

4,875 SF Flex Office/Warehouse

1501 Leander Dr, Suite 120, Leander, TX 78641

FOR LEASE:

Office/Warehouse



SCAN OR CLICK FOR
VIRTUAL TOUR

- 4,875 SF Unit (Office, Warehouse, Restrooms)
- 14'x14' Insulated Grade Level Door
- 18' Clear Height

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PROPERTIES

Executive Summary

1501 Leander Drive, Building A is a 19,500 SF office/warehouse building located off of Crystal Falls Pkwy in Leander, Texas. Suite 120 includes 1,141 SF of office space with three (3) offices, a small kitchen area, showroom, two (2) restrooms, two (2) water fountains, and 3,734 SF of warehouse space with a 14'x14' roll-up door in the back. Suite 120 is currently available for lease.

The property is conveniently located off of E Crystal Falls Pkwy, providing quick and easy access to nearby roadways such as Highway 183, S Bagdad Road, Highway 183A toll road, and Ronald Reagan Blvd. The property also provides quick access to nearby amenities such as Lowe's, Austin Telco FCU, USPS, The HEB Center, and more.

This property provides an excellent opportunity for any tenant looking for space in the rapidly growing city of Leander.

Highlights

- 14'x14' Insulated Grade-Level Door
- 18' Clear Height
- 3-Phase Power
- Strong Nearby Demographics
- Signage Opportunity

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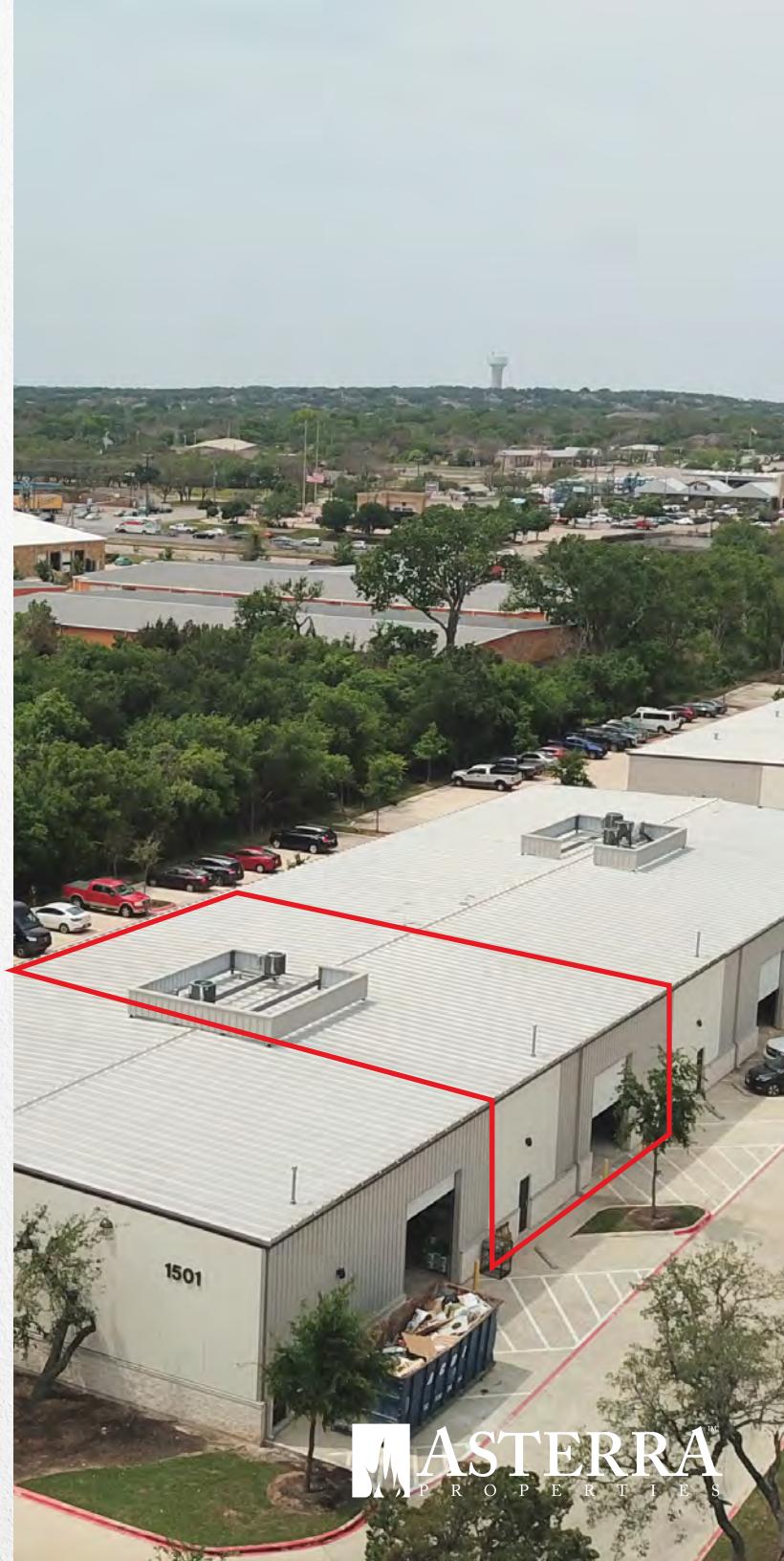
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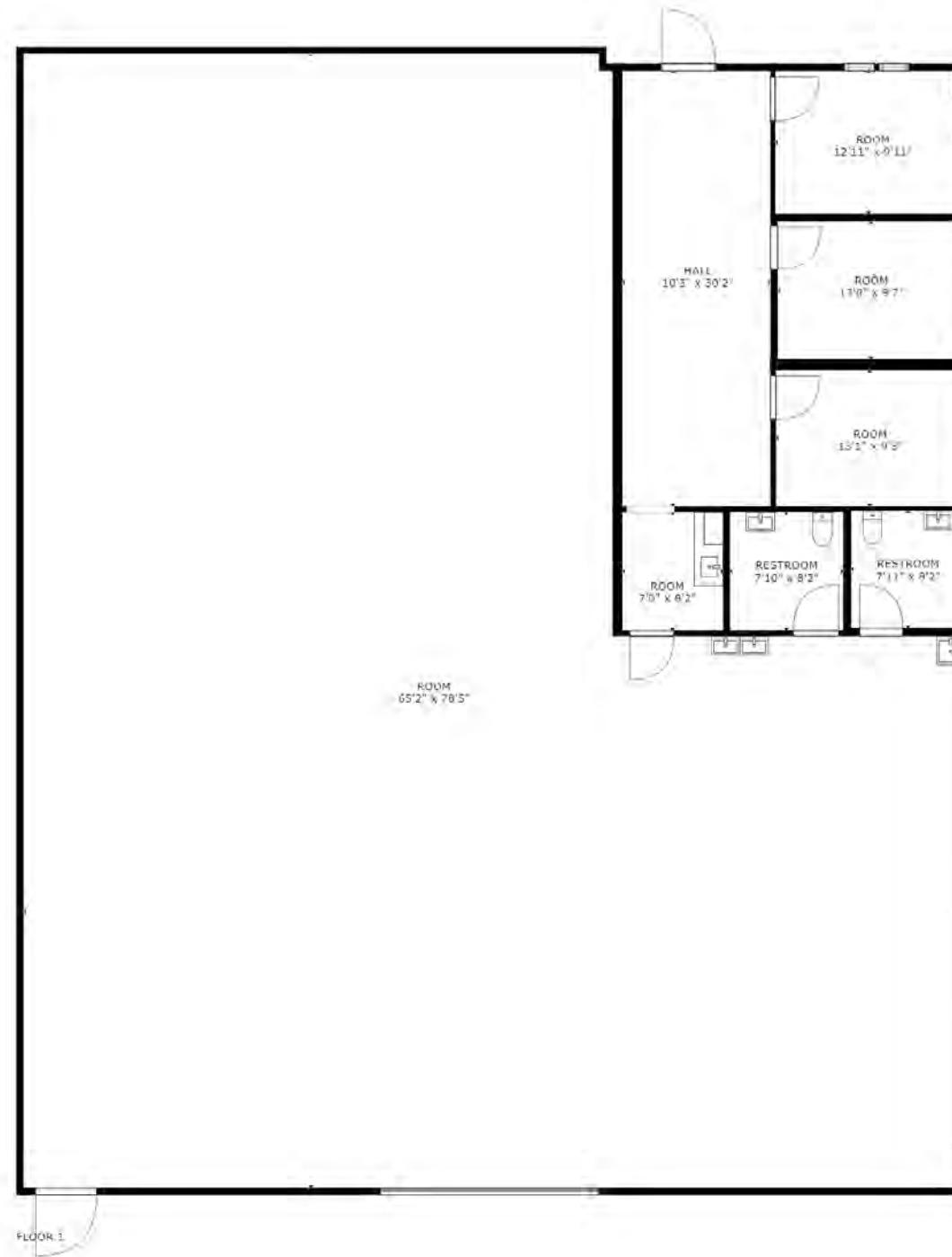
RiPerry@asterra.com

Listing Details

Lease Rate:	\$17/ NNN
NNN:	\$4.68
Property Type:	Office/Warehouse
Total Unit SF:	4,875 SF
Zoning:	HC - Heavy Commercial
Doors:	14'x14' Insulated Grade-Level
Clear Height:	18'
Year Built:	2019
Power:	3-Phase Power
Other:	Class IV Fire Suppression Available Signage Opportunity Available Bay Depth - 78'



FLOOR PLAN



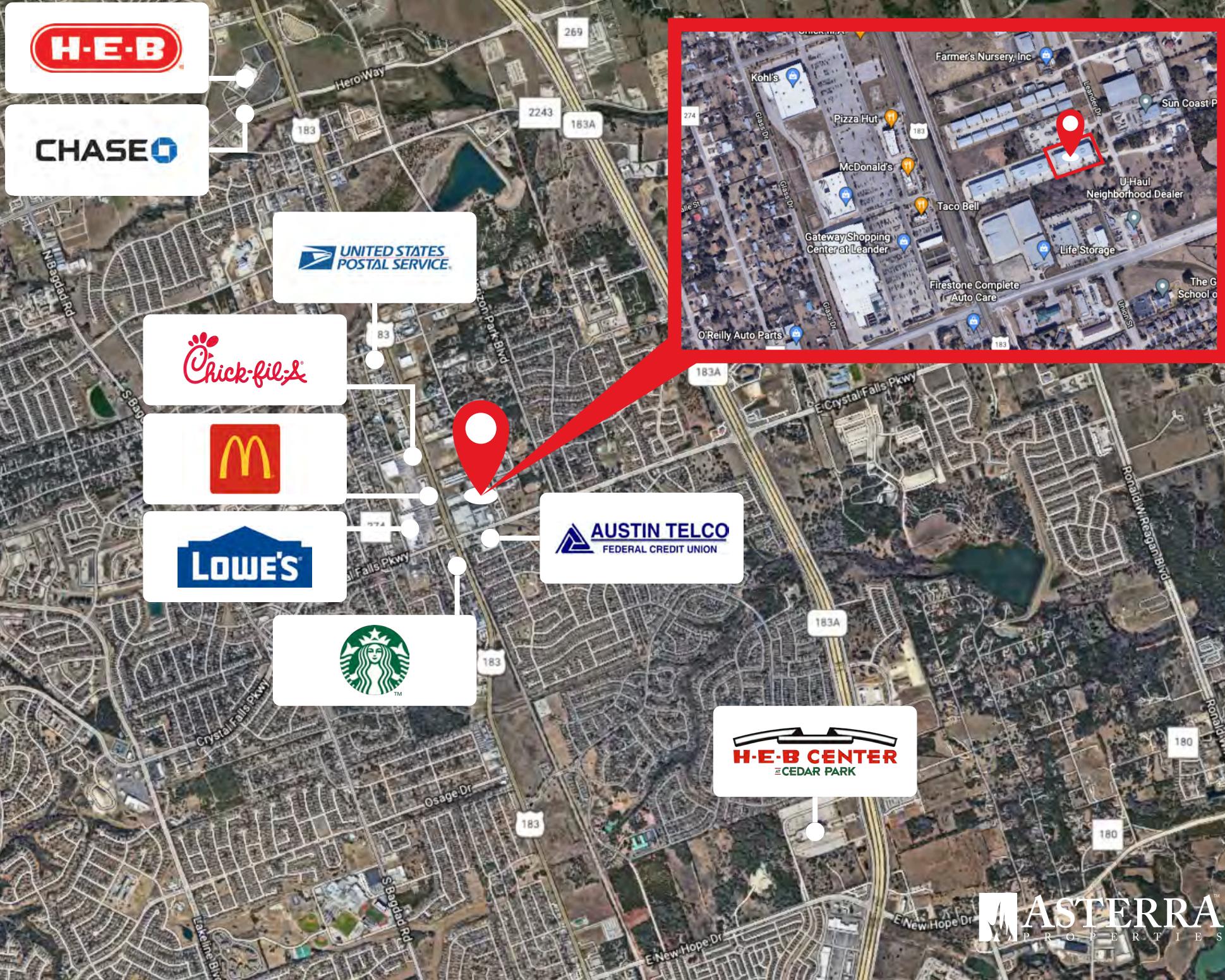
PHOTOS



PHOTOS



LOCATION OVERVIEW



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Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.
We are passionate about what we do.



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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' 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.

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