

Austin Tenant Advisors Offers Tenant Representation Services in the Austin Tx Metro Area to Ensure Tenants Find the Best Commercial Spaces For Lease and Get the Best Deal Possible

October 20, 2021

Austin, Texas - October 20, 2021 -
Austin Tenant Advisors is one of the few commercial real estate brokerages that exclusively represent tenants with regards to the search for commercial space for lease, selection, and negotiation with the property owner. Most other commercial real estate companies tend to represent both landlords and tenants but this may result into a conflict of interest particularly when that commercial real estate brokerage represents both parties in a single commercial lease transaction. More about this can be gleaned from https://www.austintenantadvisors.com/tenant-representation/.

When there is a conflict of interest, the commercial real estate brokerage would be in a quandary because they cannot protect the interests of the building owner and at the same time represent the tenant during the negotiation process. They will likely be reluctant to fully represent the interests of the tenant in negotiating the lowest possible lease price. Furthermore, the real estate firm who represents the interests of a particular landlord will only show tenants those commercial spaces that are included in that landlord?s portfolio.

Nathan Smith from Austin Tenant Advisors explains, ?Tenant representation is when a commercial real estate expert exclusively represents tenants, never landlords in the search, selection, and negotiation of commercial properties. At Austin Tenant Advisors, we only focus on tenant representation and we only represent the needs and best interests of the tenant. We help new and existing business owners and companies find commercial space for rent and negotiate the most concessions and lowest lease rates possible.?

Austin Tenant Advisors is a commercial real estate company in Austin Tx that only represents tenants, never landlords so there would never be a conflict of interest. Their goal is to find commercial space that meets the exact requirements of tenants and represent their best interests against landlords in negotiating the lease to get the best deal possible.

On the other hand, landlord agents have a fiduciary duty to represent the best interests of the landlord or property owner. While they will be seemingly nice, friendly and professional in dealing with the tenant, in the end, the interests of the landlord, which is to negotiate the highest lease price possible and offer as few concessions as possible, will prevail.

They want to emphasize that there are many advantages in having a tenant representation. These include the fact that: tenant reps will show the client every property that meets their needs, and they are not biased to only those in their portfolio like landlord reps; clients will have their own team of tenant rep real estate experts, from site selection, to negotiating the lease, to occupancy; clients will have access to the same real estate market information that landlords have; clients can reduce the time and expenses in finding lease space, which will help in increasing profits; tenant representation is a free service because landlords pay their fee; client?s liabilities and risks will be reduced; tenant reps can connect clients with architects, lawyers, and furniture vendors, consult on the best office space layouts, and help in obtaining construction bids; clients will have an expert negotiator who understands how to create as much leverage as possible in competitive markets; and clients will know what would be available and when even before the commercial space becomes available in the market.

Founded in 2006, Austin Tenant Advisors is a commercial real estate company that is focused on providing representation for tenants and buyers. As such, they are in the business of helping companies and business owners look for, choose, and negotiate the conditions and prices for retail space, office space, and warehouse space. Furthermore, their service does not end after the lease transaction. They will consult with their client before, during and long after the lease contract has been signed. They have the time, the resources, and the connections it would take to provide their service to their clients.

When in need of the services of a tenant representative Austin TX businesses can visit the Austin Tenant Advisors website, or contact them on the phone or through email. They are open from 7:00 am to 6:00 pm, from Monday to Friday.

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For more information about Austin Tenant Advisors, contact the company here:Austin Tenant AdvisorsNathan K Smith(512) 861-0525info@austintenantadvisors.com1300 Guadalupe St #250Austin, 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.

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