

# Austin Tenant Advisors Explains the Reasons to Hire a Commercial Real Estate Broker When Leasing Commercial Property

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Austin Tenant Advisors, a commercial space rental company based in Austin, TX, has recently released a blog post that explains the reasons why it is a good idea to hire a commercial real estate broker when interested in leasing a commercial property in Austin and neighboring areas. The article points out that while it is possible to do an online search for commercial spaces, one will find over 20 million results and many sites even have commercial listings with outdated, incomplete, generic, or inaccurate data. And some sites also have paywalls and only display a percentage of the available spaces. Having a commercial real estate broker with the right experience, knowledge, tools, and access to all of the market data in Austin can greatly facilitate finding a commercial space for lease or sale. The mentioned blog post can be accessed at https://www.austintenantadvisors.com/blog/why-should-you-hire-use-a-commercial-real-estate-broker/.

First of all, hiring a commercial real estate broker will be a free service for the one looking for commercial space to rent. Nathan Smith, owner of Austin Tenant Advisors, explains, ?One of the top reasons businesses avoid using commercial real estate brokers is because they want to avoid paying commissions, however companies rarely have to pay commissions out of pocket. Commissions get paid by landlords and sellers.

The commissions are included in the lease or purchase rates quoted to you. You will not get a lower rate because you don't have your own agent. Commissions are being paid regardless if you have representation or not so you might as well put some of that to work for you.?

Another good reason is that a commercial real estate agent will be representing the best interests of the business looking for a commercial space to rent or lease. On the other hand, commercial listing agents have a fiduciary duty to do their best for the landlord or property owner at all times. Although listing agents will treat would-be tenants nicely, their ultimate goal will be to negotiate in favor of the landlord. In contrast, a commercial real estate broker will have the best interests of their client in mind. Thus, they are willing and free to provide information to their clients that the listing agent will not and cannot provide. They will also do their best to negotiate the lowest possible rates and best terms possible.

A commercial real estate broker Austin TX businesses can depend on will also help their client search for and determine the best properties. The landlord?s agents are only motivated to lease or sell those properties owned by the property owner they are representing, which means that the available properties they can recommend will be very limited. Having a commercial real estate broker as one?s agent means having an agent who is not biased and will consider the current and future business needs of their client. Thus, they will show any property that is available for lease of sale that fits the specific needs of the client. And because they are experienced and knowledgeable regarding local market conditions, they can easily tell which locations are the best, which spaces are available, and any restrictions on zoning or use.

Founded in 2006, Austin Tenant Advisors is a commercial real estate company that assists business owners and companies that are looking to rent commercial space for a specific purpose at the best possible rate and terms. They will also help with the negotiation process for the lease agreement, including rental rates for warehouse space, retail space, and office space. They have more than 16 years of experience in tenant representation negotiating new leases, commercial lease expansions, renewals, and buying commercial real estate properties in the Austin metropolitan area. They will only represent their client?s best interests, never landlords, which means you get unbiased advice and a commercial agent on your side.

When in need of an Austin commercial property leasing agency, businesses can visit the Austin Tenant Advisors website, call them on the phone, or contact them via 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

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# 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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