



## **Austin Tenant Advisors Offers Free Service to Help Businesses Find Office Space for Rent in Austin TX**

*September 16, 2020*

Austin, Texas - September 16, 2020 - PRESSADVANTAGE -

Austin Tenant Advisors, a tenant representation services company in Austin, TX, has announced that they are offering a free service to help businesses find Austin office space for rent. They are focused on representing tenants and helping companies look for office space for rent in and around the Austin metro area whether they are looking to open their first office, relocate, or renew an existing office lease. They make use of a transparent approach, which is to take the time to understand what's important to tenants, educate them, ensure they are kept in the loop the entire time, and match their business to the right office space lease.

A spokesperson for Austin Tenant Advisors says, "We only represent tenants, never landlords which means you get unbiased advice and a commercial real estate agent that is on your side. Landlord representatives will only show you office listings within their portfolio. We show you only those listings that meet your ideal size, location, and budget so your time is not wasted."

The service provided by Austin Tenant Advisors offers several benefits. First of all, their service is offered for free because it is the landlords who are paying for the tenant rep fees. Second, they are able to find the best spaces because they pay to have access to all the best online office space listing databases and because they have relationships with all of the office building owners and landlord reps they know months in advance of any new office listings before they are marketed. While landlord representatives will only show companies looking for an office space for rent office listings within their portfolio, Austin Tenant Advisors will sift through hundreds of potential office buildings and show only those listings that comply with the client's ideal size, location, and budget. They represent your best interests throughout the entire office leasing process from site selection to negotiation to occupancy.

When working with Austin Tenant Advisors to find office space for rent Austin TX businesses get access to real-time commercial office space market data, and thus are able to make better decisions, free up some of their time, and focus on their own business. Another benefit is that businesses would be able to negotiate the best possible deal as a result of the advice from Austin Tenant Advisors who know the market well and what is a good deal or not. They will help you get free rent, lower rates, tenant improvement allowances, and other office lease concessions. They will also help in facilitating construction bids, buildouts, and introductions to architects, movers, phone/data cabling and other vendors. Overall, they can help business owners and companies save a lot of time and allow them to negotiate better deals as they become more knowledgeable about current market conditions.

The tenant representation services are free to tenants as landlords pay the commissions. This has no negative impact on the deal. In fact, by using their services businesses increase their chances of getting a better one. Some tenants think by searching for and negotiating office space on their own they will receive a better rate from the landlord since the landlord does not have to pay a tenant rep commission. The truth is that landlord reps get paid a higher commission in the event that there is no tenant rep involved.

It's really a difficult decision to determine the best location to lease office space. This decision is typically driven by factors such as the needs of employees, monthly cost, commute times, amenities, etc. To help guide businesses through the process Austin Tenant Advisors has profiled each area in Downtown Austin, Central Austin, North Austin, Northeast Austin, South Austin, Southeast Austin, and Southwest Austin.

If keeping the monthly rent as low as possible is important they suggest focusing on Southeast Austin and Northeast Austin where rates will be the lowest in town ranging from \$21 to \$25 sf. These buildings are likely to be older class C office buildings and are less likely to have any amenities.

There are a number of things that a business will need to rent an office and Austin Tenant Advisors will make sure you are educated and prepared. These include: good credit and strong financials; security deposit and first month's rent; business plan if a startup; general liability and property insurance; furniture; and Internet

and phone service, including data cabling.

Those who are looking for office space for rent in Austin TX may want to check out the services offered by Austin Tenant Advisors by visiting their website at <https://www.austintenantadvisors.com/office-space/>, or contact them through the telephone or via email. They are open from Monday to Saturday, 24 hours a day.

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For more information about Austin Tenant Advisors, contact the company here: Austin Tenant Advisors Nathan K Smith (512) 861-0525 [info@austintenantadvisors.com](mailto:info@austintenantadvisors.com) 1300 Guadalupe St #250 Austin, Tx 78701

## **Austin Tenant Advisors**

*Austin commercial real estate agency that exclusively help tenants find and negotiate warehouse, retail and office space for rent in Austin Texas.*

*Our free service will ensure you find the best space, avoid mistakes, and get the best deal possible.*

Website: <https://www.austintenantadvisors.com/>

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