

For Lease



1464 E Whitestone Blvd #1601
Cedar Park, TX 78613
Price: \$28.24/SF or
\$2,000/month

CONTACT: Chris Ricker
(512) 663-8961
landmarktx@airmail.net



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



Highlights

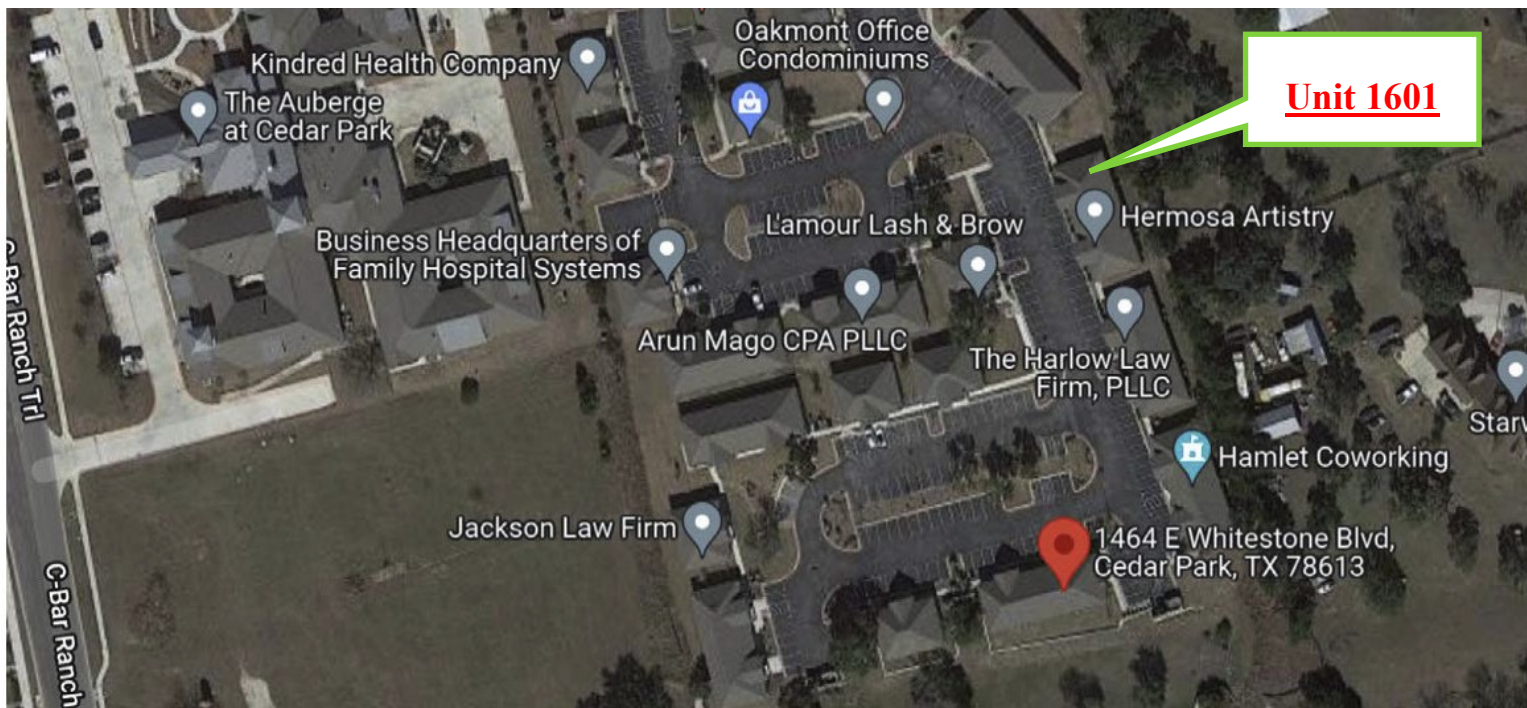
- Landlord will co-occupy the space in the front conference room office.
- Rate: \$2,000/month - Modified gross lease. Tenant pays 75% of electricity and telecommunications
- Conveniently located near 183A
- Ideal space for insurance, psychologist, legal, accounting or small business
- Corner unit with all offices having windows

Property Description

Corner office condo includes 3 offices fully furnished and expertly decorated. Upgraded suite has 10' ceilings, wood flooring, sound-resistant walls, canned lights, and granite countertops. Includes filing room, reception area, break area and private restroom. Trash and water included. Nicely maintained common area makes good first impression. Great location near an abundance of retail, restaurants, and the Cedar Park Medical Center. \$2,000/month or \$28.24/SF. Brokers protected (4%)

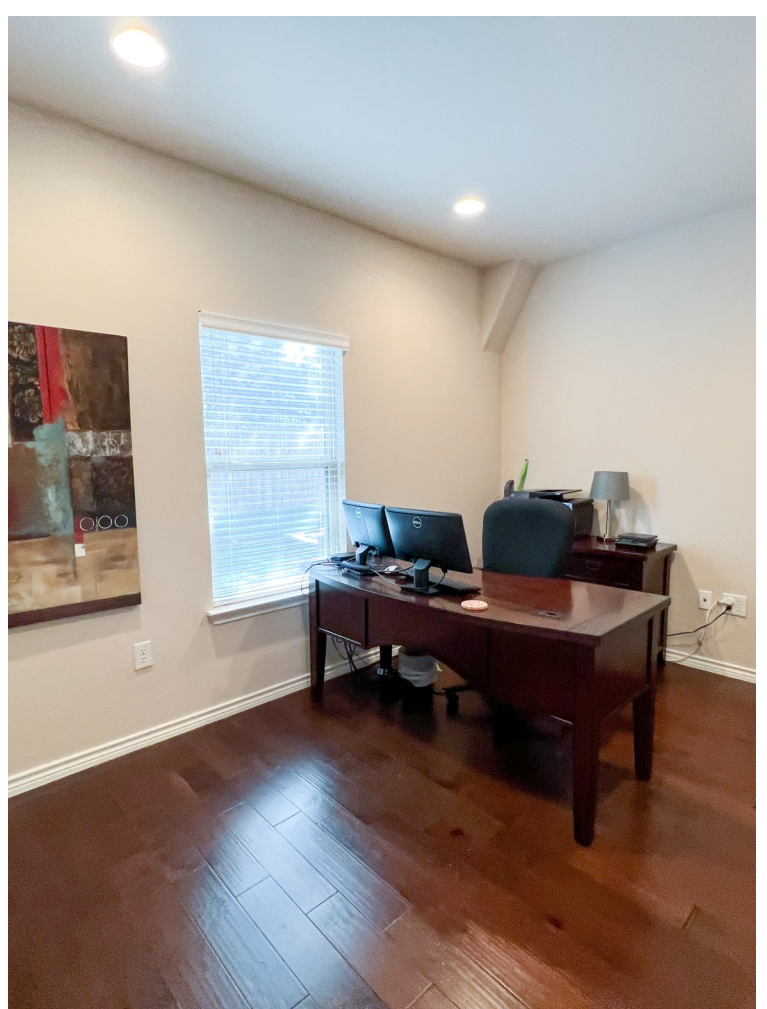
Property Details

Price	\$2,000/month
No. Units	1
Parking Spots	4 per 1,000 SF
Unit Size	850 SF
Property Type	Office Condo
Commission Split	4%
No. Stories	1
Year Built	2015
Water/sewage/taxes/ins	Landlord pays
Electric	Tenant pays 75%
Telecommunications	Tenant pays 75%
Janitorial services	Tenant pays 75%

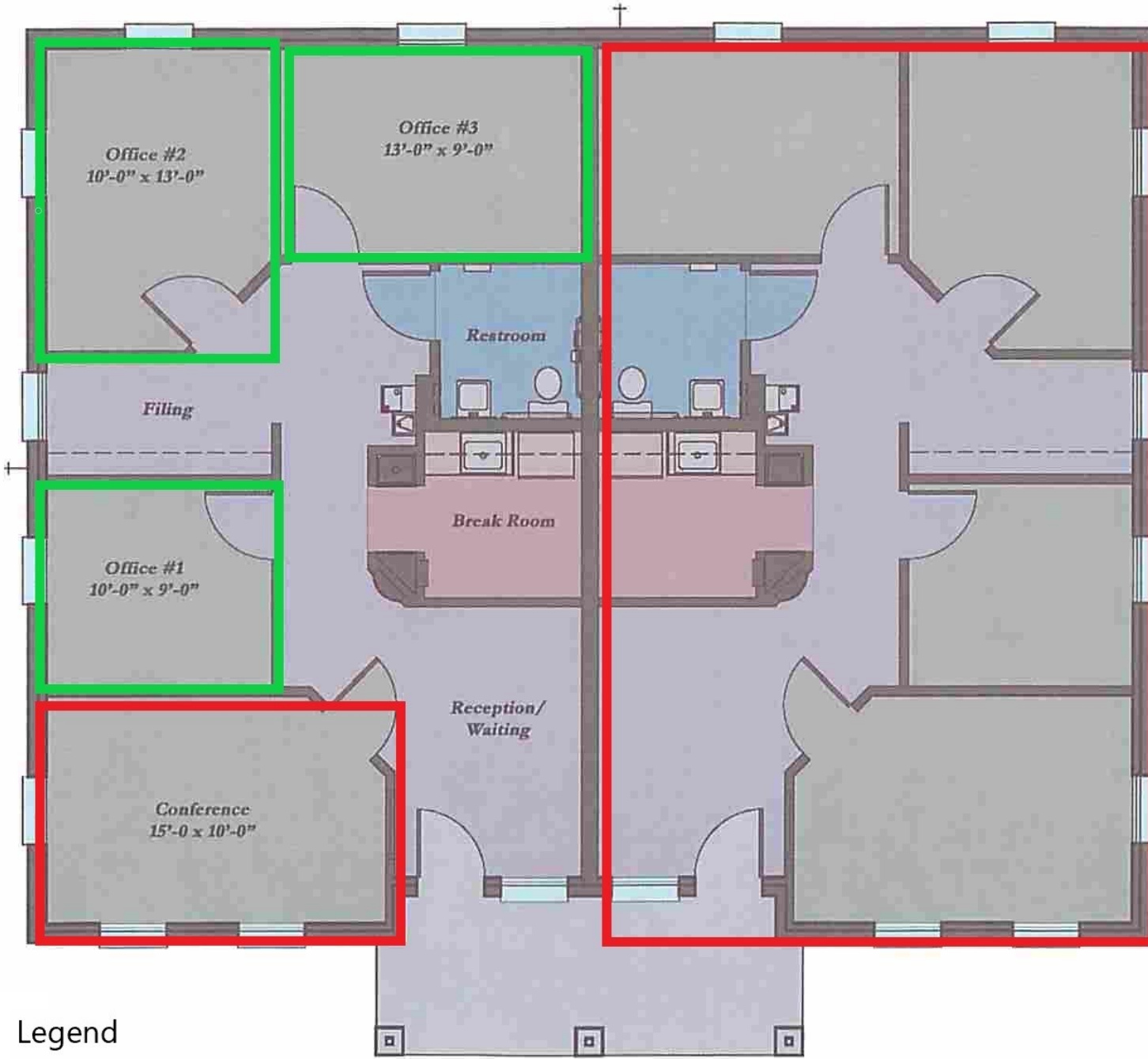


Unit 1601

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.



Floor Plan



3 Offices for lease plus sharing the common area



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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Landmark Properties 600 Round Rock West, #605 Round Rock, TX 76681

John Ricker

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 512 663-8961

Fax:

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