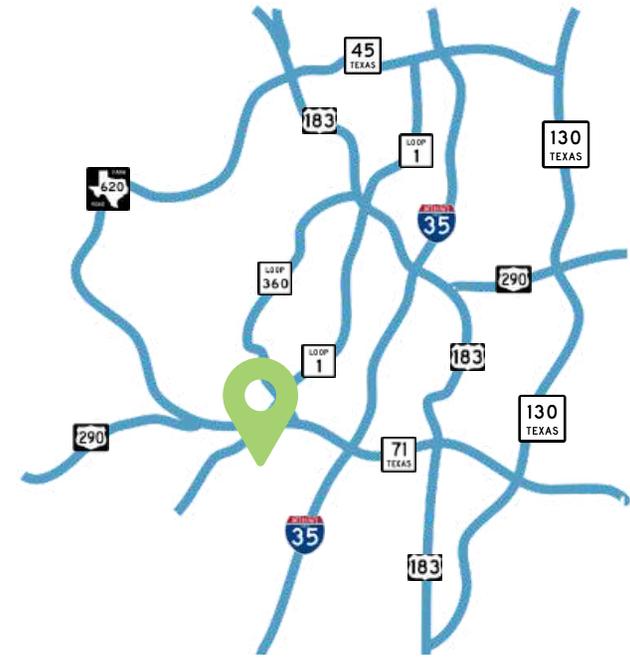


SPACE AVAILABLE

6700 WESTGATE

6700 WESTGATE BOULEVARD, AUSTIN, TX, USA

Located in South Austin's Cherry Creek Area, 6700 Westgate Blvd is **configured for healthcare users**, including two existing dental practices, **with strong visibility and access along West Gate Boulevard** just north of West William Cannon Drive. Zoned GR-NP, the property serves as a **neighborhood-oriented medical and office destination** surrounded by **established residential communities** and **nearby retail amenities**.



TRISTEN PALORI
SENIOR ASSOCIATE
(512) 856-4861
TPALORI@FORESITECRE.COM

WHAT I LOVE ABOUT THIS PROPERTY:

“

This is a perfect opportunity for a starter office or medical space at a reasonable price.

T. Palori

”

6700 WESTGATE

AUSTIN, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,768	87,983	204,155
Household Income	\$177,274	\$166,978	\$145,017
Total Households	4,207	29,820	72,625
Median Age	38.1	38.2	37.4

DESIRED USES

- Medicine
- Office
- Dental
- Medical Spa

PROPERTY HIGHLIGHTS

- 1 Prime South Austin location** on Westgate Blvd with excellent visibility and access to major corridors.
- 2 Immediate proximity to established dental practices** creates credibility and foot traffic.
- 3 Ample parking** ensures easy patient access without the typical South Austin parking challenges.



6700 WESTGATE

AUSTIN, TEXAS



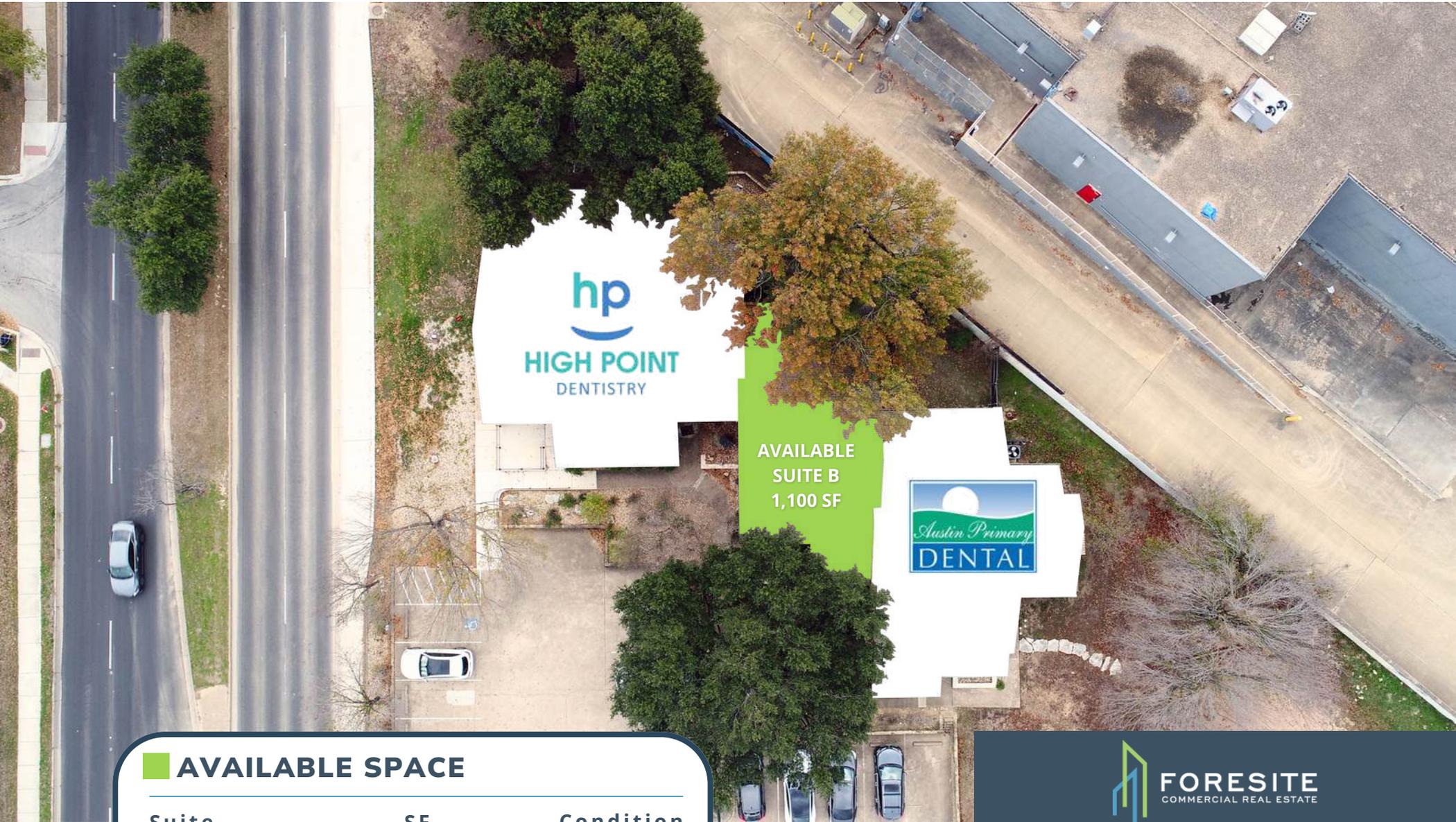
PROPERTY SUMMARY

Year Built/Renovated	1983
Available SF:	1,100 SF
Building Size:	4,627 SF
Rental Rate:	Contact Broker
Zoning:	Medical or Office



6700 WESTGATE

AUSTIN, TEXAS



AVAILABLE SPACE

Suite	SF	Condition
Suite B	1,100	Medical Office



6700 WESTGATE

AUSTIN, TEXAS



SHORT STOP
DELUXE BURGERS
SPROUTS
FARMERS MARKET

CHERRY CREEK
(3,410 HOMES)

Leibovitz's Grill **RADIX HOUSE**
Westgate Lanes

PNC **Sparkly Maid of South Austin**
INIC PRESCHOOL **DANCE Glory ACADEMY OF AUSTIN**

GARRISON PARK
(4,354 HOMES)



Pizza Hut **TEXAS CHICKEN**
Casa Garcia's **SNARF'S Sandwiches**

Bamboo Bistro **STARBUCKS COFFEE**
Dine in • Drive Thru • Delivery
print austin
LA POSADA MEXICAN RESTAURANT **Ali Bleu**
Flowers & CjFs
GREENBELT
ups Jordan Jackal

planet fitness **MARCO'S PIZZA** **CUBA 512**
Austin - Texas
DOLLAR GENERAL **Jump! gymnastics** **clearsky images**
D&S Community Services
a part of the Sevita family

6700 WESTGATE

AUSTIN, TEXAS



at home
TARGET

US 290 (76,906 AADT)
Walmart

BEST BUY
Sams
SPECS

HWY LOOP T (97,185 AADT)
THE HOME DEPOT

Academy
FedEx
CAVA
Cine

Doc's Backyard GRILL
five BELOW
MATTRESS FIRM
crumbl
PET SMART
TARKA INDIAN KITCHEN
DSW Designer Shoe Warehouse
LONGHORN STEAKHOUSE
KOHL'S

LOWE'S

TJ-maxx
Michael's
HOME SENSE
Bougie's DONUTS & COFFEE
ROSS DRESS FOR LESS
5.11
Spectrum

Sunset Valley Village
WORLD MARKET.
Rack
Party City
petco
SEPHORA
Total Wine & MORE
OLD NAVY
BARNES & NOBLE
FLOOR KING
2nd STREET

planet fitness
marco's PIZZA
CUBA512 Austin - Texas
DOLLAR GENERAL
Jump! Symonics
clearsky images
D&S Community Services a part of the Sevita family

GARRISON PARK
(4,354 HOMES)

W WILLIAM CANNON DR (25,993 AADT)

Bamboo Bistro
Starbucks COFFEE
print austin
LA POSADA MEXICAN RESTAURANT
Ali Bleu Flowers & Gifts
GREENBELT
ups
Jordan Jackal

Westgate Lanes

PNC
INIC
DANCE GLORY

SHORT STOP
SPROUTS FARMERS MARKET

WESTGATE BLVD (6,012 AADT)

CHERRY CREEK
(3,410 HOMES)

Towne Square
Pizza Hut
TEXAS CHICKEN
Casa Garcia's
SNARF'S Sandwiches
Betty's BILLIARDS

MENCHACA RD (15,315 AADT)



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 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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u>598255</u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u>497303</u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Tristen Palori</u>	<u>717593</u>	<u>tpalori@foresitecre.com</u>	<u>(512) 856-4861</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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