

# Affinity Business Park

*FOR LEASE!*

**1705 Robert S. Light Blvd S, Buda Tx 78610**



**For more information contact:  
Laura de Haro  
Federico Martinez**

**512 . 354 . 7660  
lease@punctualtx.com  
VIA-RE.COM / punctualtx.com**





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Flex Warehouse / Showroom space available for lease.

- 1,600- 6,400 SF
- Easy access to I-35
- Grade level 12' x 12' doors
- 19Ft clear height
- Common meeting room
- 122/208V 3-phase (Pedernales Electric)

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**Federico Martinez**

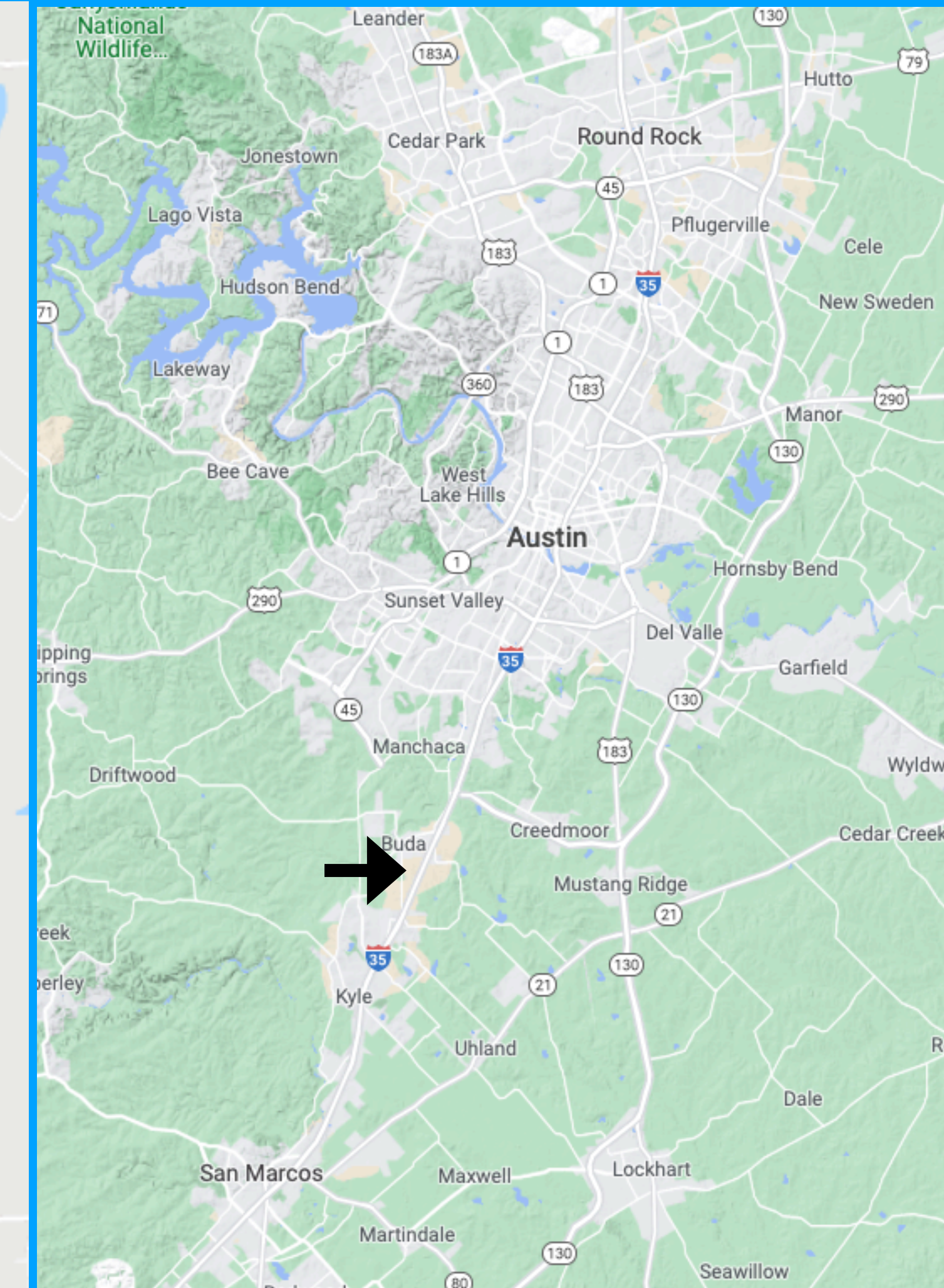
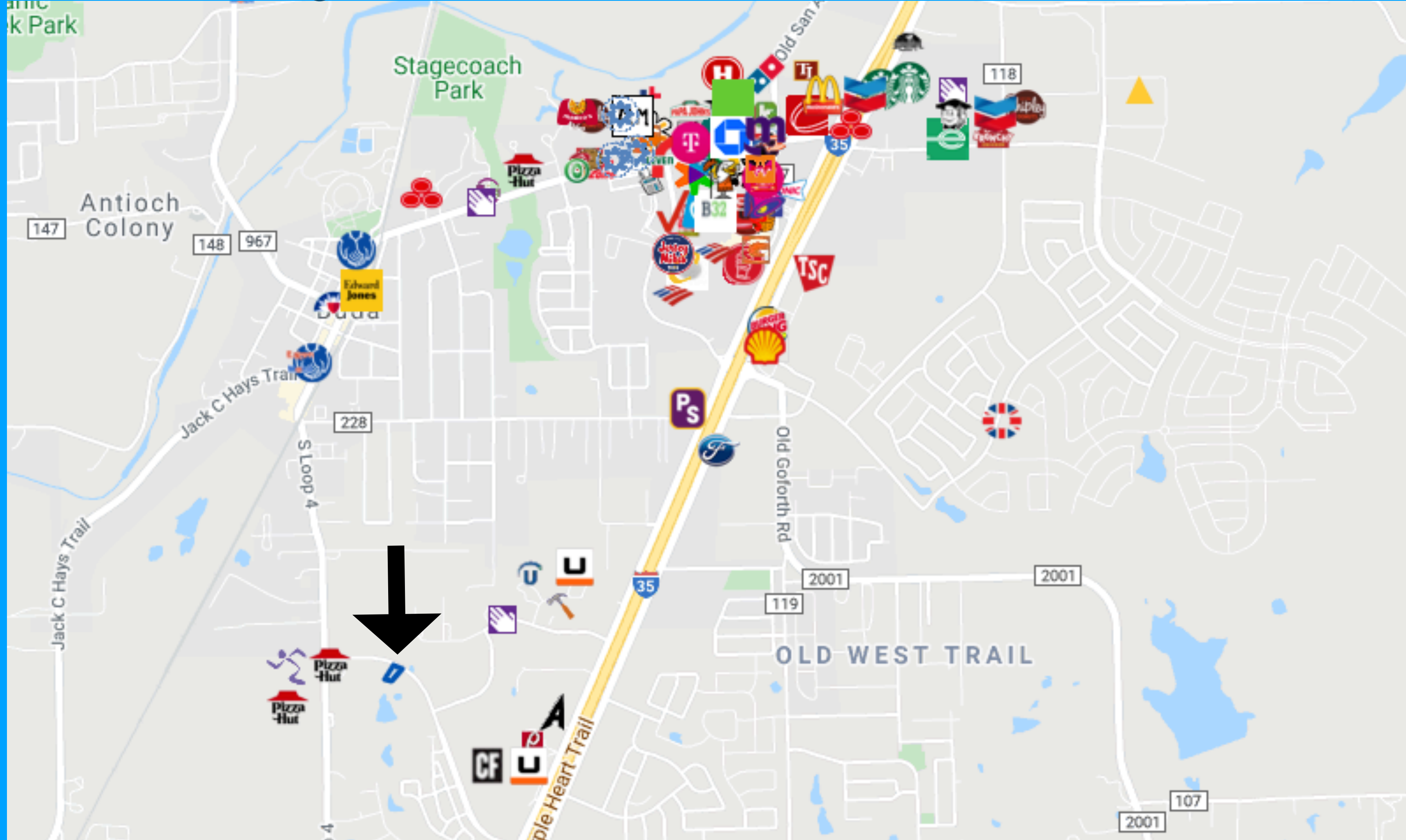
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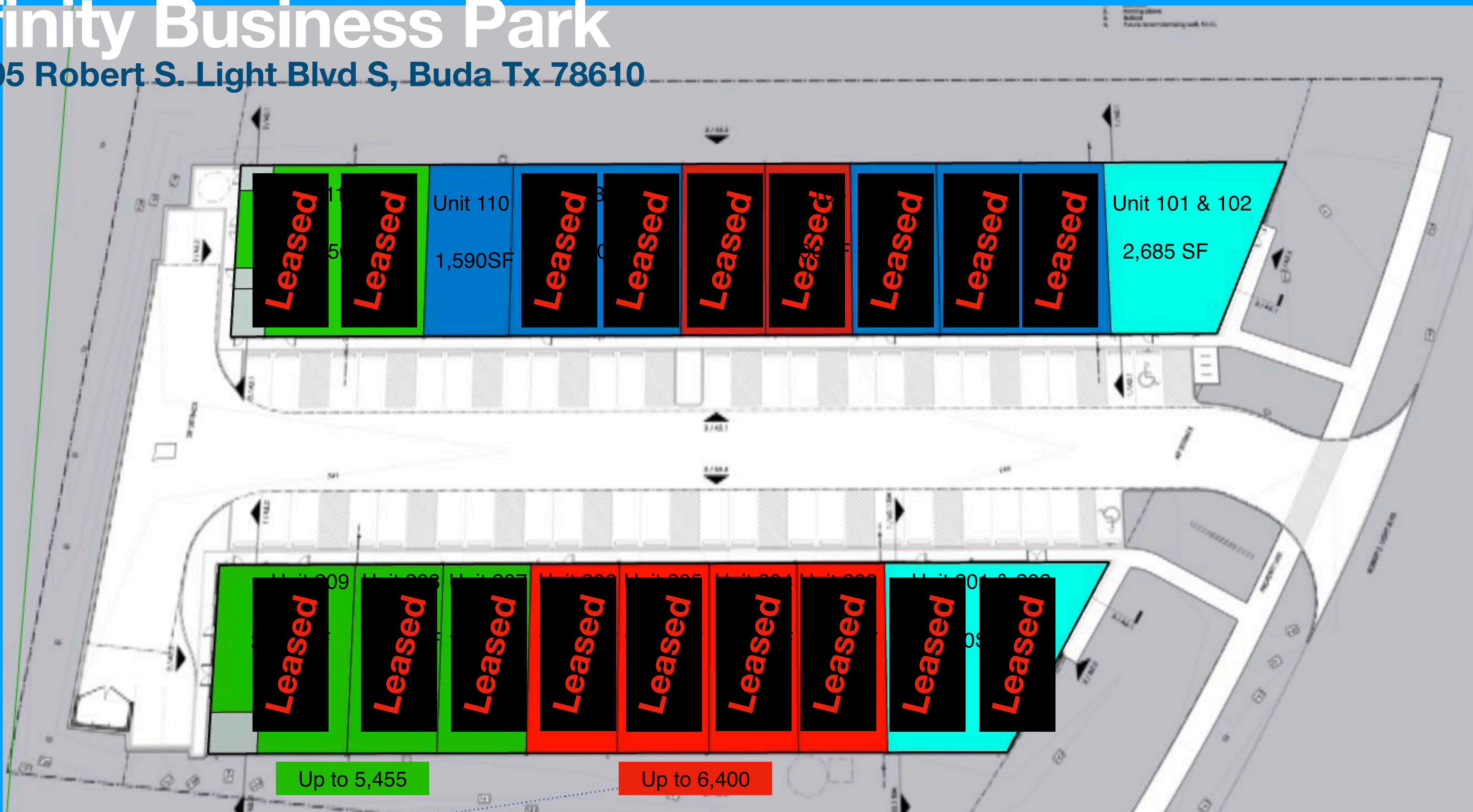
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Units 111&112	
Space Available	1,590 SF
Rental Rate	\$18.50 SF/Yr
Date Available	15 days after signing
Service Type	Triple Net
Space type	Flex Warehouse
Lease Term	3 years

Units 108 & 109	
Space Available	2,685 SF
Rental Rate	\$23.00 SF/Yr
Date Available	May 1 2024
Service Type	Triple Net
Space type	Flex Warehouse
Lease Term	3 years

Unit 110	
Space Available	1,590 SF
Rental Rate	\$18.50 SF/Yr
Date Available	15 days after signing
Service Type	Triple Net
Space type	Flex Warehouse
Lease Term	3 years

Units 101&102	
Space Available	2,685 SF
Rental Rate	\$23.00 SF/Yr
Date Available	June 1st 2025
Service Type	Triple Net
Space type	Showroom
Lease Term	3 - 5 years

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## Unit 101 & 102

\* Full HVAC

Storefront glass door

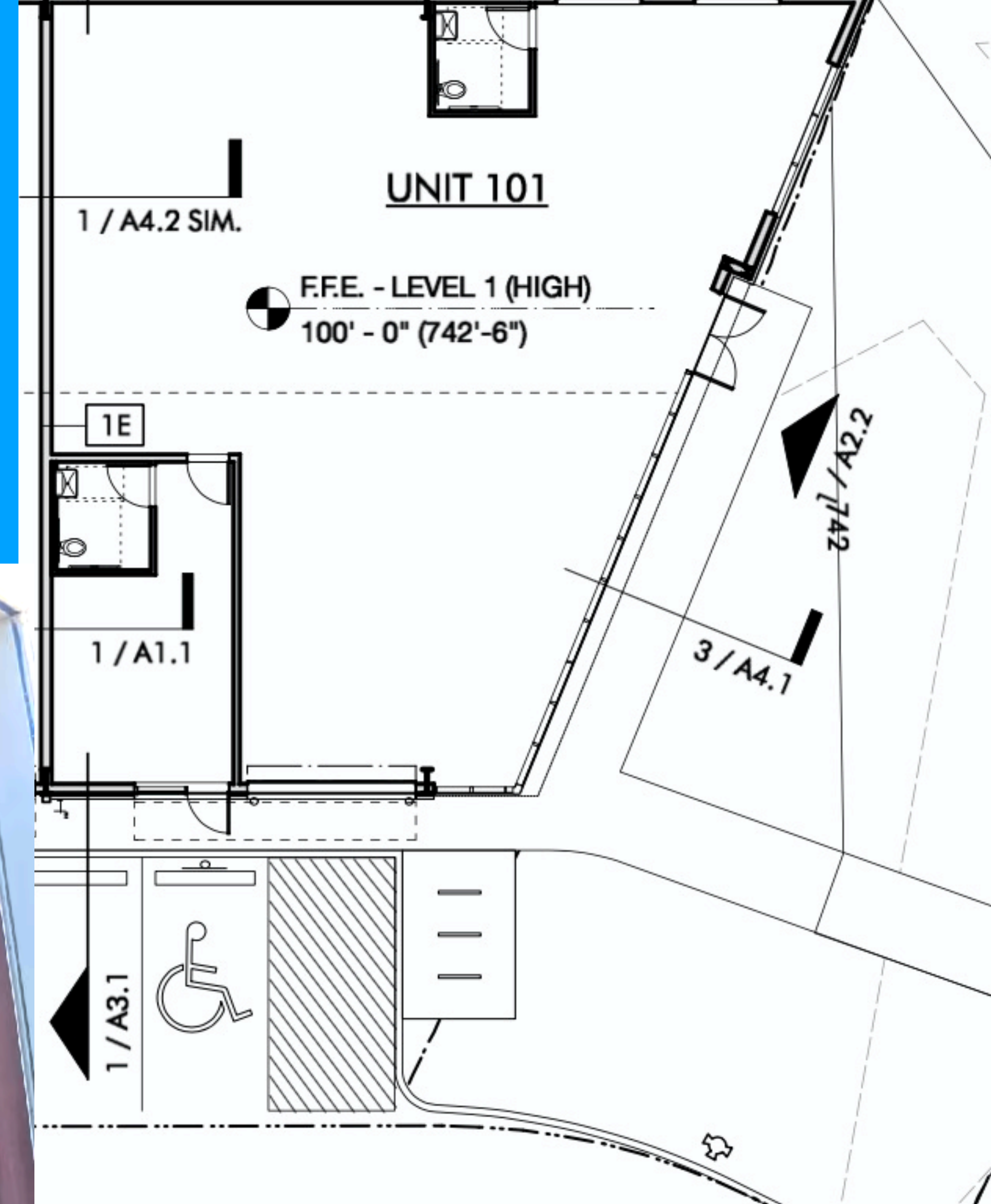
\* 19' clear height

\* 12' x 12' bay door



Available June 1st!

@\$23.00 +NNN SF/year



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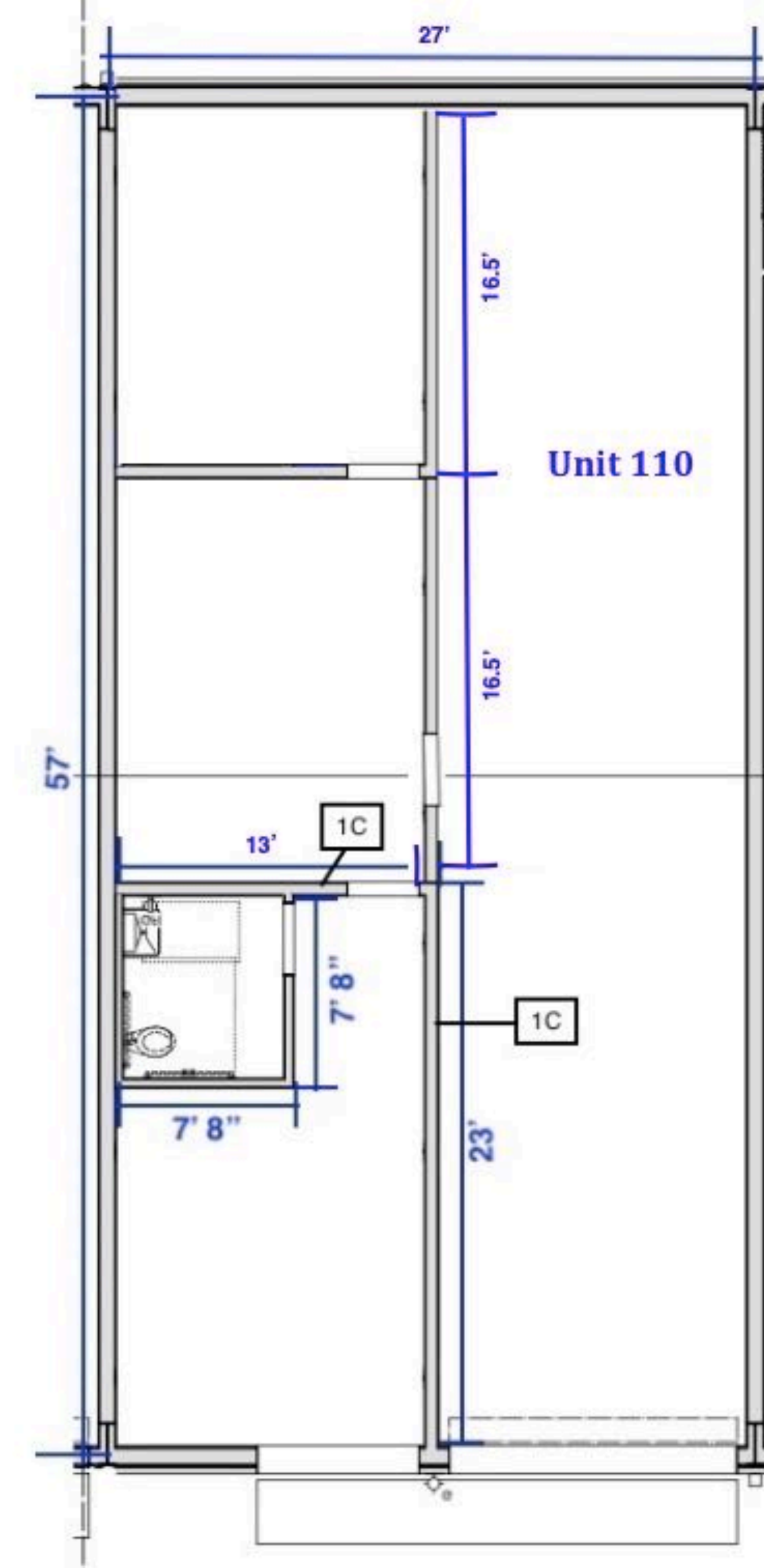
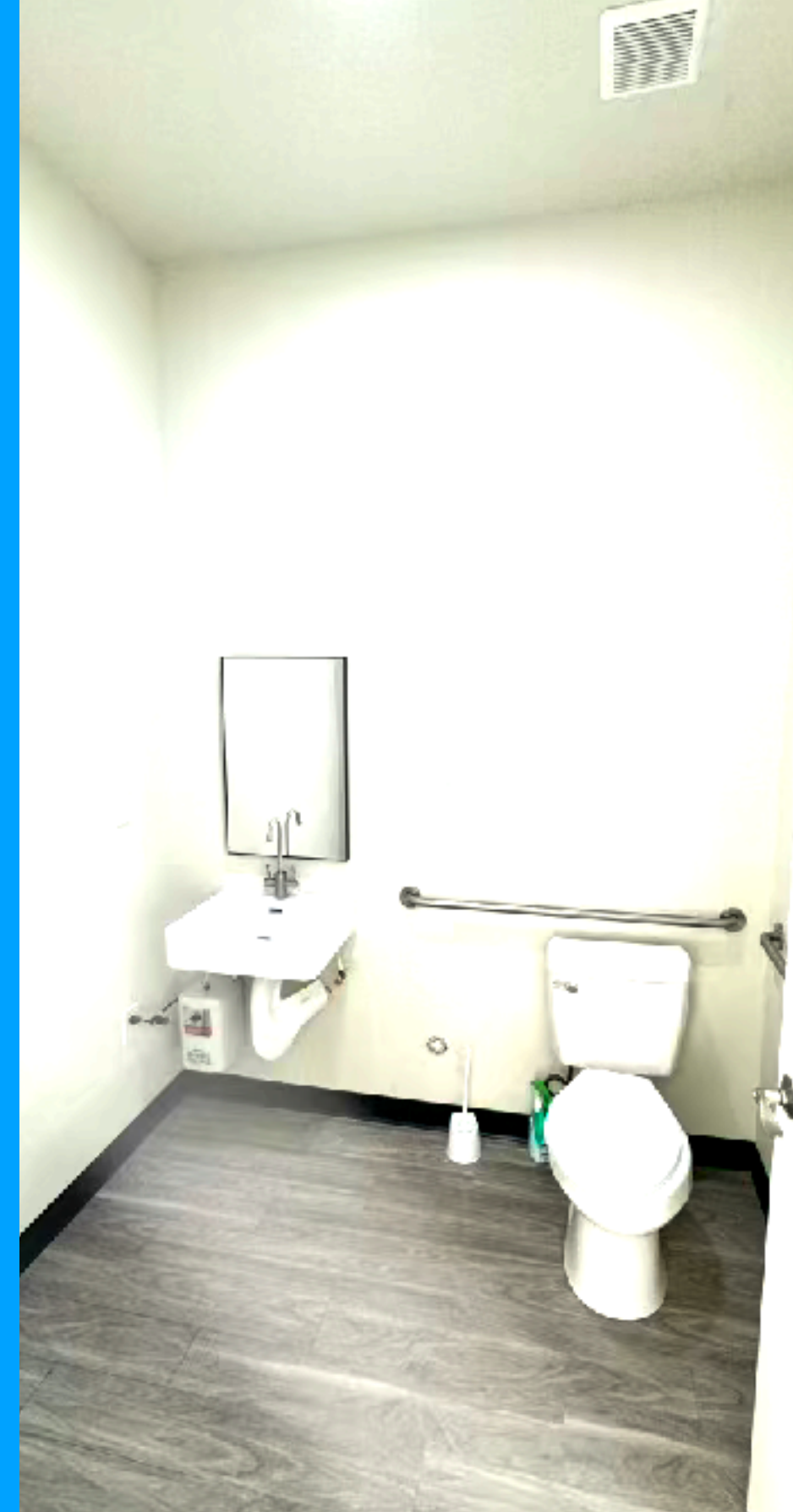




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## Unit 110



Available within 15 days  
@\$19.30 +NNN SF/year

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\* 1,590SF  
\* Lots of office

\* 19' clear height  
\* 12' x 12' bay door  
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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' 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.

<b>Via International Realty</b>	<b>9010004</b>	<b>office@via-re.com</b>	<b>(512)650-2878</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Laura De Haro</b>	<b>558115</b>	<b>laura@via-re.com</b>	<b>(512)484-5919</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Laura De Haro</b>	<b>558115</b>	<b>laura@via-re.com</b>	<b>(512)484-5919</b>
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 Date