

THE OFFICE
CENTER
AT LAKEWAY

PROPERTY

FOR SUBLEASE

211

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211 RANCH ROAD 620 S,
LAKEWAY, TX 78734

OFFICE CENTER AT LAKEWAY

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211 RANCH ROAD 620 SOUTH, LAKEWAY, TX 78734

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 672 - 2,053 SF

Lease Rate: \$15.00 SF/yr (NNN)

NNN: 2016 \$12.40/SF

Building Size: 6,632 SF

Paul Kennedy 512.234.6637

PROPERTY OVERVIEW

Two Story Office Building with elevator, plenty of parking and back porch.

Best suited for small medical users such as Chiropractor, Massage Therapists, Psychologist, Med Spa, etc.

LOCATION OVERVIEW

Across from Lexus of Lakeway, approximately 1 mile North of Lakeway Blvd on RR 620

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ADDITIONAL PHOTOS



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AVAILABLE SPACES



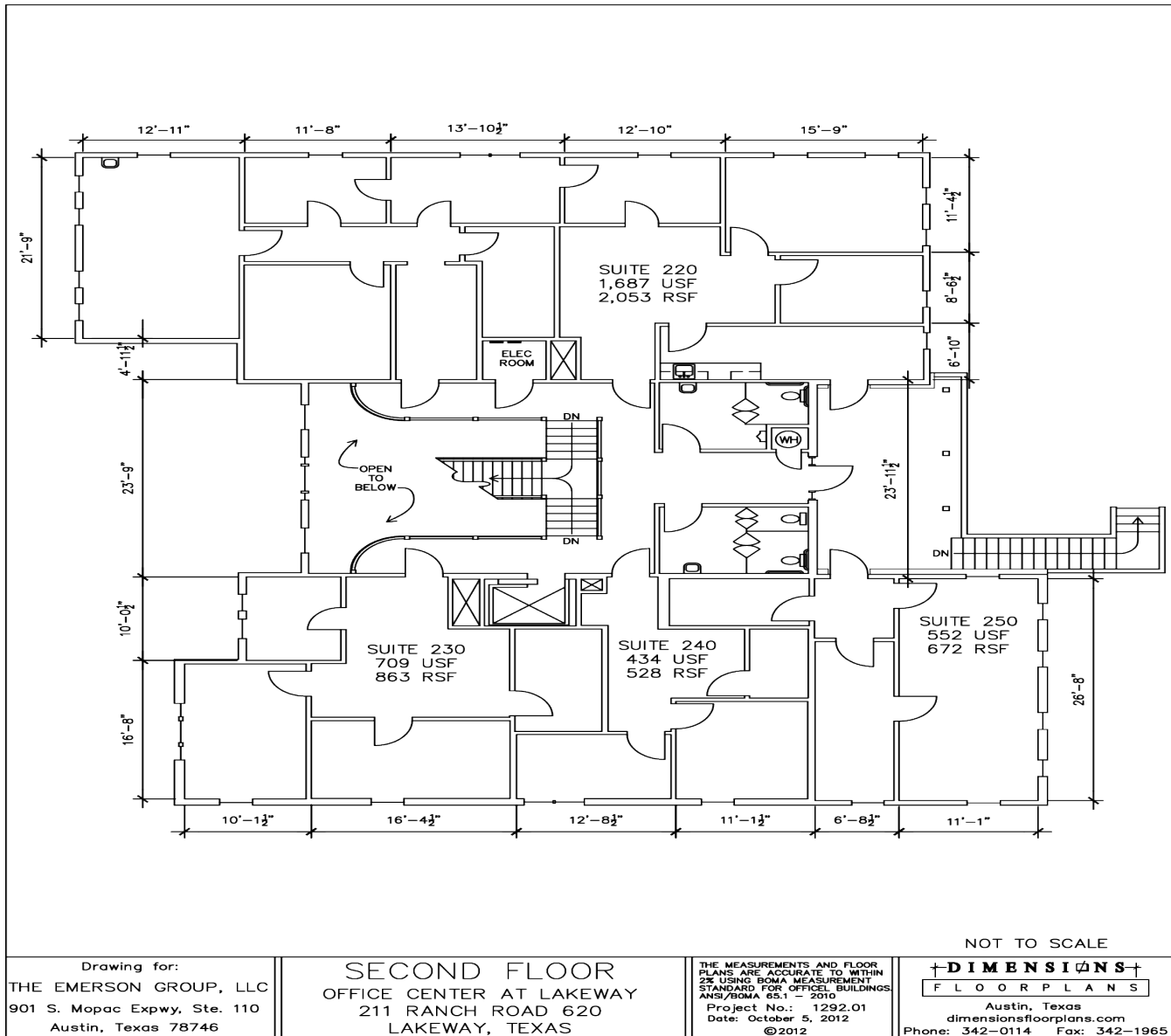
Lease Rate:	\$15.00 SF/YR (NNN)	Total Space	672 - 2,053 SF
Lease Type:	NNN	Lease Term:	1 year, up to August 2020

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 220	Medical/Office	\$15.00 SF/YR	NNN	2053 SF	Negotiable	2016 NNN \$12.40 (subject to increase annually) \$0.50 Annual Base Rent escalations in master lease
Suite 250	Medical/Office	\$15.00 SF/YR	NNN	672 SF	Negotiable	2016 NNN \$12.40 (subject to increase annually) \$0.50 Annual Base Rent escalations in master lease

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FLOOR PLANS - 2ND FLOOR



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MASTER LEASE RENT SCHEDULE



211 RR 620 South Master Lease Commencement Date 8/1/2015

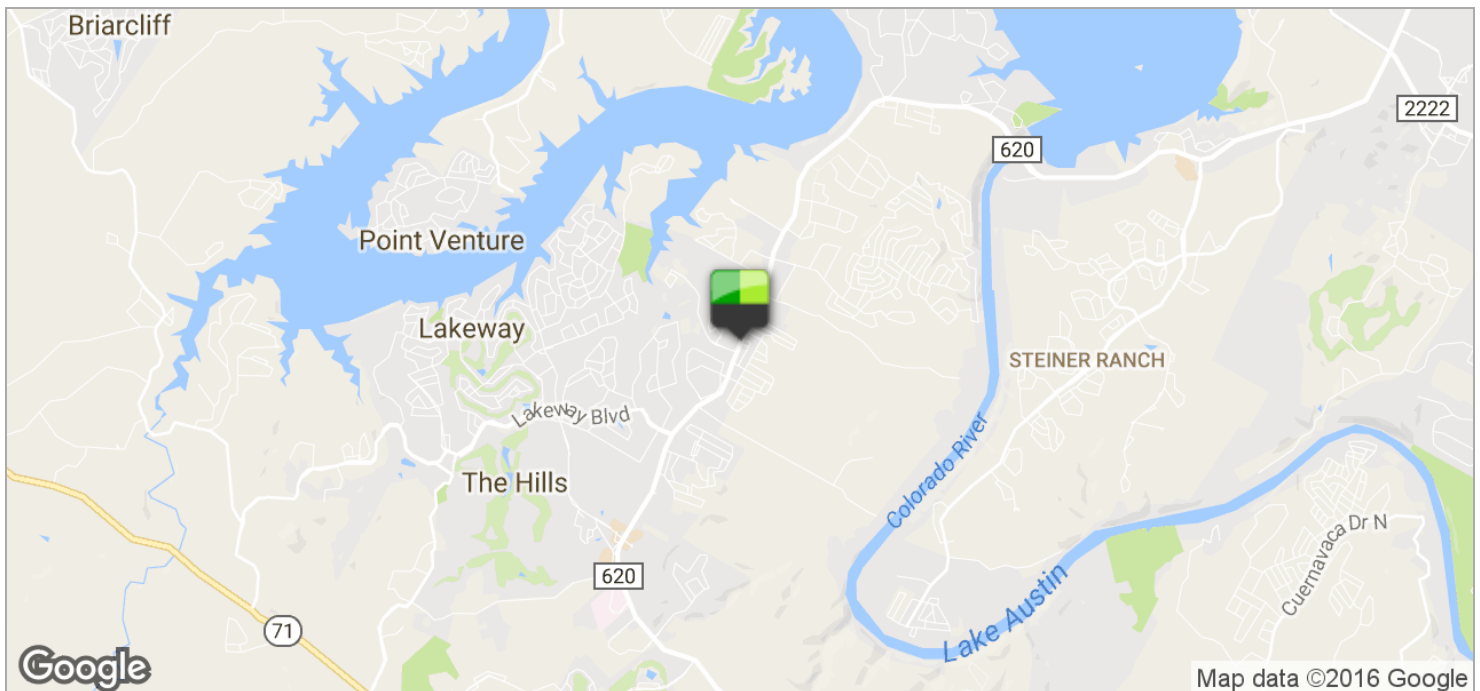
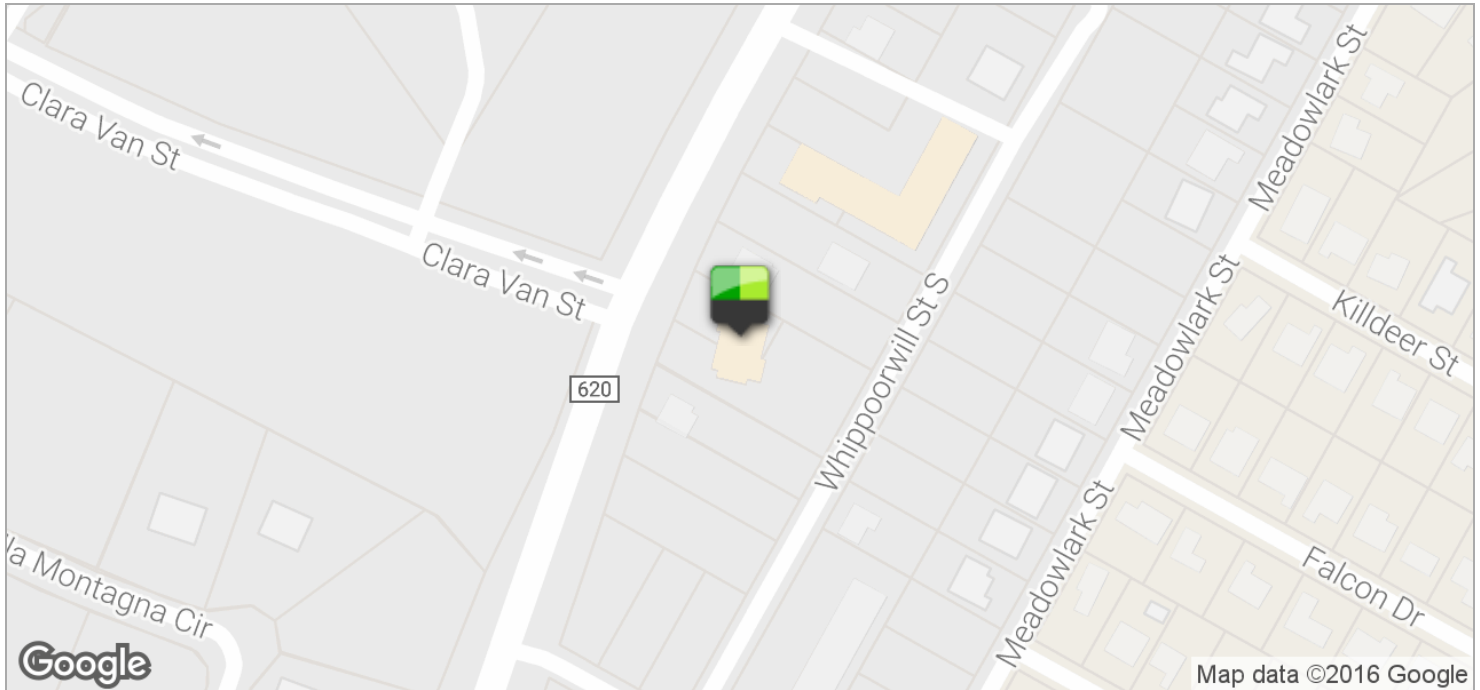
Rental Rates:

Months 1-12	\$15.00/sq/year
Months 13-24	\$15.50/sq/year
Months 25-36	\$16.00/sq/year
Months 37-48	\$16.50/sq/year
Months 49-60	\$17.00/sq/year

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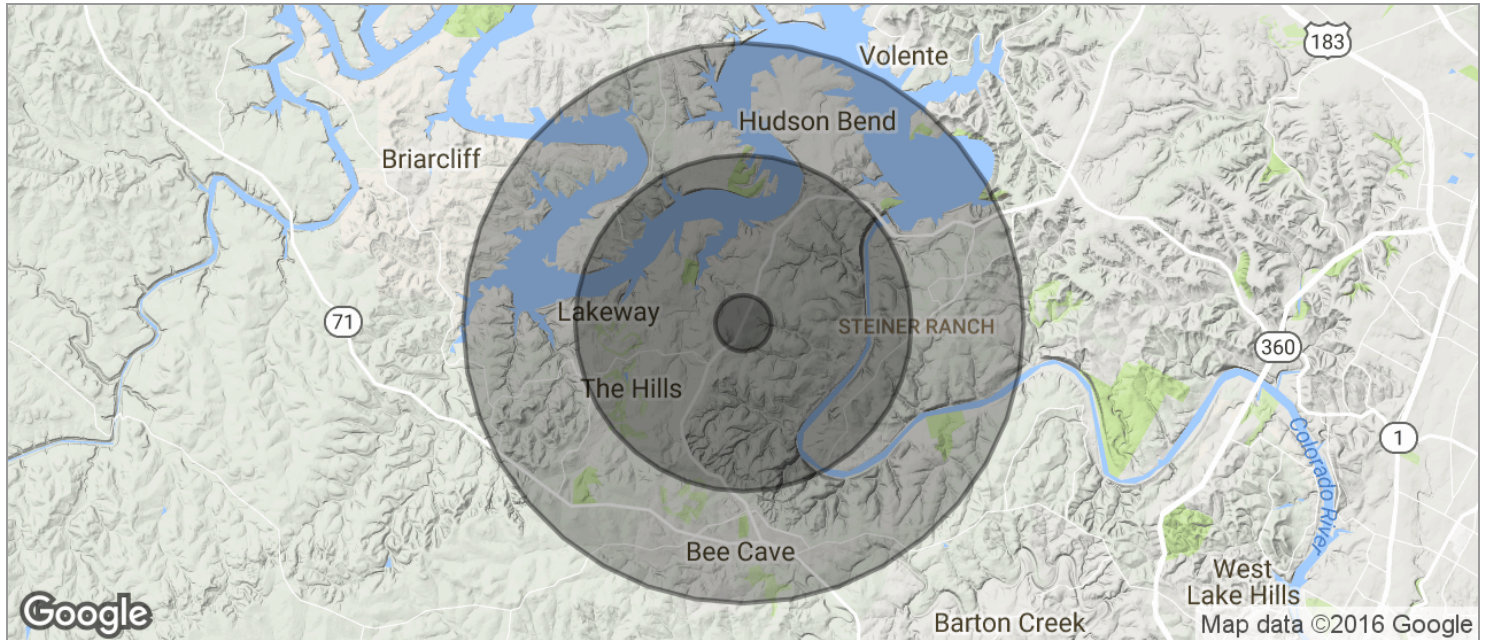
LOCATION MAPS



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DEMOGRAPHICS MAP



POPULATION	0.5 MILES	3 MILES	5 MILES
TOTAL POPULATION	590	19,865	43,454
MEDIAN AGE	42.5	41.9	40.7
MEDIAN AGE (MALE)	40.0	40.8	40.1
MEDIAN AGE (FEMALE)	45.6	43.3	41.5
HOUSEHOLDS & INCOME	0.5 MILES	3 MILES	5 MILES
TOTAL HOUSEHOLDS	242	7,815	16,545
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$107,800	\$122,311	\$127,888
AVERAGE HOUSE VALUE	\$344,739	\$372,390	\$411,548

* Demographic data derived from 2010 US Census



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Commercial Market Exchange/CME Properties	9003840	info@cmeatx.com	(512)774-9520
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Matt Delahoussaye	605537	matt@cmeatx.com	(512)583-5313
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paul Kennedy	607648	paul@cmeatx.com	(512)234-6637
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

IABS 1-0 Date