

Real Estate

Harrison-Pearson

Since 1918

# For Lease

**Historic Grove Drug Building**  
**Ground Floor Only—2,398 sq.ft.**  
**209 East 6th Street**

**Location:** The Four Story Historic Grove Drug Building is located in Austin's Central Business District, in the 200 Block of East 6<sup>th</sup> Street, a National Registered Historic District. The Grove Drug Building is located on the south side of East 6th Street, two blocks east of Congress Avenue, between Brazos and San Jacinto.

**Description:** While the historic marker indicates a born-on-date of 1871, the Building's interior has received a complete and thorough renovation, creating an open functional floor plan, while preserving the stenciled tin ceiling, the inter-floor light well and other vintage attributes. The 2,398+/- sq.ft. ground floor is complete with custom counters, slat board accent walls, built-in storage, a break/work area, two restrooms and alley service entrance.

**Lease Term:** Three to Five years with options possible.

**Base Rent:** "Base Rent" for year one is **\$5,400** per month or \$27/sq.ft./annum. For years two through five, increases are capped at 3% per year.

**Additional Rent:** In addition to Base Rent, an occupant would also pay "Additional Rent", comprised of 22.19% of the annually assessed ad valorem tax, insurance premium (to insure the Premises), Austin Downtown PID Assessment, East 6<sup>th</sup> Street PID Assessment, valuation protest expense and CAM charges. Additional Rent is estimated at \$7.30/sq.ft./annum.

**Operating Expense:** An Occupant would be responsible for maintaining the interior of the Premises, including entrances, exit ways, exterior plate glass windows & doors; paying utilities & janitorial, including ballast, lamp and filter replacement, and pest control. The Property Owner will maintain roof, foundation & structural components, along with HVAC Units, fire protection equipment, plumbing & electrical systems and building's exterior façade.

**Zoning:** Central Business District Historical (CBDH) which allows for most retail and office utilization.

**Parking:** None on sight, but there are multiple parking garages and street metered parking in close proximity.

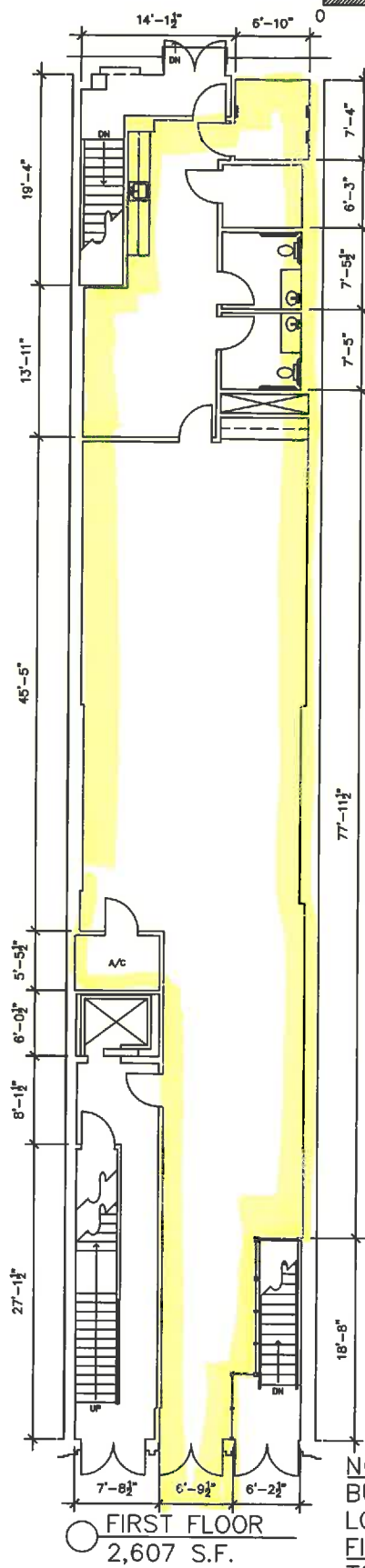
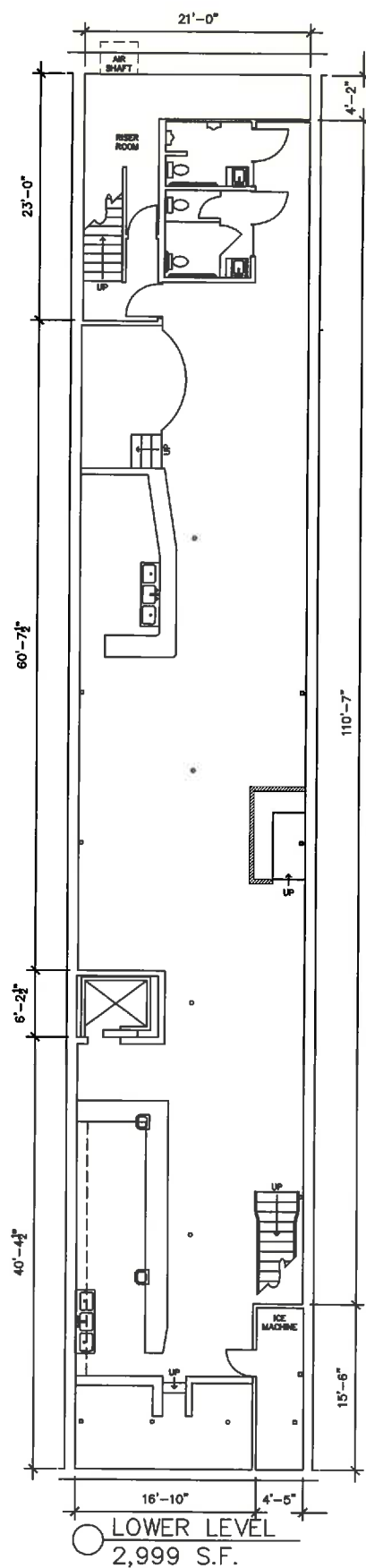
**Availability:** Currently available.



For Further Information Please Contact

[Sam Calliham](#)

Harrison-Pearson Assoc., Inc.  
Office : 512-472-6201 ext. 105  
Mobile: 512-517-9191  
[sam@hpaoffice.com](mailto:sam@hpaoffice.com)



SCALE: 1/16" = 1'-0"

**NOTE:**  
BUILDING COMMON AREA  
LOWER LEVEL: 232 SF  
FIRST FLOOR: 48 SF  
TOTAL: 280 S.F.

Drawing for:  
SOUTHWEST STRATEGIES  
GROUP  
1214 W. 6th ST., Ste. 220  
Austin, Texas 78703

209 E. 6th St.  
Austin, Texas  
First Floor Area: 2,607 USF  
Lower Level Area: 2,999 USF

THE MEASUREMENTS AND FLOOR  
PLANS ARE ACCURATE TO WITHIN  
2% USING BOMA MEASUREMENT  
STANDARD FOR RETAIL BUILDINGS.  
ANSI/BOMA 65.5 - 2010

Project No.: 1403.01  
Date: January 24, 2014  
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## + DIMENSIONS +

### FLOOR PLANS

Austin, Texas  
dimensionsfloorplans.com  
Phone: (512) 342-0114 plans@texas.net



# Information About Brokerage Services

11-2-2015

*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>Harrison-Pearson Assoc., Inc.</u>	<u>389551</u>	<u>frontdesk@hpaoffice.com</u>	<u>(512) 472-6201</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Herbert Sladek</u>	<u>115654</u>	<u>herb@hpaoffice.com</u>	<u>(512) 472-6201</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Herbert Sladek</u>	<u>115654</u>	<u>herb@hpaoffice.com</u>	<u>(512) 472-6201</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sammy L. Calliham</u>	<u>244209</u>	<u>sam@hpaoffice.com</u>	<u>(512) 472-6201</u>
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](http://www.trec.texas.gov)**