

ELLIOTT P. FLICK

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Thank you for taking time to consider me regarding your corporate real estate needs. It would be an honor to assist you in your demanding commercial leasing challenges. It is simply your wisest choice to have someone on your 'team' representing your best interests.

A handwritten signature in black ink that reads "Elliott Flick" with a long, sweeping underline.

WHAT CAN I DO FOR YOU?

When key business decision-makers are asked, "What do you wish you had more of," they most often respond with: "**more time.**" When asked what else they wanted, they answer with: "**more money.**" When asked a 3rd time, they often respond: "**more peace of mind.**"

When I'm asked the question, "**What can you do for me**" (regarding your commercial real estate challenges), I can honestly say my local insider expertise, coupled with my deep, long-standing relationships, enable me to passionately be your valuable strategic advisor and advocate.

- This relationship *preserves your time* so you can concentrate on what you do best: making your business thrive and become even **more profitable**. Additionally, my negotiation strategies will contribute to keeping **more money** in your bank account. I can also provide you a **peace of mind** while guiding you through the maze of commercial leasing (your 2nd largest business expense).

Finally, virtually everyone else desires something of great value for FREE!

- I can perform my services for you for no direct fees from you.

All leasing fees are already built into the transaction. Therefore, full commission costs are paid out to the Landlord's building broker *unless you have your own broker working exclusively for you*. In you do, that built-in commission is split between your broker and the building broker. With or without your own representation, the commission cost is "baked in" and is non-negotiable. If you *are not represented*, the full commission goes to the building leasing broker, and they do not have your best interests in mind.

EXPERIENCE

As an industry veteran I have represented tenants, landlords, and investors all over Austin. My passion is to put my expertise and comprehensive understanding of the leasing process into practice to achieve your best outcomes. Best outcomes will save you time, money, hassles, and preserve your future leasing rights and options. My insider insights enable me to leverage the marketplace for your benefit.

A part of my job is to create a healthy competition for your business. This keeps your prospective landlords on their toes if they want the potential income stream you represent to them. The best way to bring an existing landlord to focus on the transaction at fair rates is to actively create competitive options.

I always have only your best interests in mind. I will be aggressive when the situation calls for it to defend your options, your needs, or your rights.

PERSONAL VALUES

- Loyal | Confidential | Enthusiastic | Transparent | Passionate | Professional.
- Respectful | Reachable | Responsive | Dependable | Available. "I do what I say I will."
- I am your Flexible, Dedicated, and Trusted Personal Advisor every step of the way.

AFFILIATIONS & COMMUNITY

- Founder: *The Flick Report – the Central Texas Commercial Property Journal*
- Developed: **Commercial Brokers Network** (Austin's first online data service – sold to COMPS/CoStar).
- Texas Real Estate Commission (TREC), Licensed Real Estate Agent
- Member: Covenant Presbyterian Church

DIFFERENTIATORS

Tower Commercial is your Strategic Advisor: The real issue is not finding commercial space to lease at the best rate (although very important). The critical issue is negotiating a fair lease deal your company can live with. To design a real estate plan that supports your goals and objectives, I will dedicate the time necessary to understand your business.

Tower Commercial is Process Driven: Our commitment to a thorough, systematic, and effective process means I will evaluate every possible real estate solution, resulting in the lowest cost, lowest risk, and best outcomes for you.

Tower Commercial has No Conflicts of Interest: Any of the team at Tower Commercial will represent *only* YOU!

Tower Commercial is all about Customized Personal Service: We offer highly personalized services with the passion to focus on your needs. Tower Commercial's experts in the Austin real estate market, and surrounding areas, can handle all your corporate real estate needs. If you have a space or project you're looking to lease, sublease, purchase or sell, let's talk about it.

Call or text me directly at 512-917-8773

