

VALUE RETAIL/MEDICAL

Inner Visions Corporate Center Retail
275 SE Inner Loop
Georgetown, Texas 78626

Spaces Available for Immediate Move In



**DON
QUICK**
& Associates, Inc.

1000 N Interstate 35, Round Rock, TX 78681 | 512.255.3000 | www.donquick.com

property highlights

FOR LEASE
Inner Visions Corporate Center
275 SE Inner Loop
Georgetown, Texas 78626

Advantages

- Brand new retail/medical space
- Highly underserved area
- Signage opportunities
- Main street frontage on SE Inner Loop
- 1/8 mile from IH-35 freeway
- 1,250 gallon grease interceptor available
- Parking Ratio: 5.0:1,000 SF

Availabilities

- Suite 140: 2,531 RSF
- Suite 160: 1,310 RSF
- Suite 165: 1,310 RSF

Lease Rate

\$24.00/SF/Year + NNN



Quick access
to and from IH-35



Each suite has own entrance



Parking Ratio:
5.0:1,000 SF



Building signage opportunities
& main street frontage



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(512) 814-1813
caitlin@donquick.com

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Site plan

FOR LEASE
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Suite 160

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area details

FOR LEASE Inner Visions Corporate Center Retail

LOCATION

Located on SE Inner Loop, just one block east of IH-35

2 mi to Downtown Georgetown

GEORGETOWN

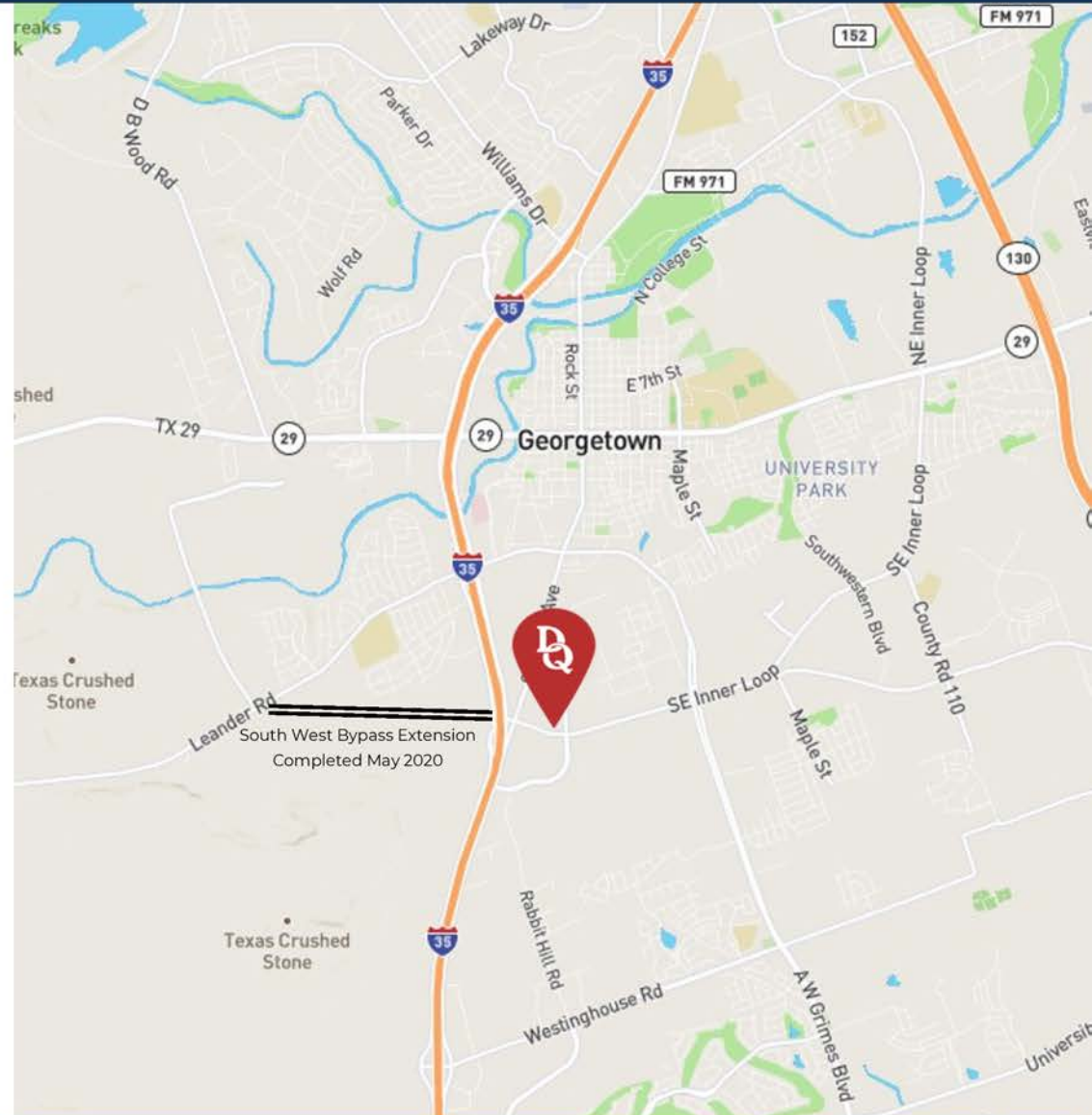
Population: 75,420 residents

- In the top 5 fastest growing US Cities for the last 3 years
- Lowest tax rate in central Texas among cities with >20K population
- One of the 1st cities in the US powered by 100% renewable energy

DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	2,365	39,282	91,495
Households	1,436	12,738	31,062
Average HH Income	\$107K	\$103K	\$103K
Total Businesses	124	1,266	2,567
Total Employees	2,682	16,847	33,096
Major Shopping Ctr.*	0	3	4

*(Over 200,000 SF)



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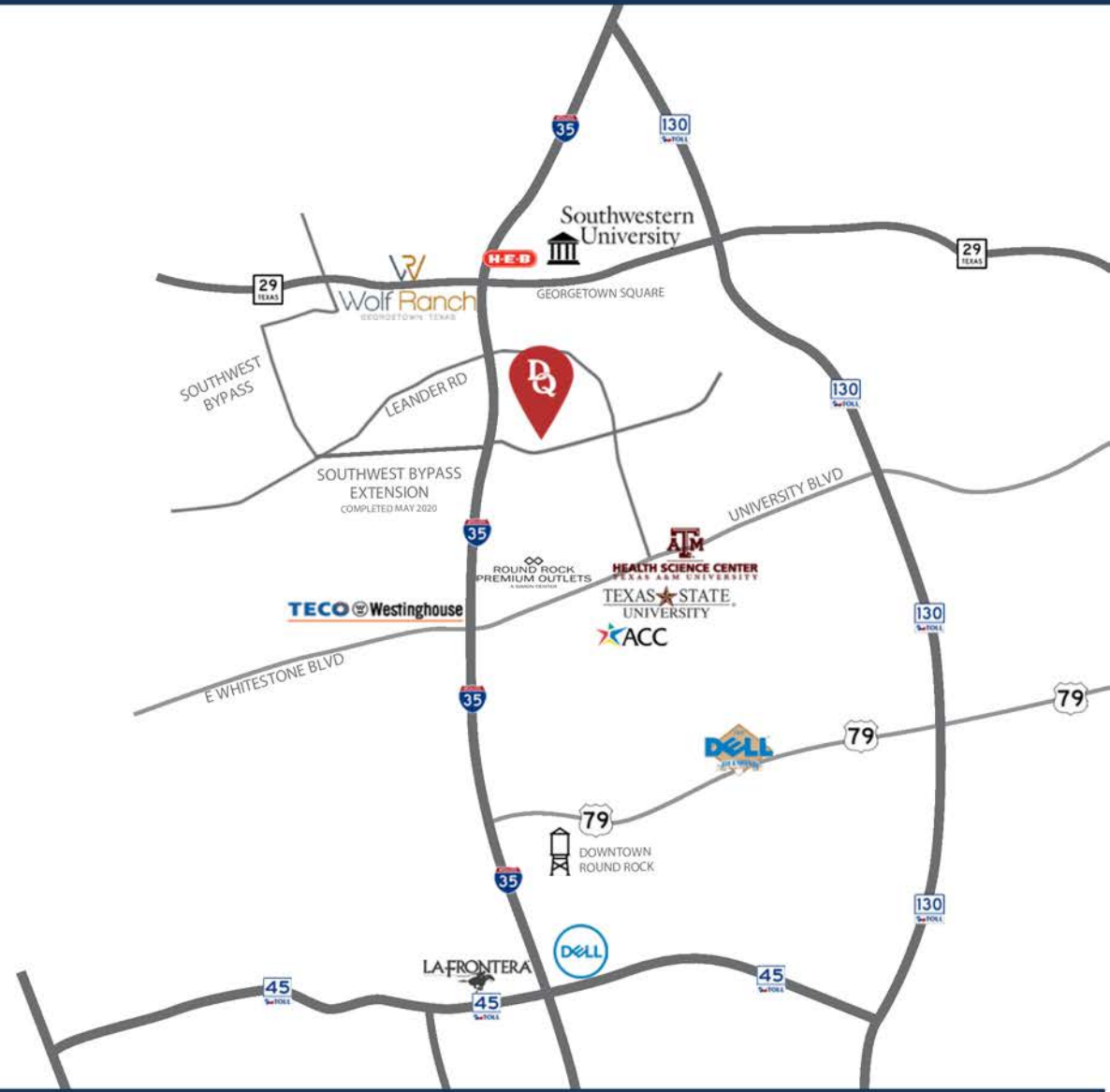
Drivetimes

in minutes, approximately

FOR LEASE

Inner Visions Corporate Center Retail

Wolf Ranch	3
Georgetown Square	5
Round Rock Premium Outlets	6
SH 130	8
US 79	8
SH 45	10
Downtown Round Rock	10
La Frontera Shopping District	12
The Domain	18
Austin Executive Airport	22
Downtown Austin	24
Austin-Bergstrom Airport	35



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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 an 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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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date