



**FOR LEASE** OFFICE / RETAIL :: 200 E Cypress Creek Rd, Cedar Park, TX 78613

**OFFICE SPACE**

**Unit Size:** 870 SF  
**Lease Price (Shell):** \$20.00 - \$21.00 SF/YR + NNN  
**Lease Price (Office Build-out)** Call for Pricing!  
**Available Units** 1 Unit

**RETAIL SPACE**

**Unit Size:** 839 SF -1,044 SF  
**Lease Price:** \$28.00 - \$30.00 SF/YR + NNN  
**Available Units** 4 Units

\*\*\*CURRENT LEASE PRICE IS FOR A SHELL CONDITION. EST NNN IS SUBJECT TO CHANGE UPON LANDLORD'S REQUEST

**CONTACT FOR MORE INFORMATION**

 **Jodie Huynh, CCIM**  
**(714) 553-6041**  
 JODIE@EMERALDREP.COM

**HIGHLIGHTS:**

- **Special Promo:** Up to 2 months free rent, depending on the credit and lease terms
- **Shell Condition:** Office and retail units available, ranging from 839 SF to 1,044 SF
- **Flexible Options:** Units can be combined for larger space needs
- **Prime Location:** Convenient access to 183A and S Bell Blvd, in a fast-growing Cedar Park area
- **Estimated NNN:** \$12.50/SF (subject to change per landlord estimate)

**Area Retailers & Businesses:**



TRAFFIC COUNTS	DEMOGRAPHICS YEAR: 2024	1 MILE	3 MILE	5 MILE
• Hwy 183: 42,164 VPD	Total Population	10,926	98,251	228,634
• Cypress Creek: 20,887 VPD	Estimated Households	4,192	38,644	85,722
	Avg HH Income	\$150,356	\$159,712	\$176,065



The information was obtained from sources deemed reliable; however, LT Commercial has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

# FOR LEASE

OFFICE / RETAIL :: 200 E Cypress Creek Rd, Cedar Park, TX 78613

**AVAILABLE FOR LEASE NOW!**  
**ONE Unit in OFFICE BUILD-OUT & FIVE Units in SHELL SPACE**

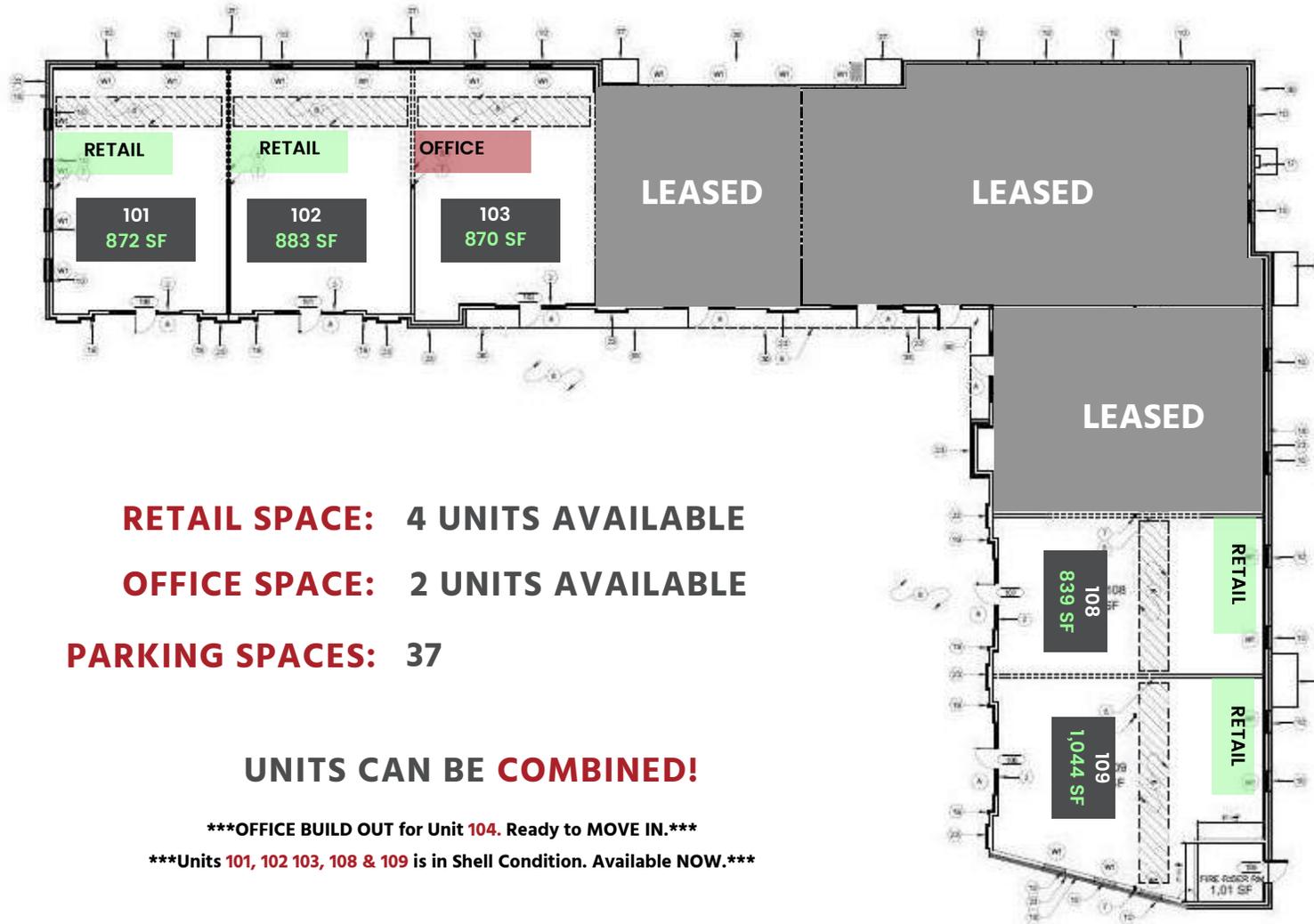


The information was obtained from sources deemed reliable; however, LT Commercial has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

# FOR LEASE

OFFICE / RETAIL ..... 200 E Cypress Creek Rd, Cedar Park, TX 78613

## REFERENCE PLAN



**RETAIL SPACE: 4 UNITS AVAILABLE**

**OFFICE SPACE: 2 UNITS AVAILABLE**

**PARKING SPACES: 37**

**UNITS CAN BE COMBINED!**

**\*\*\*OFFICE BUILD OUT for Unit 104. Ready to MOVE IN.\*\*\***

**\*\*\*Units 101, 102 103, 108 & 109 is in Shell Condition. Available NOW.\*\*\***



The information was obtained from sources deemed reliable; however, LT Commercial has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

# FOR LEASE

OFFICE / RETAIL :: 200 E Cypress Creek Rd, Cedar Park, TX 78613



The information was obtained from sources deemed reliable; however, LT Commercial has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

# FOR LEASE

OFFICE / RETAIL :: 200 E Cypress Creek Rd, Cedar Park, TX 78613

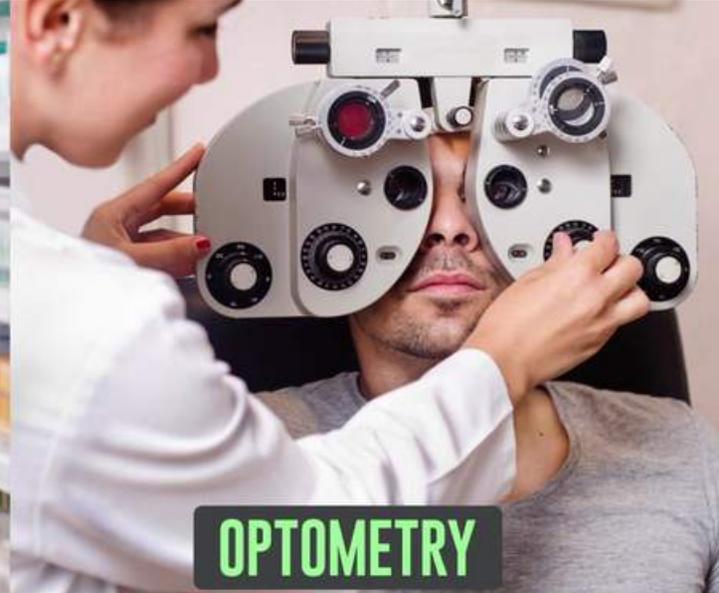


**VETERINARY**



**IDEAL SPACE FOR**

**DRUG STORE**



**OPTOMETRY**



**DENTISTRY**



**THERAPY CLINIC**



**PROFESSIONAL OFFICE**



The information was obtained from sources deemed reliable; however, LT Commercial has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

# FOR LEASE

OFFICE / RETAIL :: 200 E Cypress Creek Rd, Cedar Park, TX 78613



**BUILDING SIZE**  
**8,612 SF**

**42,164 VPD**

**183**

**CYPRESS CREEK**

**20,887 VPD**



The information was obtained from sources deemed reliable; however, LT Commercial has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

# FOR LEASE

OFFICE / RETAIL : 200 E Cypress Creek Rd, Cedar Park, TX 78613



## BELL DISTRICT

\$350 MILLION MIXED-USE PROJECT  
TO BEGIN AT THE END OF 2022.

## LAKELINE PARK

200-ACRE PARK EXPECTED TO  
OPEN IN SUMMER/FALL OF 2022.

## PERFECT GAME HQ

A NEW 80-ACRE BASEBALL COMPLEX THAT IS EXPECTED  
EXPECTED TO BRING 500,000-750,000 VISITORS ANNUALLY

## MAJOR DEVELOPMENTS



The information was obtained from sources deemed reliable; however, LT Commercial has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

# FOR LEASE

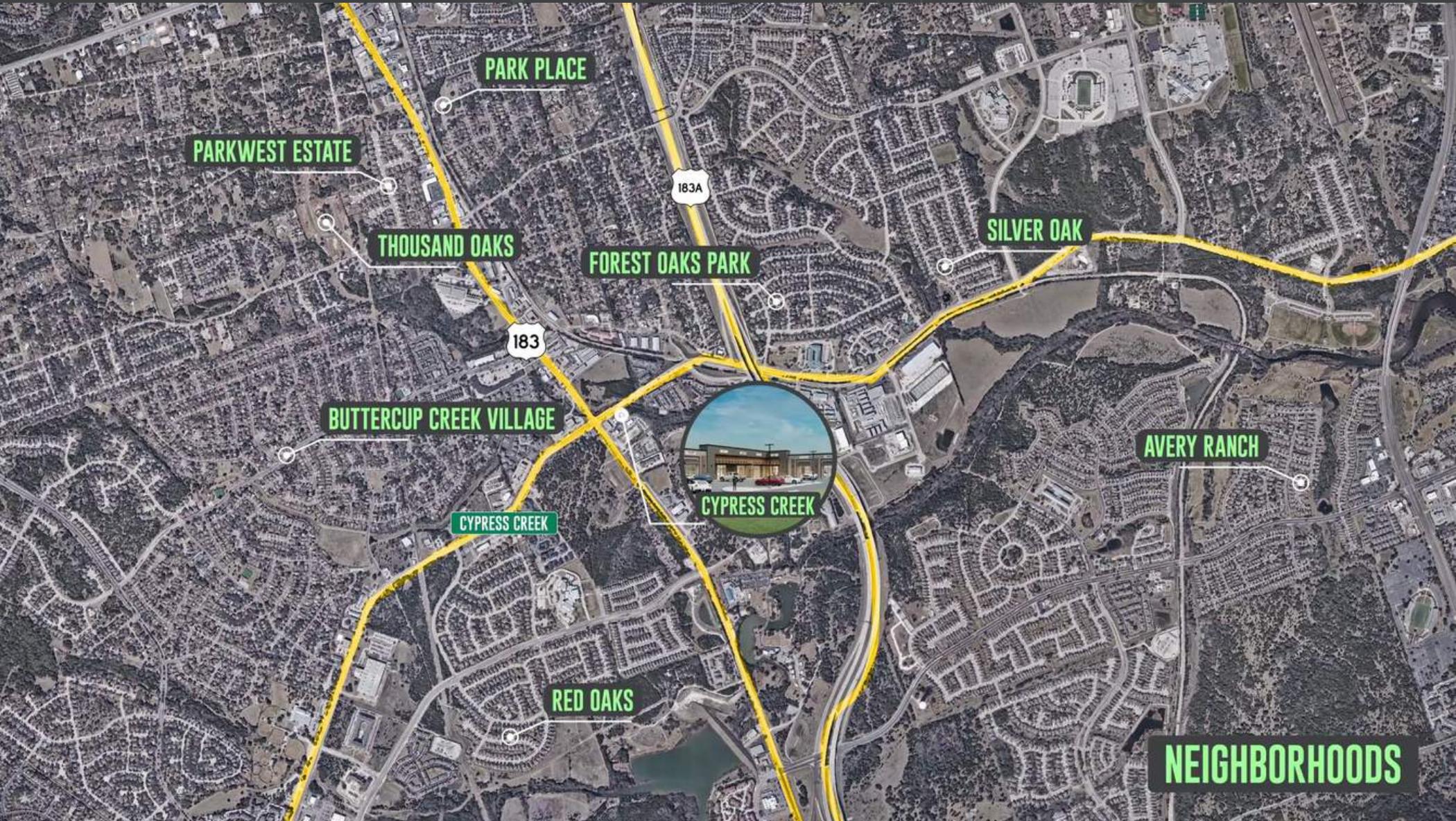
OFFICE / RETAIL :: 200 E Cypress Creek Rd, Cedar Park, TX 78613



The information was obtained from sources deemed reliable; however, LT Commercial has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

# FOR LEASE

OFFICE / RETAIL :: 200 E Cypress Creek Rd, Cedar Park, TX 78613



The information was obtained from sources deemed reliable; however, LT Commercial has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



12516 Walnut Park Xing,  
Ste. 200  
Austin, TX 78753



(512) 490-6666



www.LTCommercialGroup.com

INVEST. LEVERAGE. TRUST  
REAL ESTATE



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

LT Commercial Group LLC	9007504	info@ltcommercialgroup.com	512-490-6666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tram H Le	650951	info@ltcommercialgroup.com	512-490-6666
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tram H Le	650951	lezlie@ltcommercialgroup.com	512-490-6666
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](http://www.trec.texas.gov)

IABS 1-0