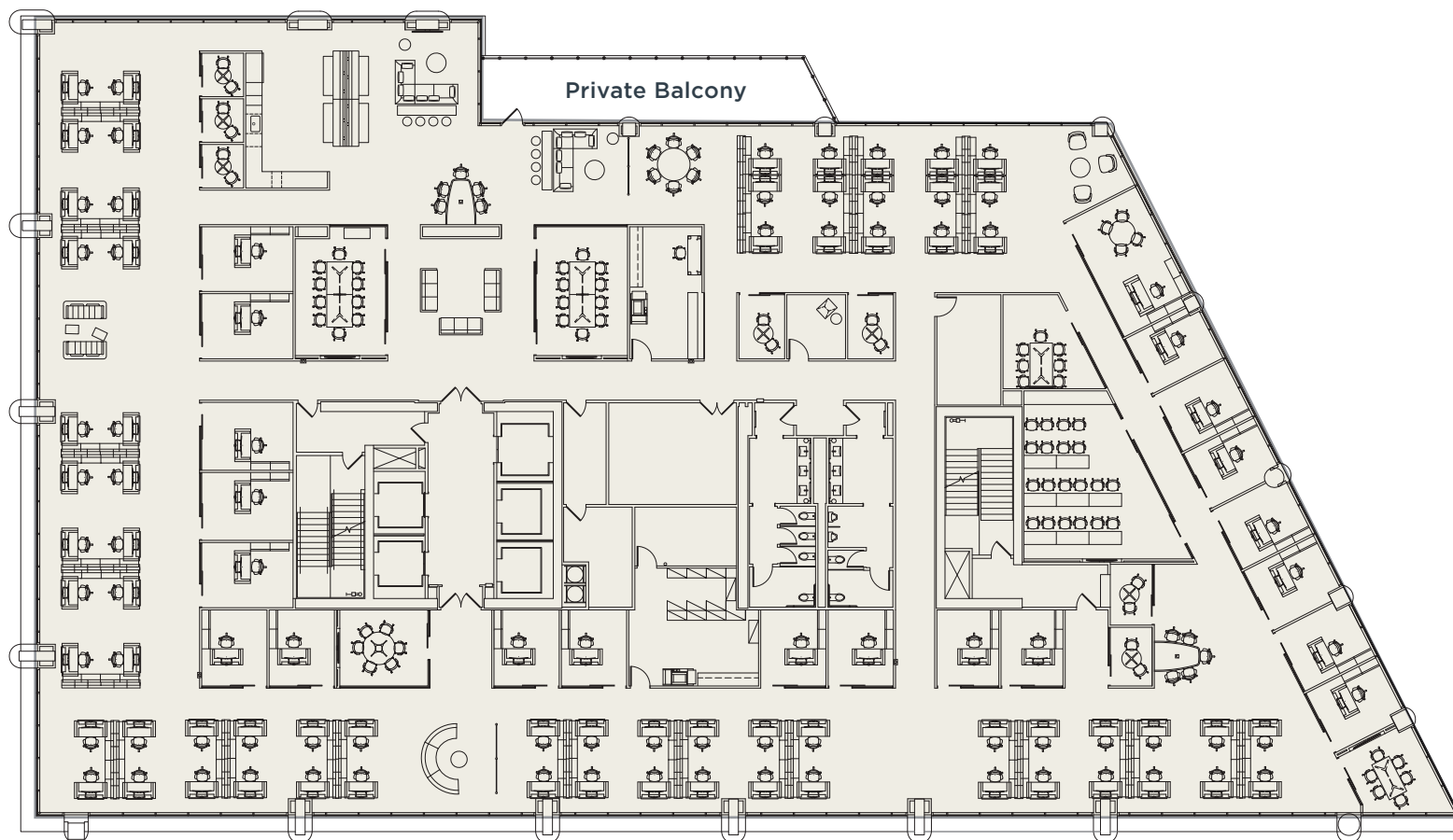
## AVAILABILITY



### Floor 9

21,024 SF Available with 30-day notice

Contiguous with Floor 8 to 44,206 RSF



*\*furniture not included, shown for space planning purposes only*





# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_