

OFFICE FOR LEASE

7710 N FM 620, BLDG 13C SUITE 220

7710 NORTH FM 620, AUSTIN, TX 78726



FOR LEASE

**KW COMMERCIAL | AUSTIN NW**

9606 N. Mopac Suite 950  
Austin, TX 78759



**JORGENSEN GROUP**  
KW COMMERCIAL

Each Office Independently Owned and Operated

**PRESENTED BY:**

**AMY VENHORST**

Broker Associate

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0671452, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

## DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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## PROPERTY SUMMARY

7710 NORTH FM 620



### Property Summary

Building SF:	1,729
Lease Rate:	\$6,500 Modified Gross
Lease Term:	24- 60 Months
Condition:	First-Generation
Permitted Use:	Office Space
Parking:	6 Spaces
Year Built:	2022

### Property Overview

First-Generation Office Space! Updated second-floor office space featuring excellent frontage and natural light. This white-boxed suite is ready for tenant customization, with TI negotiable based on lease terms. The property includes 6 dedicated parking spaces and offers convenient access to FM 620 and nearby major highways. Ideal for professional office use, the space provides strong visibility in a well-maintained building with recent exterior and interior improvements. Lease rate is \$6,500 modified gross, with internet as the only tenant responsibility.

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## PROPERTY PHOTOS

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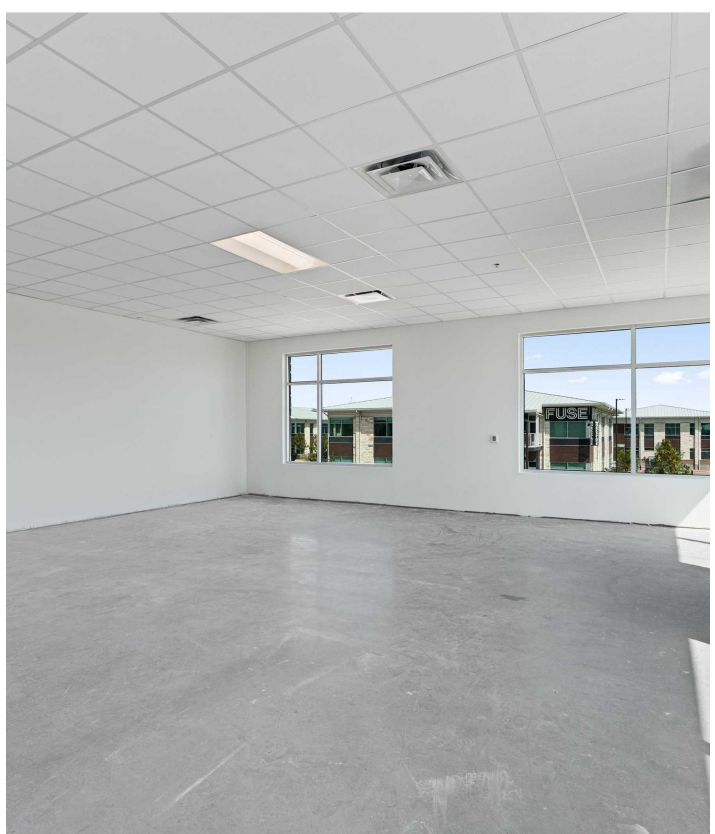
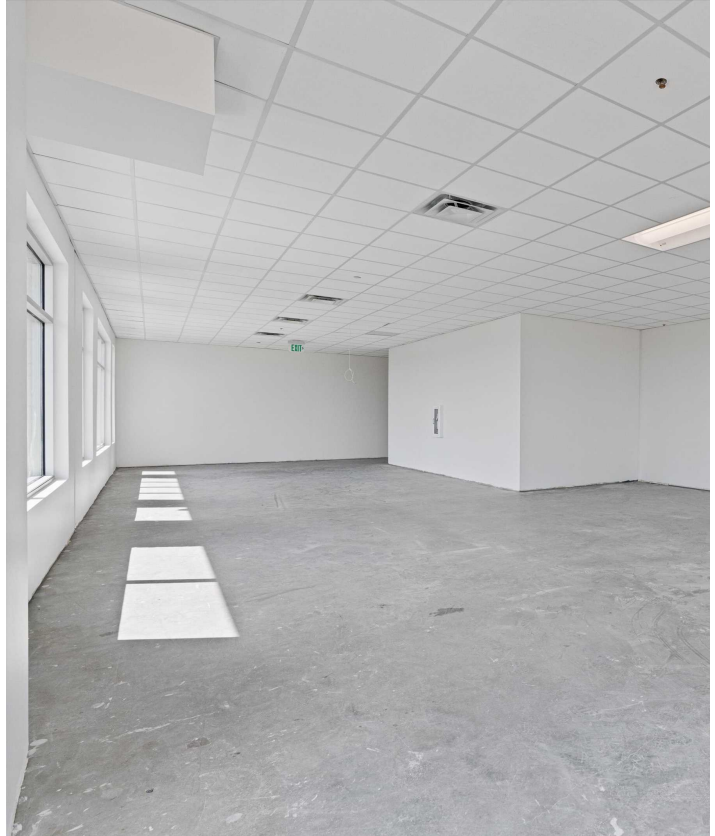
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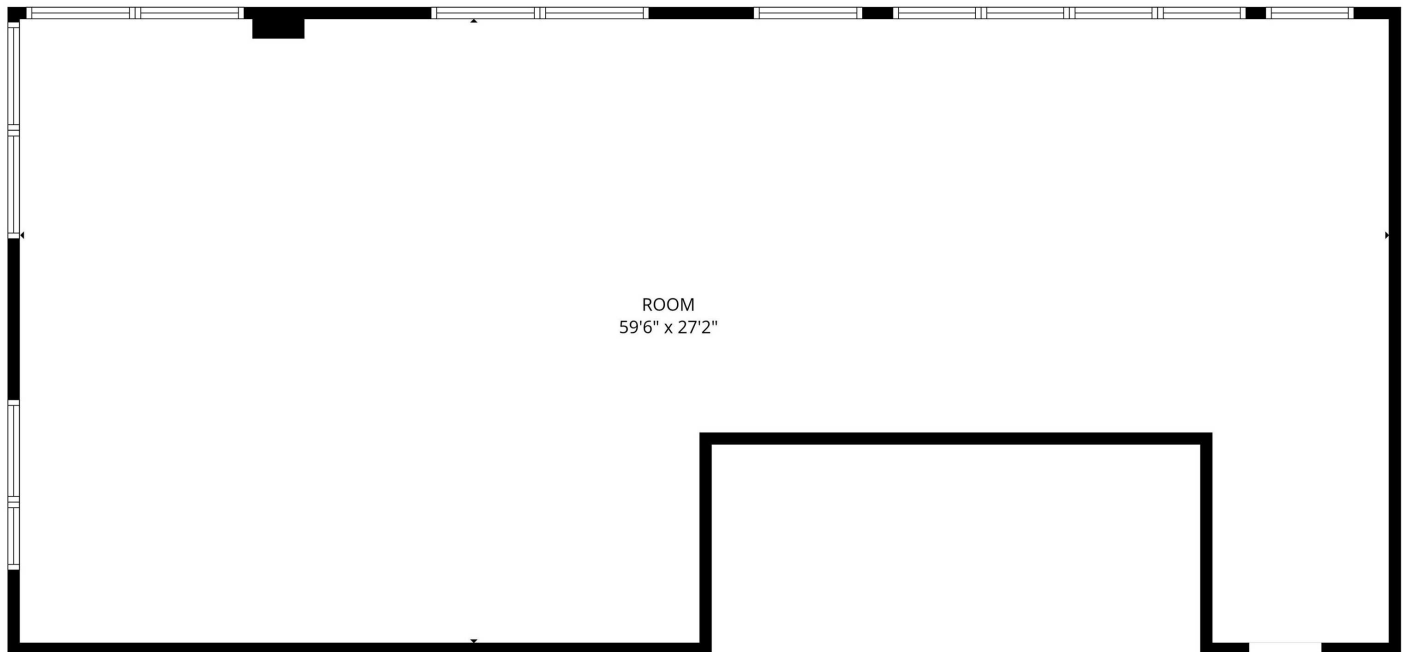
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## FLOORPLAN

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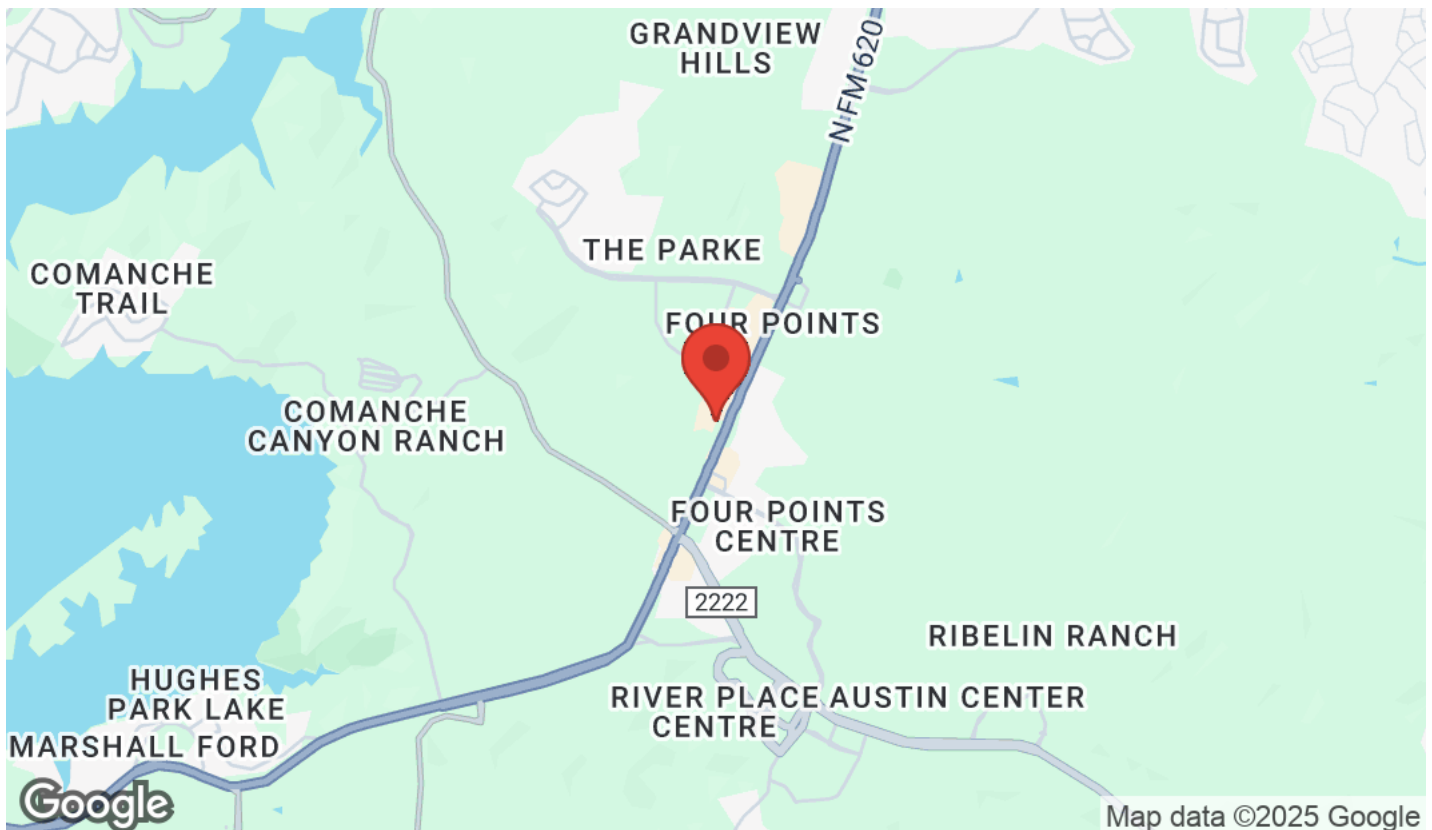
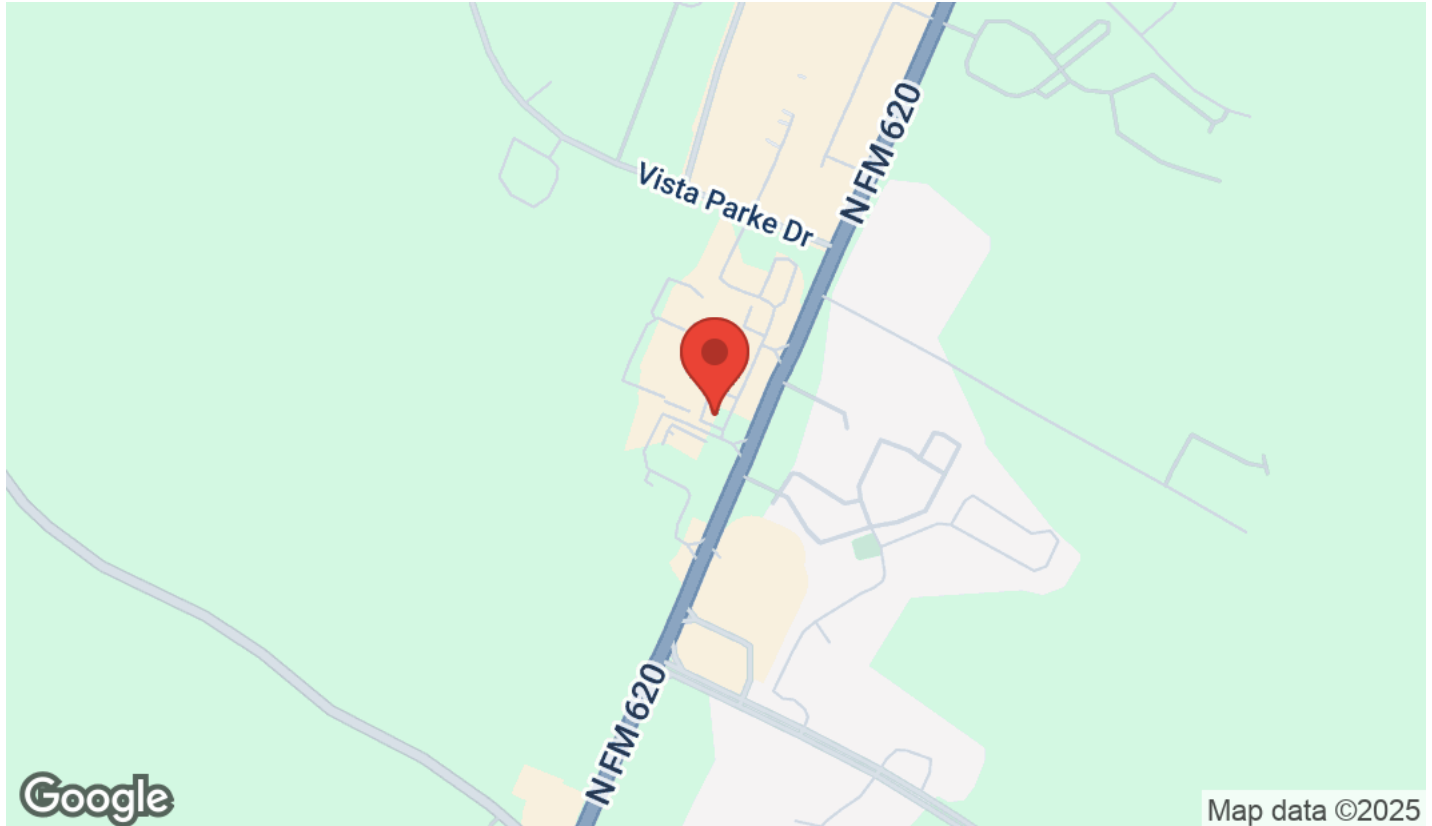
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## LOCATION MAPS

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## AERIAL MAP

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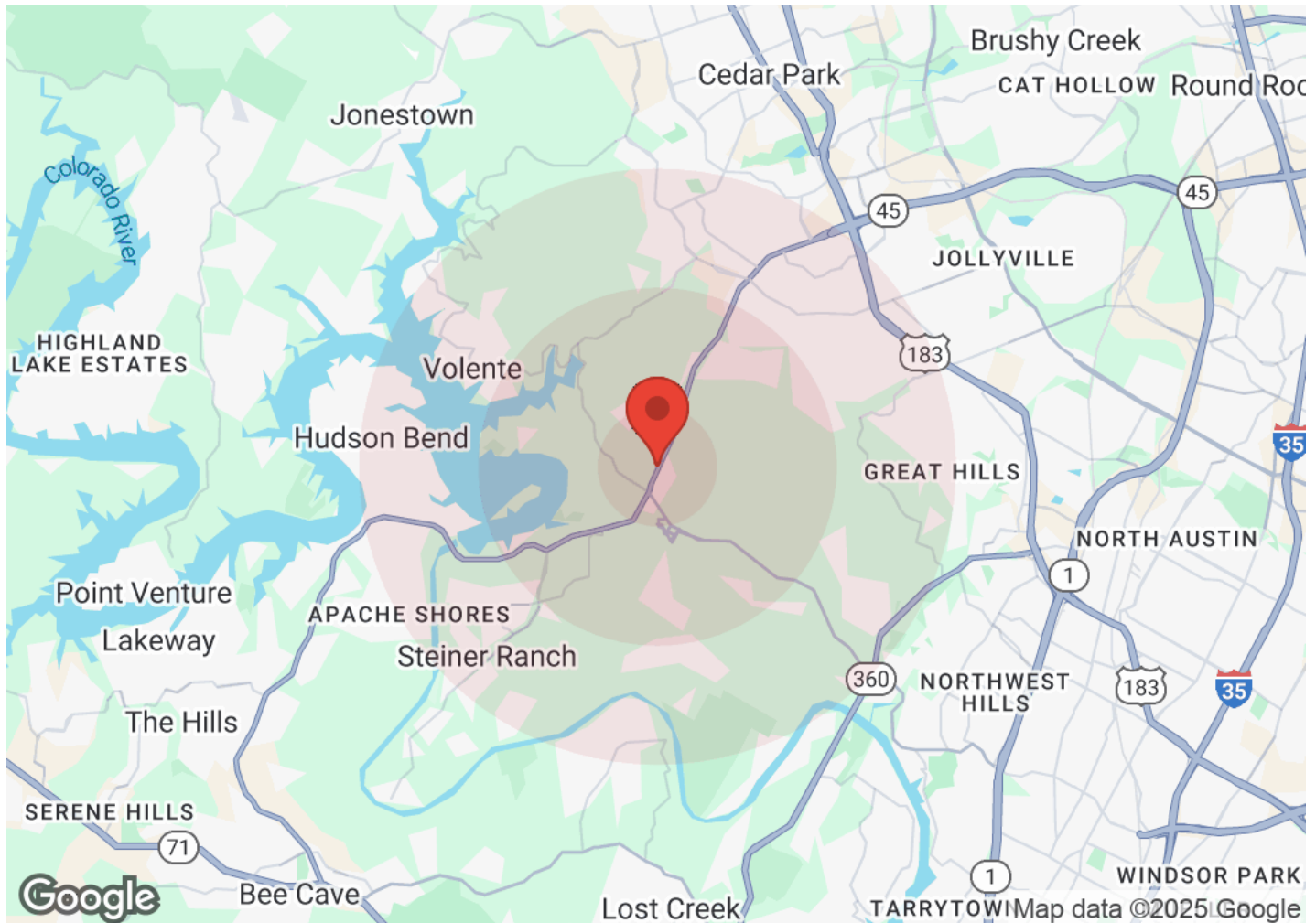
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,881	12,948	49,707	Median	\$89,558	\$119,364	\$140,813
Female	2,742	13,009	49,647	< \$15,000	285	528	1,308
Total Population	5,623	25,957	99,354	\$15,000-\$24,999	N/A	284	763
				\$25,000-\$34,999	96	540	1,337
				\$35,000-\$49,999	228	778	2,514
				\$50,000-\$74,999	502	1,503	5,037
				\$75,000-\$99,999	408	1,345	3,651
				\$100,000-\$149,999	288	1,443	6,405
				\$150,000-\$199,999	381	1,254	5,228
				> \$200,000	509	3,453	13,617
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	859	4,474	17,550	Total Units	3,173	13,006	45,424
Ages 15-24	729	3,088	11,362	Occupied	2,697	11,129	39,860
Ages 25-54	2,980	12,472	45,385	Owner Occupied	569	4,989	24,477
Ages 55-64	561	3,036	11,792	Renter Occupied	2,128	6,140	15,383
Ages 65+	495	2,887	13,265	Vacant	476	1,878	5,564
Race	1 Mile	3 Miles	5 Miles				
White	2,883	14,219	57,218				
Black	611	1,848	4,709				
Am In/AK Nat	5	21	99				
Hawaiian	2	5	30				
Hispanic	1,398	5,363	19,384				
Asian	581	3,790	15,181				
Multi-Racial	132	675	2,583				
Other	10	39	139				

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## 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.*

### 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.

<u>KW ATX Broker LLC</u>	<u>9010968</u>	<u>klrw8@kw.com</u>	<u>(512) 346-3550</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>M.E. Cook</u>	<u>357270</u>	<u>mecook@kw.com</u>	<u>(512) 263-9090</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Michelle Bippus</u>	<u>557629</u>	<u>michelle@kwaustinnw.com</u>	<u>(512) 346-3550</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Amy VenHorst</u>	<u>671452</u>	<u>amy@jorgensonrealestate.com</u>	<u>(512) 659-3617</u>
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)**

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