1011 San Jacinto Blvd

LEASE

1011 SAN JACINTO BLVD // AUSTIN, TEXAS // 78701

OFFICE / RETAIL

CORY CAMP
CCAMP@ECRTX.COM
512.505.2761

1011 San Jacinto Blvd

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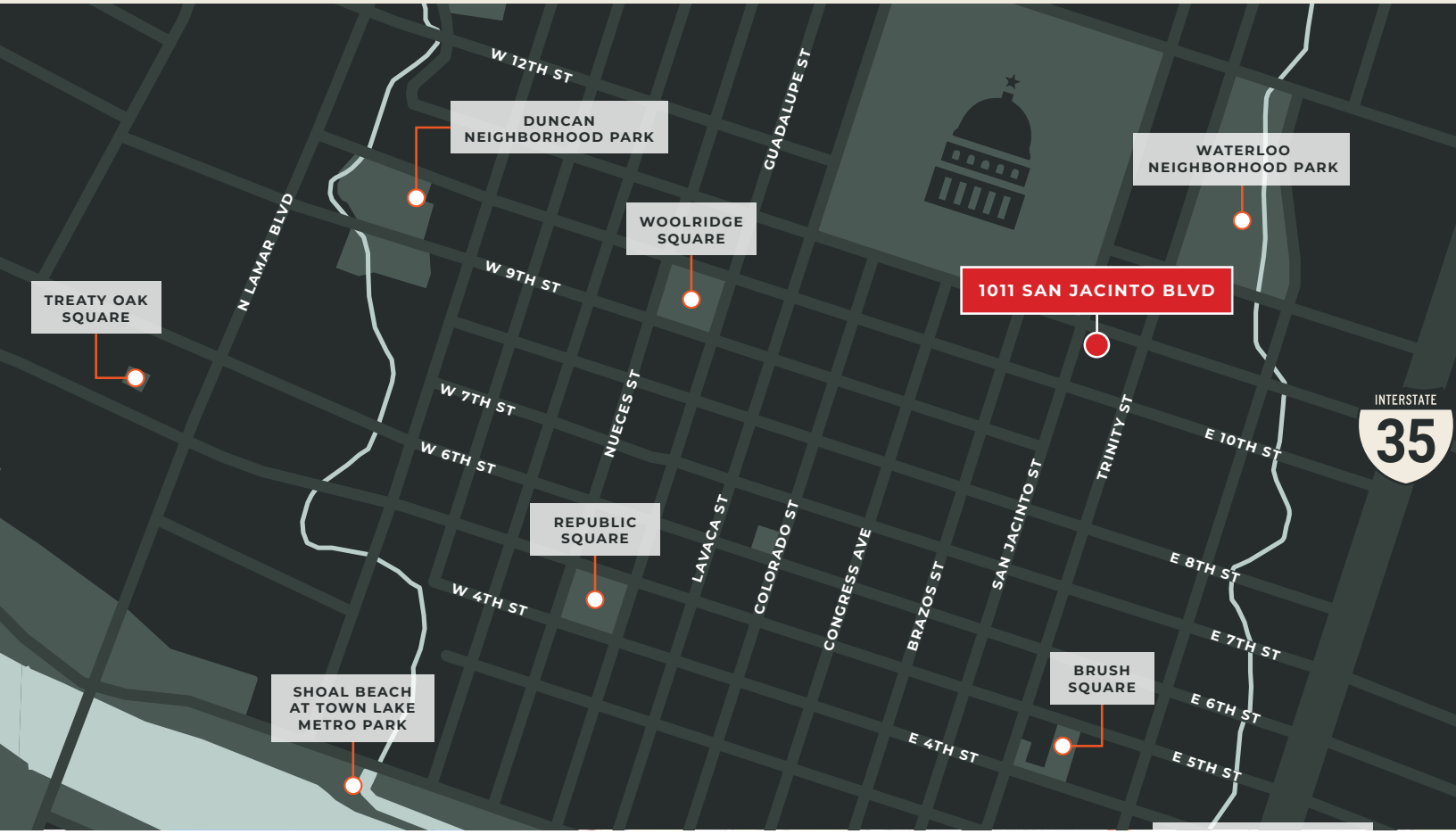

Right where Austin does business — 1011 San Jacinto puts your brand at the intersection of Capitol Hill foot traffic, downtown energy, and the city's most connected address.

AVAILABILITY

Suite 102	269 RSF *(Retail)*
Suite 102A	75 RSF *(Retail)*
Suite 205	1,031 RSF
Suite 206	327 RSF

RETAIL SPACE

- Direct frontage on San Jacinto — strong visibility in Austin's urban core
- Steps from the Capitol complex with consistent professional foot traffic
- Efficient layout ideal for boutique retail, café, wellness, or service users
- Mixed-use environment supports steady traffic from residents and nearby tenants
- Rare downtown retail opportunity at this price point

OFFICE SPACE

- High-end finish-out in place — no TI delays or upfront capital required
- Furniture included — plug in and operate from day one
- Right-sized for teams of 6–10 with flexibility to scale
- Downtown address near government, legal, and finance hubs
- Convenient access to Metro, rideshare, and walkable amenities

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1 LEVEL ONE

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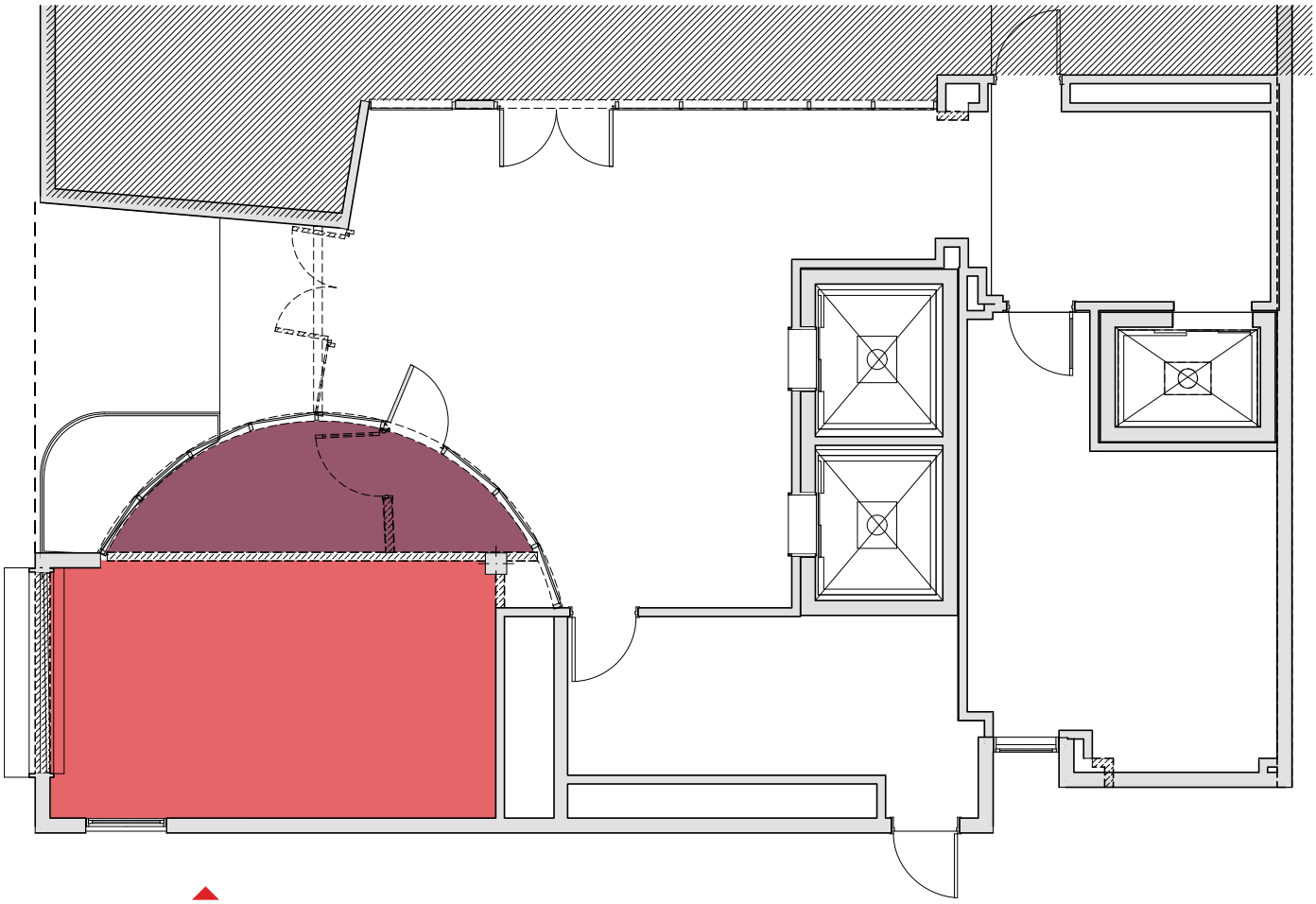
Suite 102A
75 RSF *(RETAIL)*



Suite 102
269 RSF *(RETAIL)*

1011 San Jacinto Blvd

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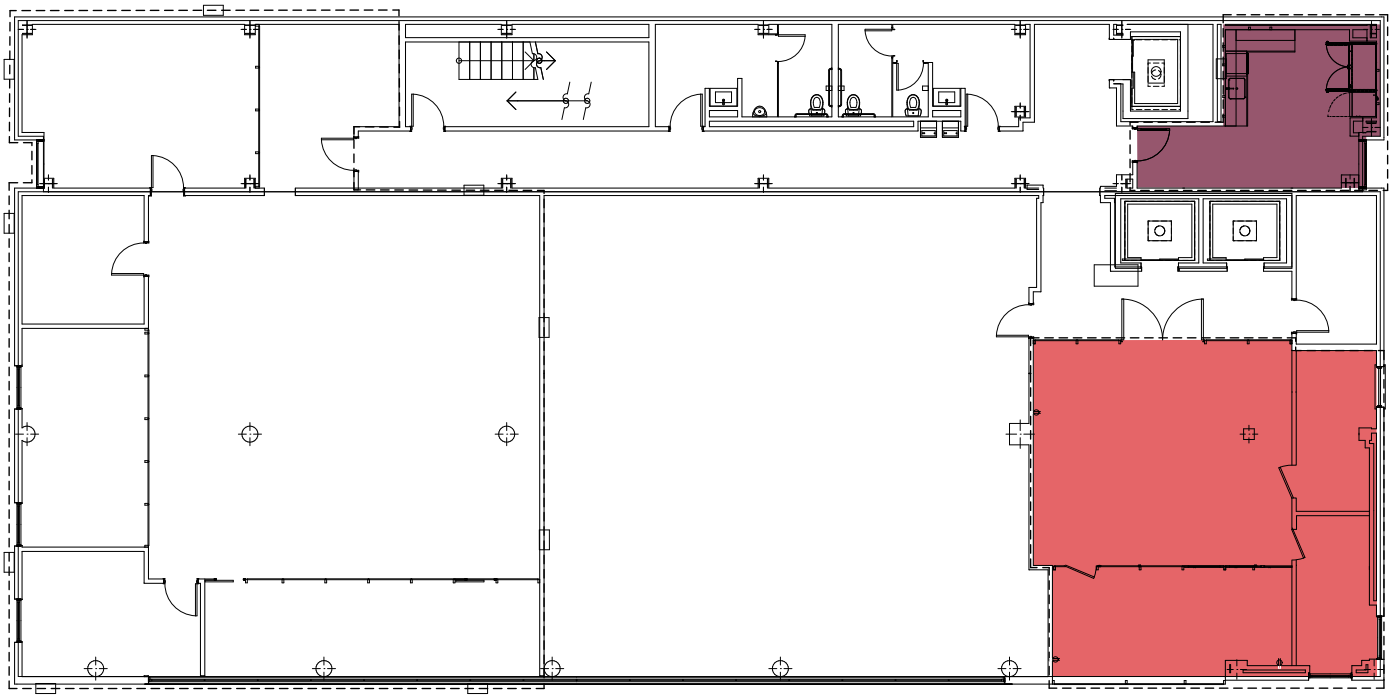
2 LEVEL TWO

CLICK OR SCAN TO VIRTUALLY TOUR SUITE 206

Suite 206
327 RSF



CLICK OR SCAN TO VIRTUALLY TOUR SUITE 205

Suite 205
1,031 RSF

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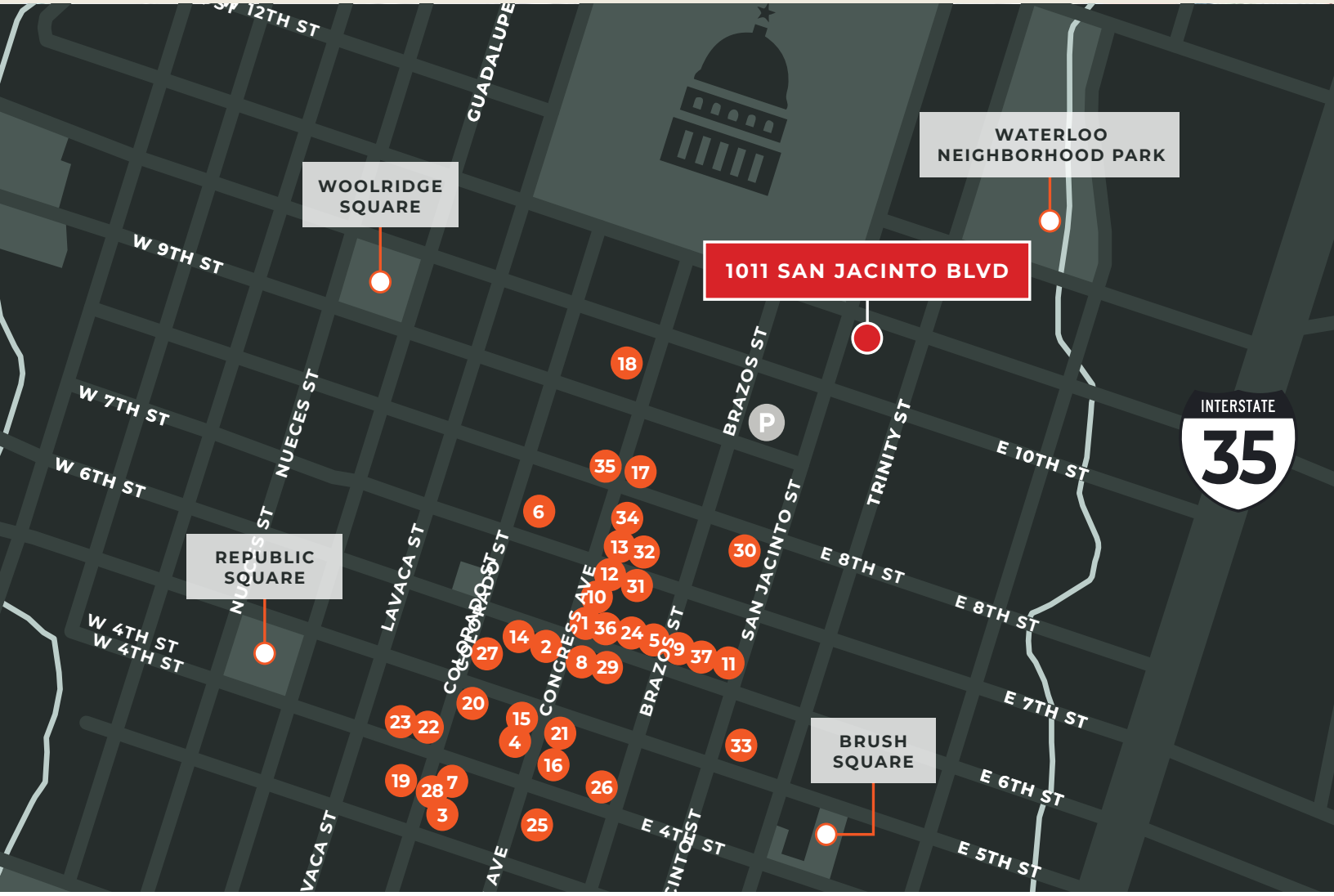

1. Capital One Cafe
2. Velvet Taco
3. Red Ash
4. Speakeasy
5. The Driskill
6. Perry's Steakhouse & Grill
7. RA Sushi Bar
8. Cava
9. Eureka
10. Hokkaisan Deli
11. Voodoo Donuts
12. Caroline Restaurant
13. Roaring Fork
14. Ruth's Chris Steak House
15. Shiner's Saloon
16. Houndstooth Coffee
17. Chipotle
18. Quattro Gatti
19. Comedor
20. Lonesome Dove
21. Modern Market
22. Truluck's
23. Peche
24. 1886 Cafe & Bakery
25. Swift's Attic
26. One Taco
27. Garage Cocktail Bar
28. Chilantro
29. Golds Gym
30. Omni Hotel
31. Element Hotel
32. Stephen F. Austin Hotel
33. The Westin
34. Paramount Theater
35. Fleet Coffee
36. Mexta
37. The Dead Rabbit/Grá Mór

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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.

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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

Equitable Commercial Realty	603700	mlevin@ecrtx.com	512.505.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Designated Broker of Firm	License No.	Email	Phone
Matt Levin	548312	mlevin@ecrtx.com	512.505.0001
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cory Camp	837899	ccamp@ecrtx.com	512.505.2761
Sales Agent/Associate's 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