

FOR LEASE

NORTH CENTRAL OFFICE/WAREHOUSE WITH FENCED YARD



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Suite 300
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FOR LEASE

SUMMARY

700 W Applegate | Austin, TX 78753



PROPERTY DESCRIPTION:

- Two-building office/warehouse offering totaling $\pm 5,871$ SF across 700 Applegate Lane and 10510 Motheral Drive, each with dedicated yard space.
- **Suite A – 700 Applegate Lane**
 $\pm 2,191$ SF total
 $\pm 1,559$ SF office
 ± 632 SF warehouse
 $\pm 6,500$ SF fenced yard directly adjacent
Two grade-level doors with **10' clear height** in warehouse
- **Suite B – 10510 Motheral Drive**
 $\pm 3,680$ SF total
 ± 525 SF office
 $\pm 3,155$ SF warehouse
 $\pm 2,000$ SF yard located adjacent to the building
Three grade-level doors with **10' clear height** in warehouse

ADDRESS: 700 W. Applegate, Austin, TX 78753

[Map Link](#)

AVAILABLE SF: Suite A - $\pm 2,191$
($\pm 1,529$ SF office/ ± 632 SF warehouse)

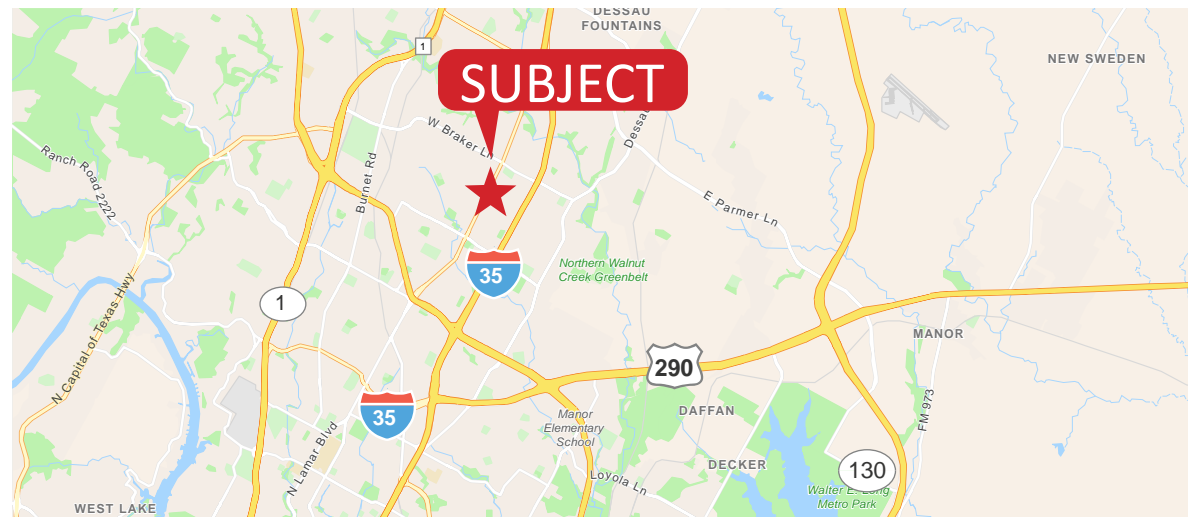
[Property Walkthrough](#)

Suite B - $\pm 3,680$
(± 525 SF office/ $\pm 3,155$ SF warehouse)

[Property Walkthrough](#)

LEASE RATE: Call broker for pricing.

ZONING: CS-V-CO-NP



All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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FOR LEASE

AERIAL

700 W Applegate | Austin, TX 78753



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AERIAL

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AERIAL

700 W Applegate | Austin, TX 78753



20 min from CBD



W Applegate Dr

N Lamar Blvd



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EXTERIOR PHOTOS

700 W Applegate | Austin, TX 78753



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SUITE A PHOTOS

700 W Applegate | Austin, TX 78753



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SUITE B PHOTOS

700 W Applegate | Austin, TX 78753



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SUITE A FLOORPLAN

700 W Applegate | Austin, TX 78753

Suite A - ±2,191 SF Office/Warehouse

±1,559 SF Office

±632 SF Warehouse



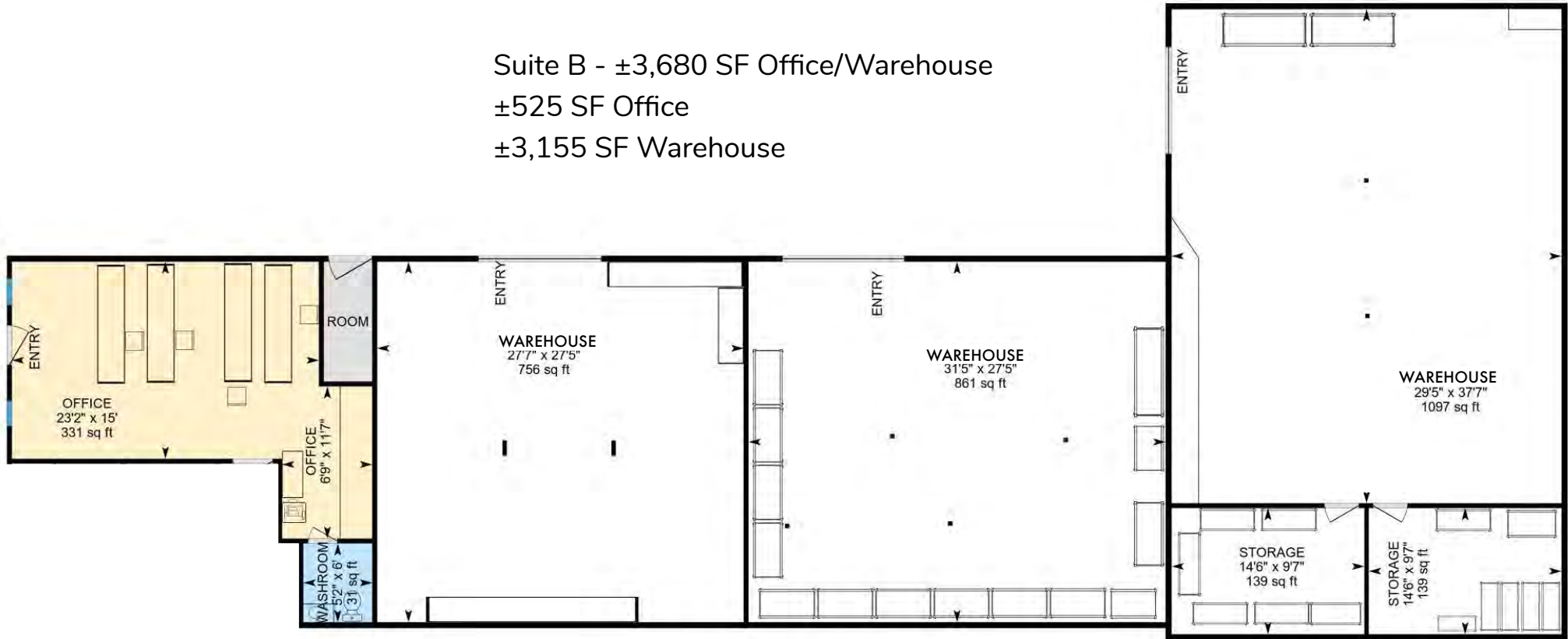
[CLICK HERE FOR PROPERTY WALKTHROUGH](#)

FOR LEASE

SUITE B FLOORPLAN

700 W Applegate | Austin, TX 78753

Suite B - ±3,680 SF Office/Warehouse
±525 SF Office
±3,155 SF Warehouse



[CLICK HERE FOR PROPERTY WALKTHROUGH](#)

FOR LEASE

AERIAL MAP

700 W Applegate | Austin, TX 78753



FOR LEASE

AREA MAP

700 W Applegate | Austin, TX 78753



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone

Robert Springer/Evan Bole	627720/756417	info@cipaustin.com	(512) 682-1000
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date