

For Lease



201 N Heatherwilde #501, #504,
#401-404 and #301-304
Pflugerville, TX 78660
Lease Price: \$24/SF +NNN



600 Round Rock West Drive #605
Round Rock, TX 78681

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(512) 663-8961
landmarktx@airmail.net



Highlights

- 10 Brand new 3 large office suites 1,000 SF each. Can be combined to 2,000 SF
- Ideal for small business, law, accounting, insurance or small medical
- Located 1 mile East of I35 & Grand Ave Pkwy.
- Great location with easy access to IH35 and FM 1825 (Pecan St)
- Landlord pay COA fees (water, trash and exterior maintenance)

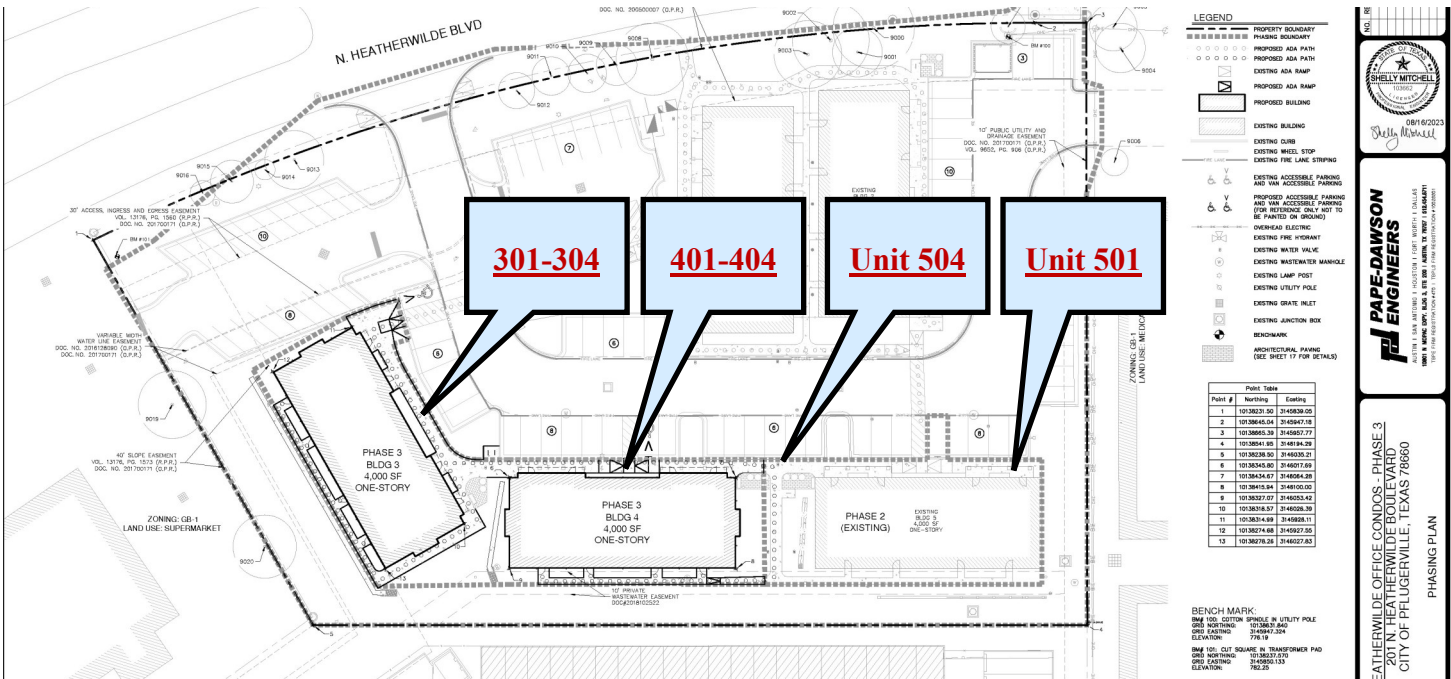
Property Description

Brand New 10 Professional offices suites available June 25 (unit 501 available now). 3 large offices, work/conference area, reception, kitchen and private restroom. Stained concrete flooring, high ceilings with fans makes it ideal for small business, law, accounting, insurance or small medical. Nicely maintained common area makes good first impression.

Available June 2025.
Brokers protected (4%)

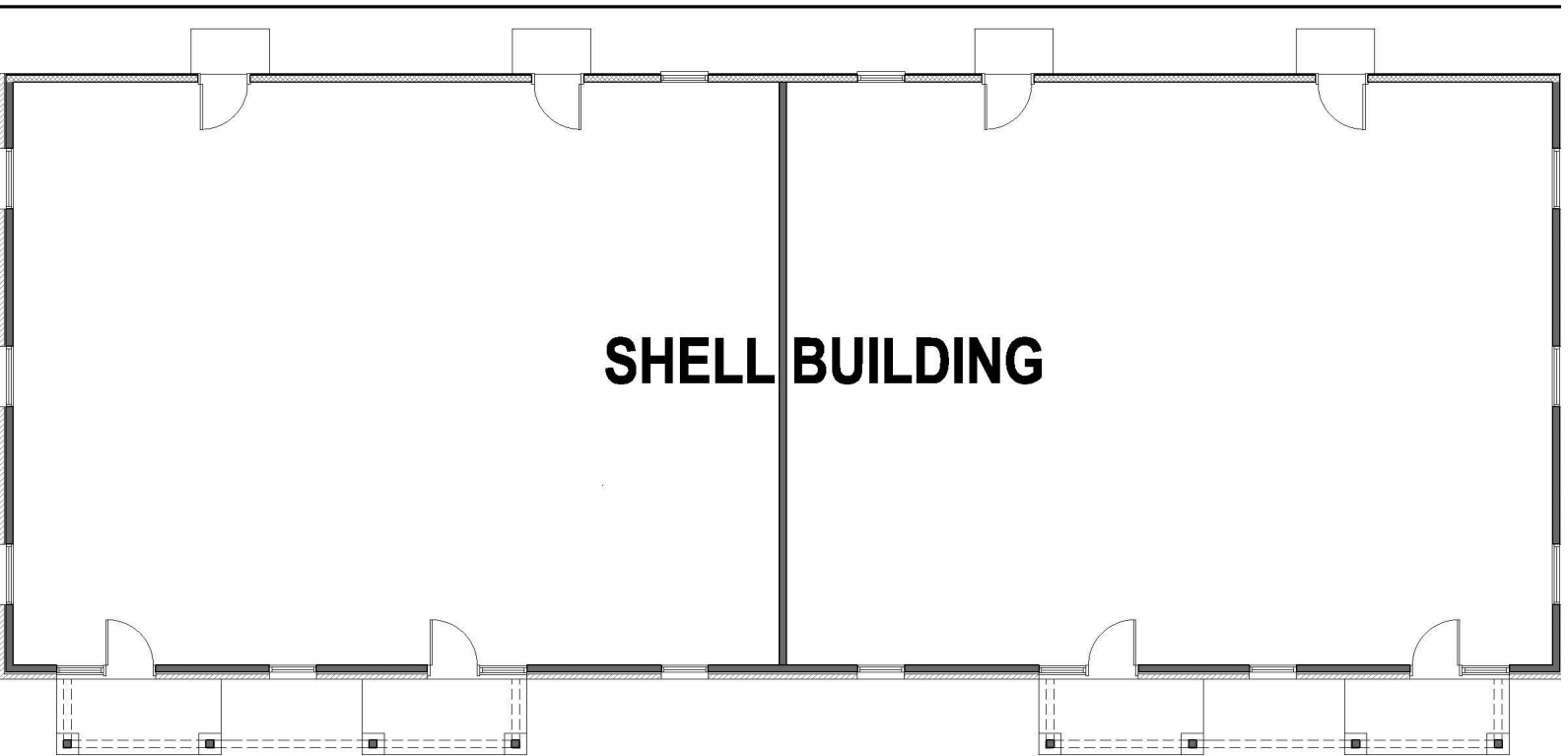
Property Details

Base rent	\$24/SF or \$2,000/month
NNN	\$8.40/SF or \$700.00/month
No. Units	10
Parking Spots	4 per 1,000 SF
Unit Size	1,000SF
Property Type	Office Condo
Commission	4%
No. Stories	1
Year Built	2022/2025
Water/sewage/taxes/ins	Landlord
Electric/Telecommunications	Tenant
Janitorial services	Tenant



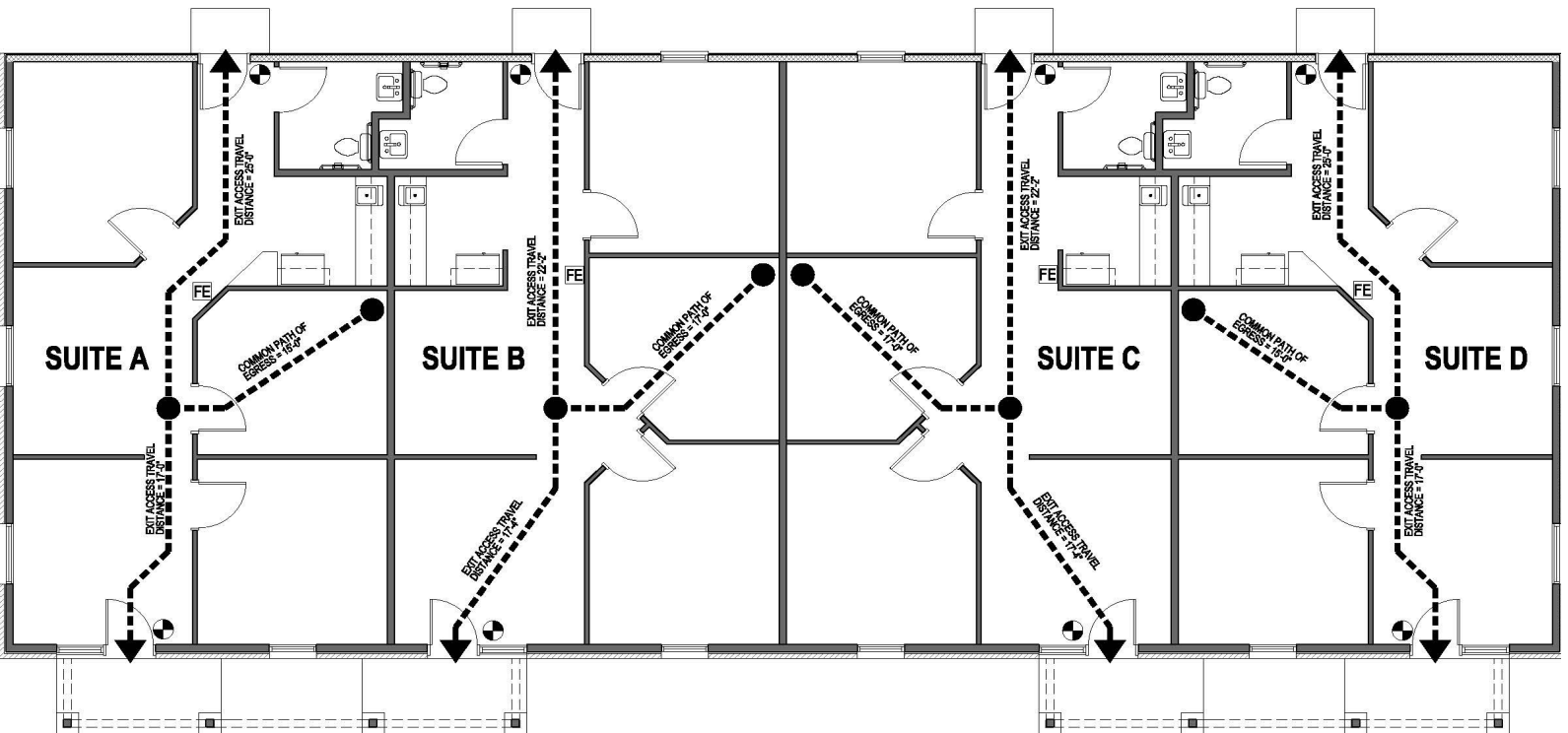
All information regarding this property is from sources deemed reliable, however, Broker has not made an independent investigation of these sources and no warranty or representation is made by Broker as to the accuracy thereof and same is submitted subject to errors, omissions, change of price or rental or other conditions prior to sale, lease or withdrawal from market without notice. Broker has further not made and shall not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or environmental or other conditions that may affect the value of the property.





2 LIFE SAFETY PLAN - BLDG 2

SCALE: 3/16" = 1'-0"



1 LIFE SAFETY PLAN - BLDG 1

SCALE: 3/16" = 1'-0"



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.

Landmark Properties	211118	landmarktx@aol.com	(512)255-8873
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Landmark Properties	211118	landmarktx@aol.com	(512)255-8873
Designated Broker of Firm	License No.	Email	Phone
Rod Morgan	211118	landmarktx@aol.com	(512)255-8873
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chris Ricker	574801	landmarktx@airmail.net	(512)663-8961
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date