



*PROPERTY*

FOR SUBLEASE

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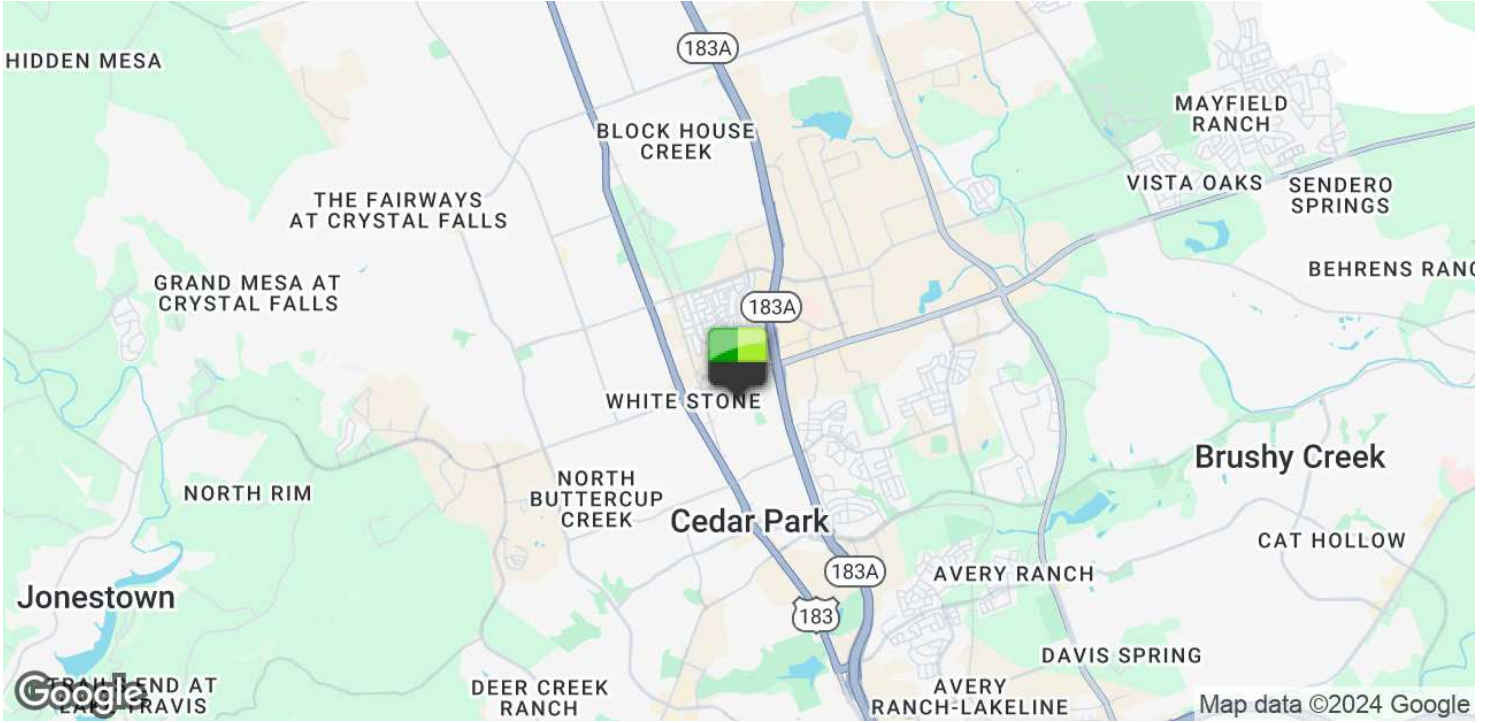
# DISCOVERY BUSINESS PARK SUBLEASE

715 DISCOVERY BLVD. SUITE 107, CEDAR PARK, TX 78613

# DISCOVERY BUSINESS PARK SUITE 107 SUBLEASE

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## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Introducing a 7,500 square foot office-warehouse flex space available for sublease at the Discovery Business Park in Cedar Park. The space is currently utilized as a film production studio. This versatile space is comprised of approximately 1/3 creative office space and 2/3 production studio (warehouse) space, all fully HVAC'd. The space is finished out very nicely with modern touches. The wood slat walls pictured do not convey. Ideal for businesses looking for a functional and adaptable workspace. The sublease runs through November 31, 2025.

## PROPERTY HIGHLIGHTS

- 7,500SF
- 100% HVAC
- 28 Parking spots
- Approx. 35/65 Office/warehouse
- Very nice finishes
- Available February 1, 2025
- Sublease through November 31, 2025

## OFFERING SUMMARY

Lease Rate:	\$18.60 SF/yr (NNN)
Available SF:	7,500 SF
Term:	2/01/2025 Through 11/31/2025
Zoning:	PD with GB base zoning

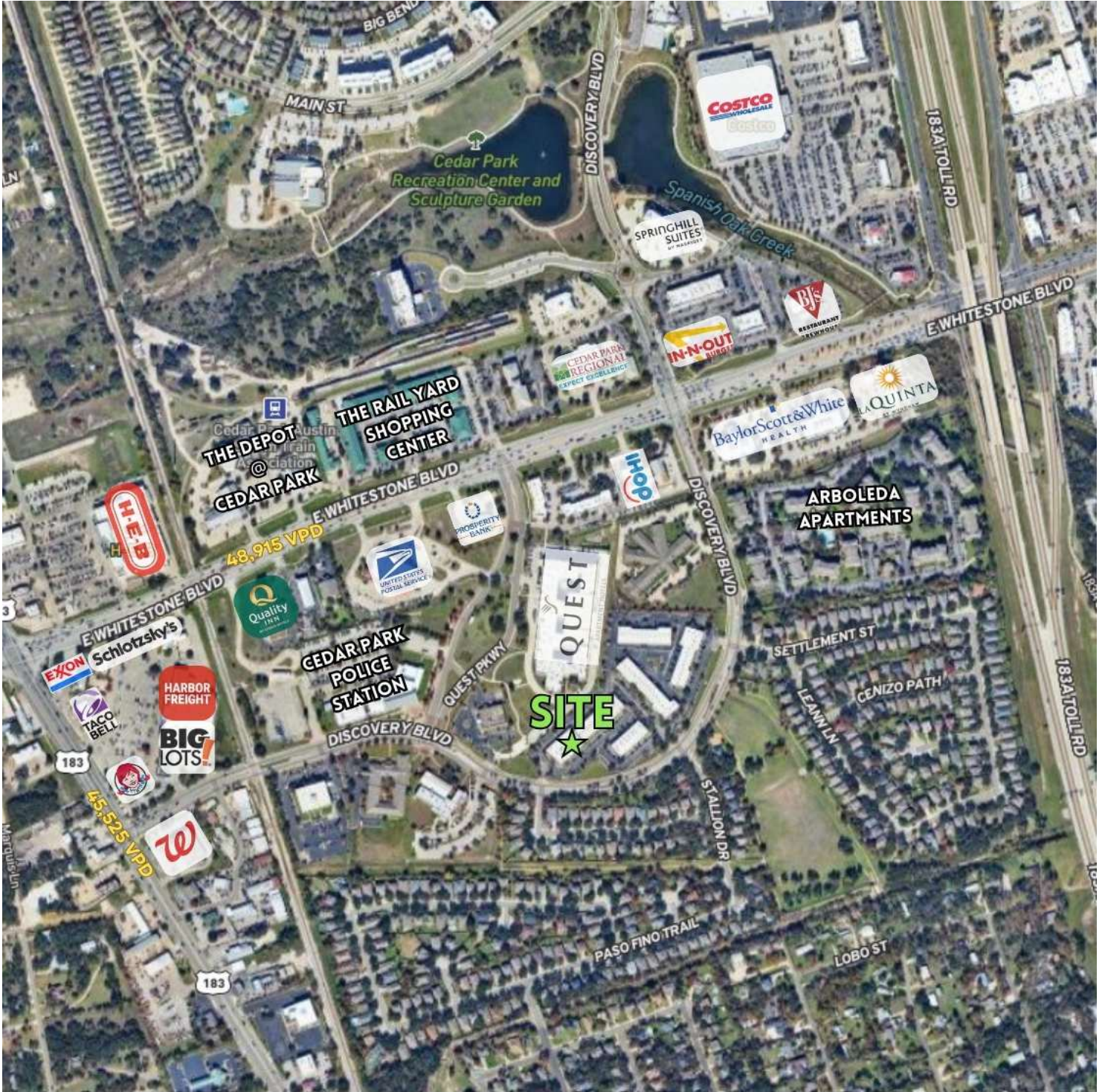
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,672	34,585	83,615
Total Population	9,934	95,377	230,286
Average HH Income	\$118,539	\$143,783	\$158,839

# DISCOVERY BUSINESS PARK SUITE 107 SUBLEASE

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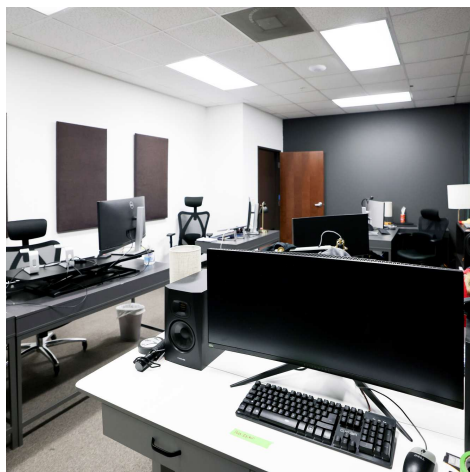
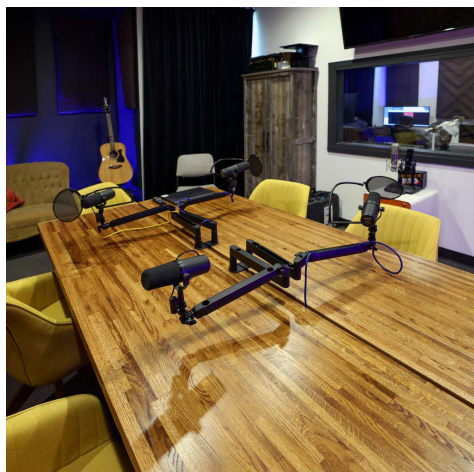
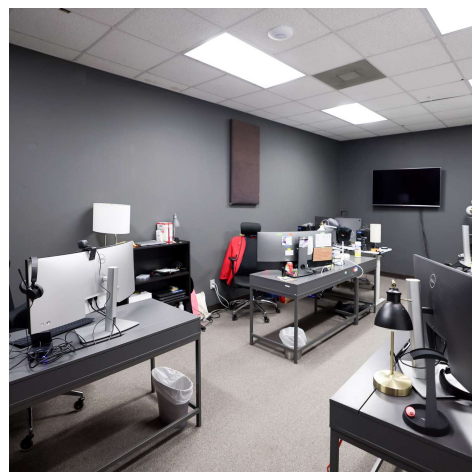
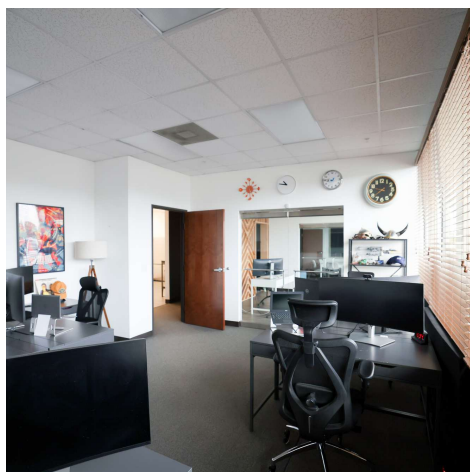
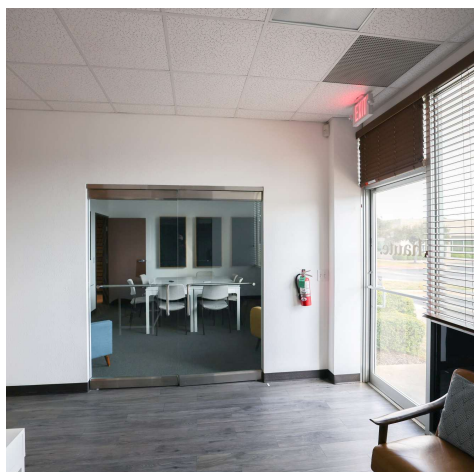
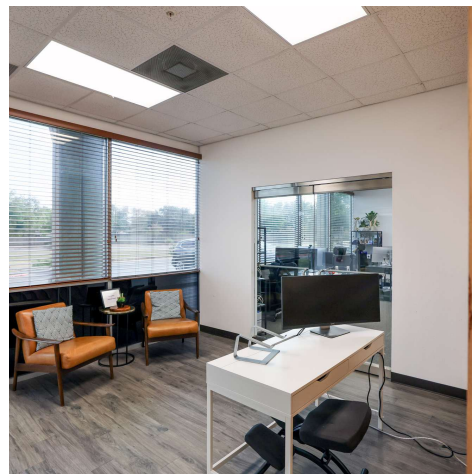
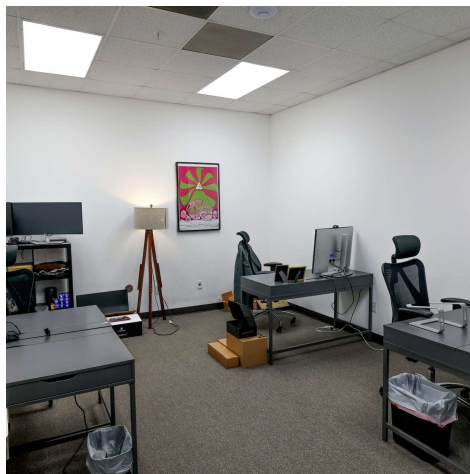
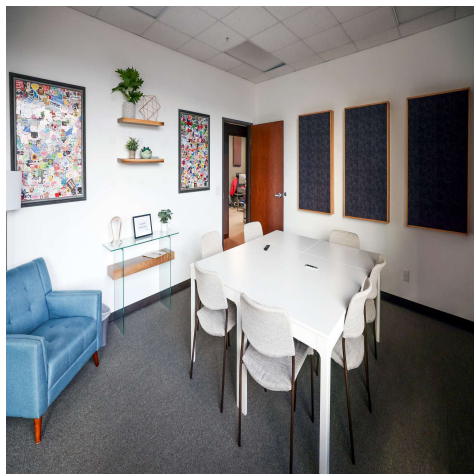
AERIAL MAP



# DISCOVERY BUSINESS PARK SUITE 107 SUBLEASE

715 DISCOVERY BLVD, SUITE 107, CEDAR PARK, TX 78613

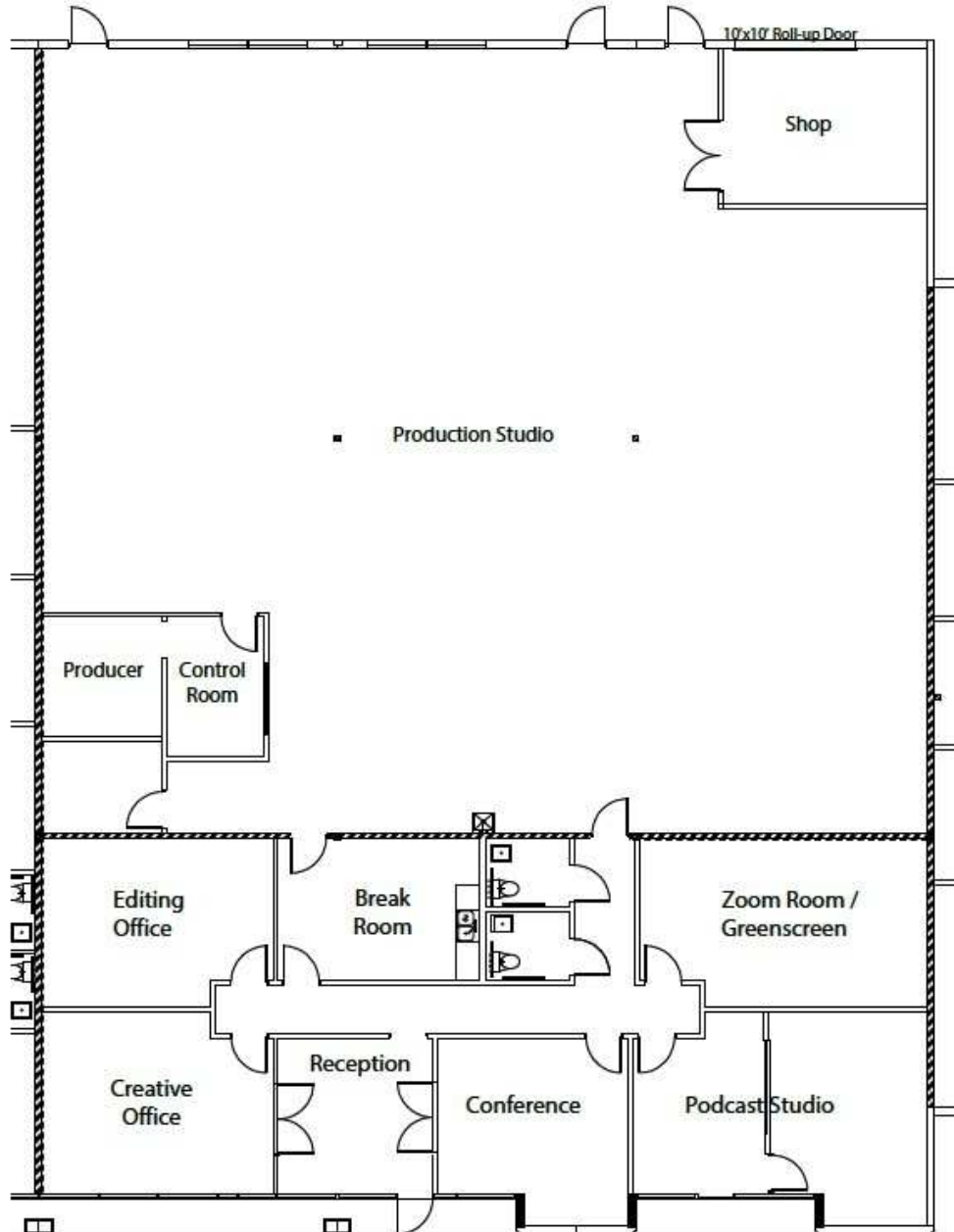
## ADDITIONAL PHOTOS



# DISCOVERY BUSINESS PARK SUITE 107 SUBLEASE

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## LAYOUT PLAN



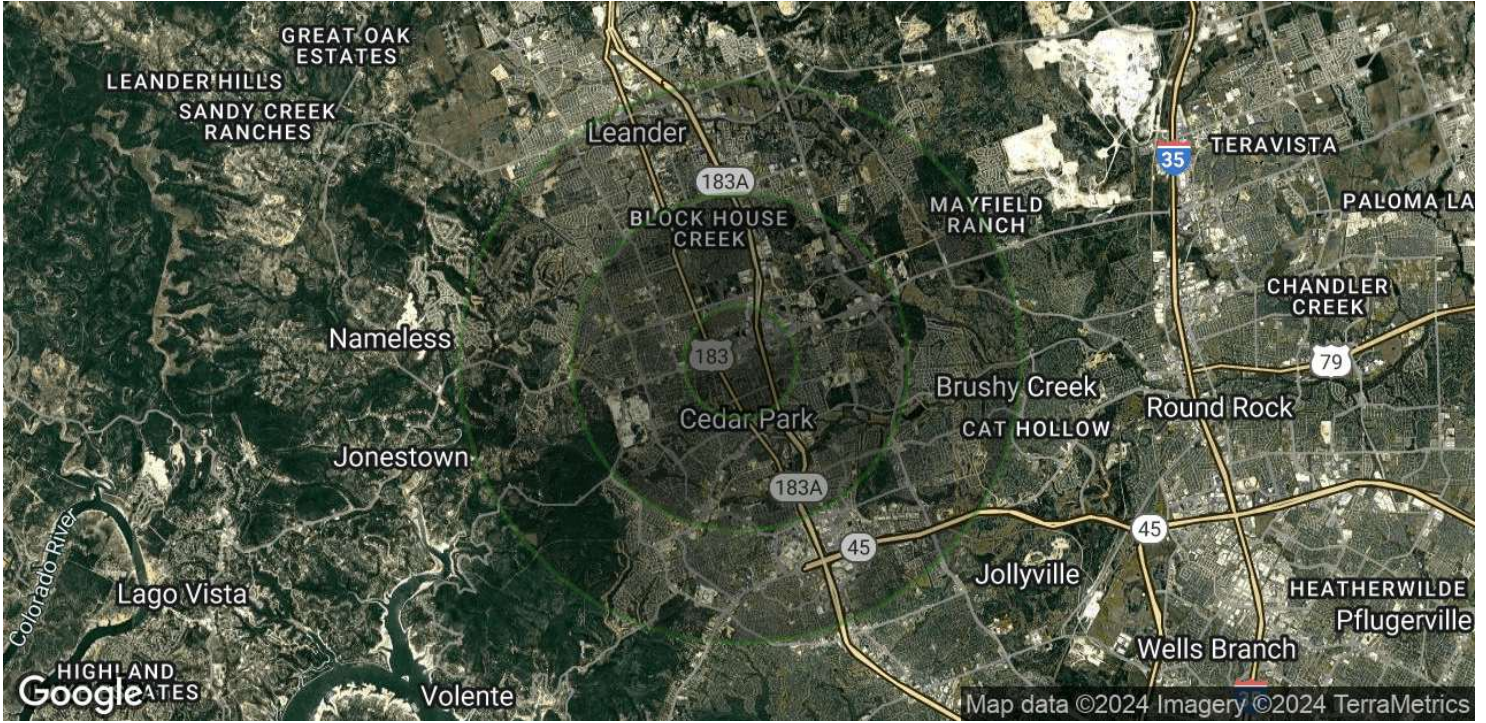
SUITE 107  
7500 SQFT

\*For visual representation only, accuracy and scale are not guaranteed.

# DISCOVERY BUSINESS PARK SUITE 107 SUBLEASE

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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,934	95,377	230,286
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	39	38	38

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,672	34,585	83,615
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$118,539	\$143,783	\$158,839
Average House Value	\$449,222	\$516,527	\$551,712

Demographics data derived from AlphaMap



## 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 confidential 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.

<b>Commercial Market Exchange LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9003840</b> License No.	<b>infocmeatx.com</b> Email	<b>(512)774-9520</b> Phone
<b>Matt Delahoussaye</b> Designated Broker of Firm	<b>535200</b> License No.	<b>matt@cmeatx.com</b> Email	<b>(512)535-5313</b> Phone
<b>Jennifer Bernstein</b> Licensed Supervisor of Sales Agent/ Associate	<b>603557</b> License No.	<b>jennifer@cmeatx.com</b> Email	<b>(512)774-9520</b> Phone
<b>Bailey Morse</b> Sales Agent/Associate's Name	<b>776559</b> License No.	<b>Bailey@cmeatx.com</b> Email	<b>(512)630-9888</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date