

Leander 270 Business Park

775 CR 270 | LEANDER, TX 78641



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CMEATX.COM // 2301 Bagdad Rd, #405, Cedar Park, TX 78613

PROPERTY FOR LEASE

LEANDER, TEXAS

EXECUTIVE SUMMARY

775 CR 270 | LEANDER, TX 78641

OFFERING SUMMARY

Lease Price: \$14.40/sf + NNN
Space Size: 2,000sf - 6,000sf
Zoning: ETJ
HVAC: 100%

PROPERTY OVERVIEW

Leander 270 Business Park offers brand-new flex office/warehouse space in the fast-growing Leander ETJ—providing modern functionality without city restrictions. Ideal for small businesses, contractors, and light industrial users looking for quality space with easy access to 183 and 183A.

PROPERTY HIGHLIGHTS

- New flex office/warehouse in Leander ETJ (no city restrictions)
- Suites from 2,000–6,000 SF
- Three 2,000 SF spec suites ready for occupancy
- 6,000 SF 2nd gen, plug and play unit with dock-high ramp & (2) roll-up doors
- Ideal for contractors, trades, light industrial, or e-commerce
- Ample parking & easy truck access
- Quick access to 183 / 183A Toll / Crystal Falls Pkwy
- Modern construction with flexible layouts



SITE AERIAL

775 CR 270 | LEANDER, TX 78641



DEAN ROWAT

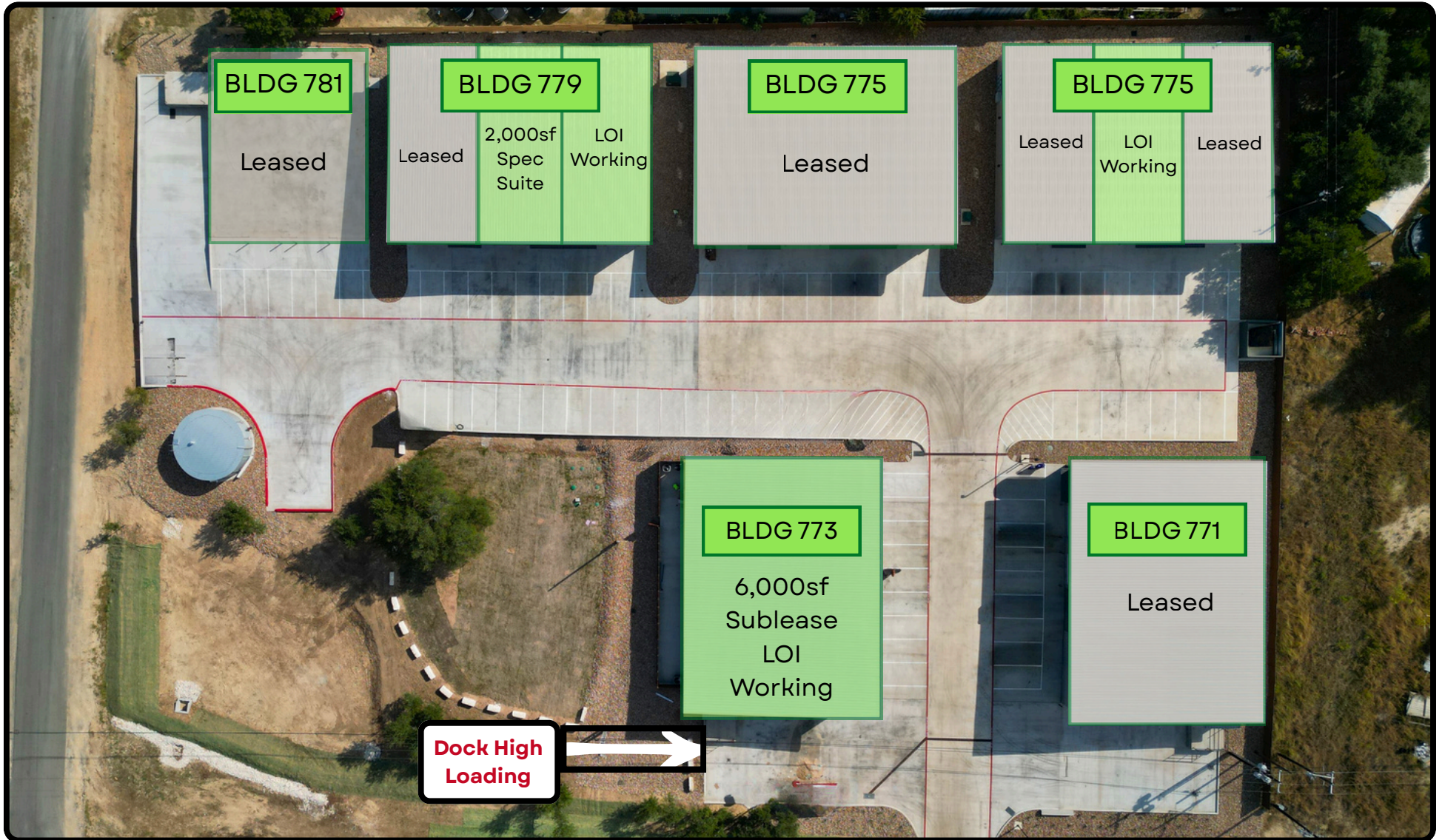
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ANTHONY GONZALES, CCIM

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AVAILABLE SPACE

775 CR 270 | LEANDER, TX 78641



ADDITIONAL PHOTOS

775 CR 270 | LEANDER, TX 78641



DEAN ROWAT

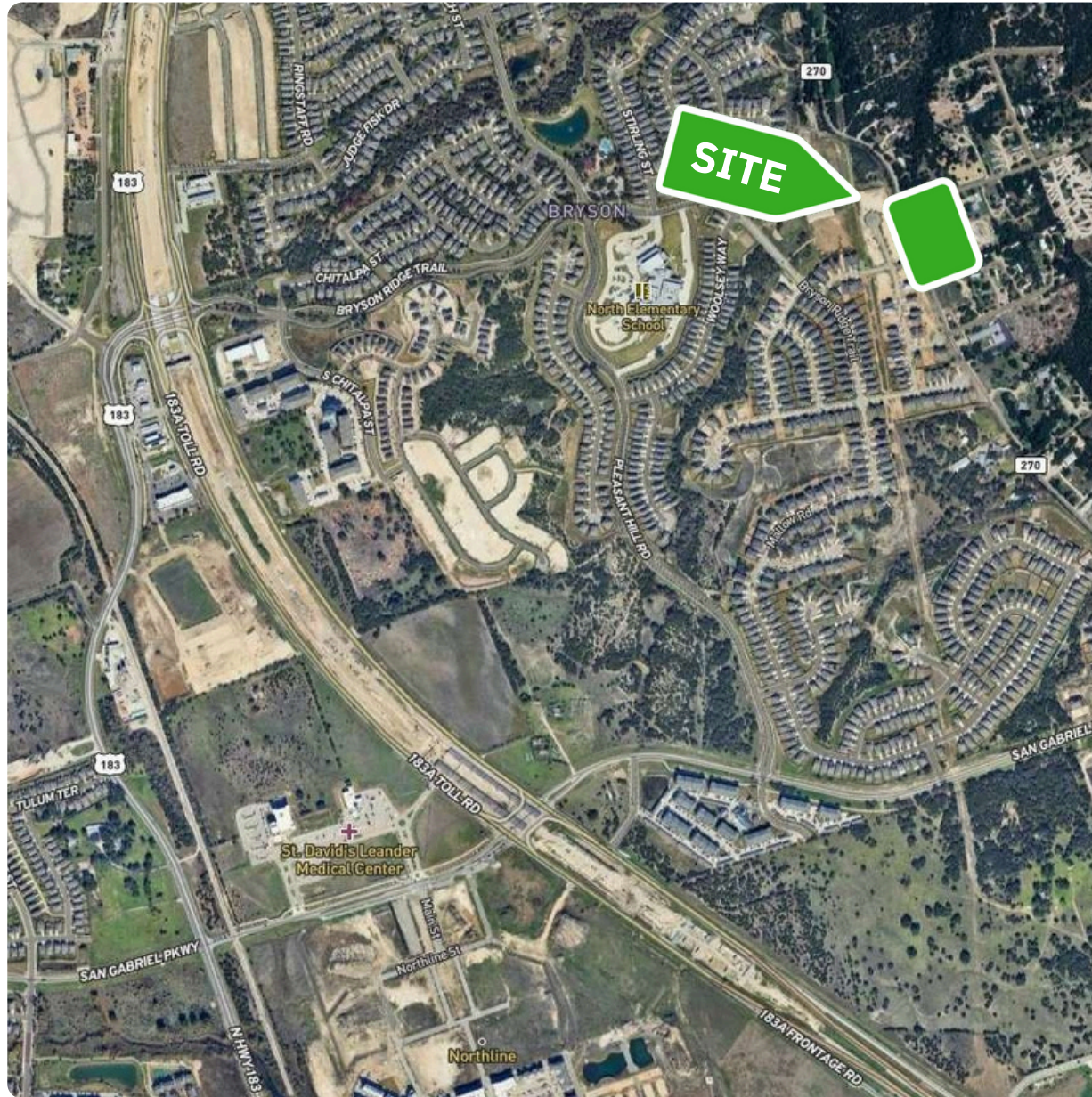
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MARKET AERIAL

775 CR 270 | LEANDER, TX 78641



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Texas law requires all real estate license holders 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.

Commercial Market Exchange	9003840	info@cmeatx.com	(512) 912-1070
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Delahoussaye	535200	matt@cmeatx.com	(512) 535-5313
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dean Rowat	717513	dean@cmeatx.com	(512) 593-1117
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