

FOR LEASE
WELLHOUSE BUSINESS PARK

2500 NE Inner Loop
Georgetown, Texas 78626

36,550 SF CLASS A TILT WALL



PROPERTY DESCRIPTION

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36,550 SF CLASS A TILT WALL
2500 NE Inner Loop
Georgetown, Texas 78626

Highlights

- Convenient High-Quality Flex/Warehouse
- Class A Tilt Wall Building
- Less than 1 mile from IH-35 and 130 Toll
- Professional setting with large live oak trees
- New Phase Under Construction
- +/- 2,000 SF Yard Space in select units

Property Type

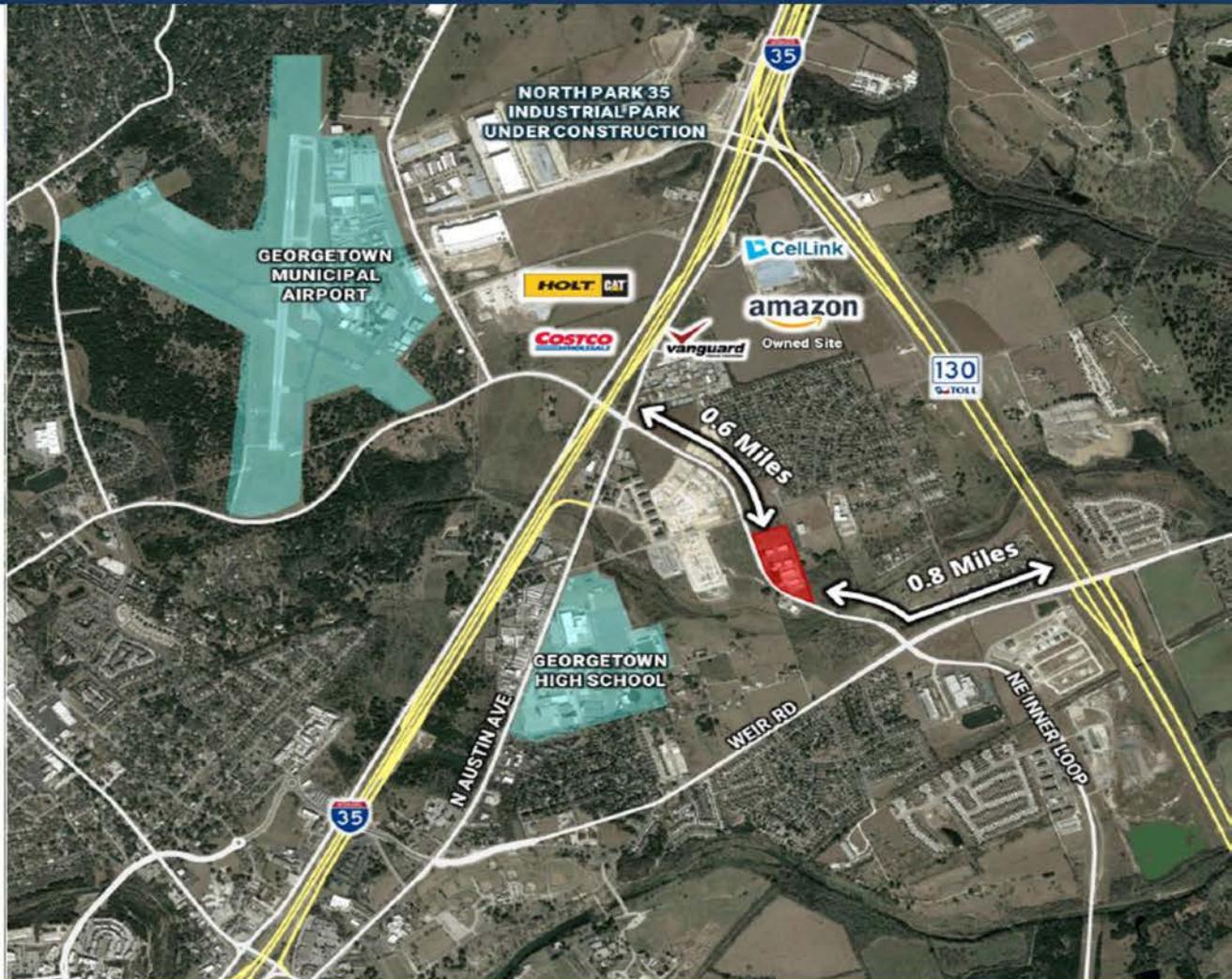
Flex | Industrial

Zoning

Industrial (IN)

Lease Rate

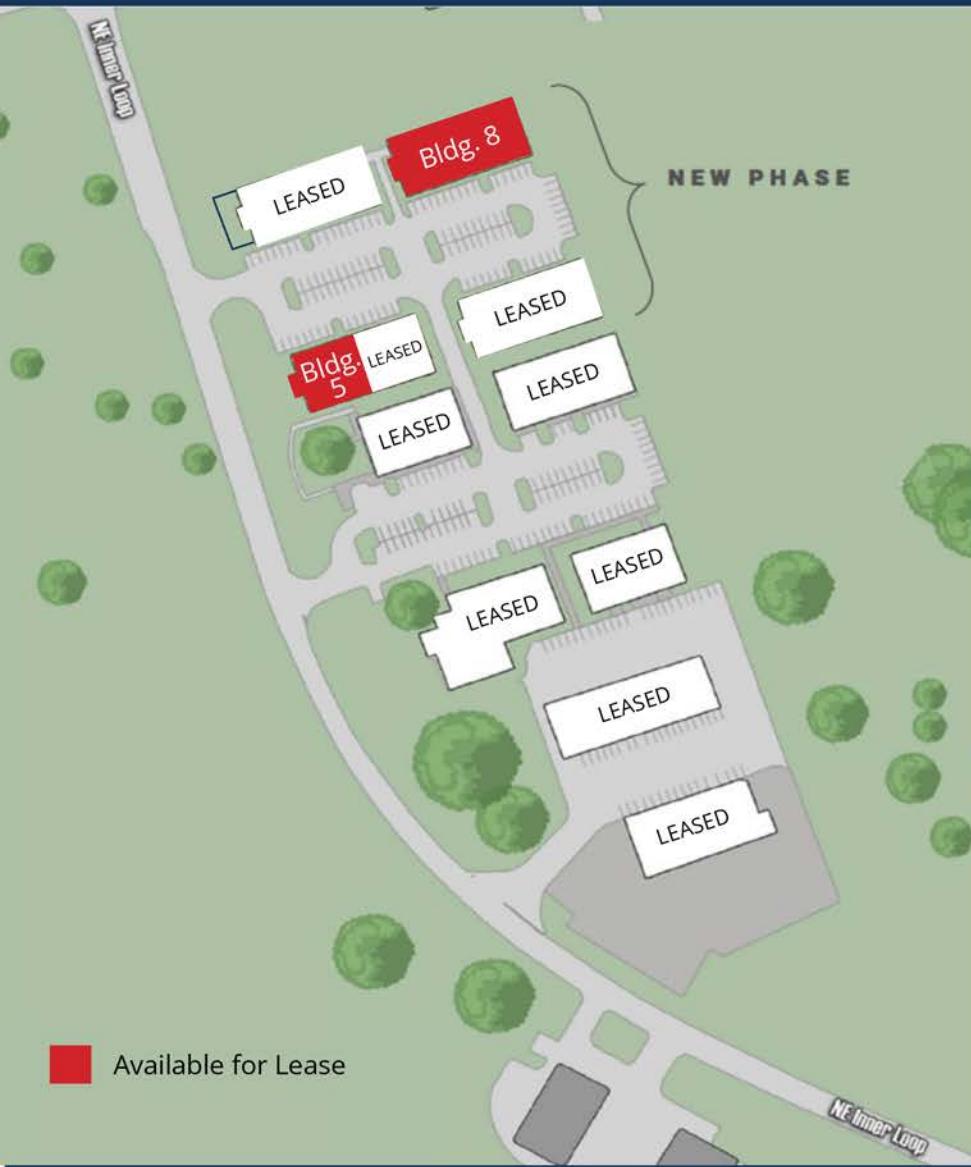
CALL FOR PRICING



SITE PLAN

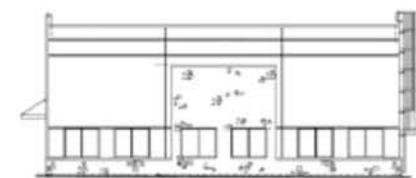
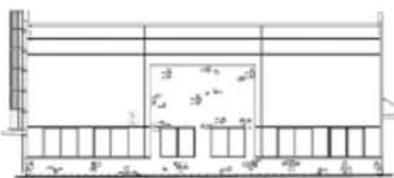
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Availability

BUILDING 5	5,281 SF	Available Now
BUILDING 6	LEASED	LEASED
BUILDING 7	LEASED	LEASED
BUILDING 8	10,681 SF	Available Now



NEW CONSTRUCTION ELEVATIONS

**Don Quick
& Associates, Inc.**

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The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.

BUILDING 5 & 6

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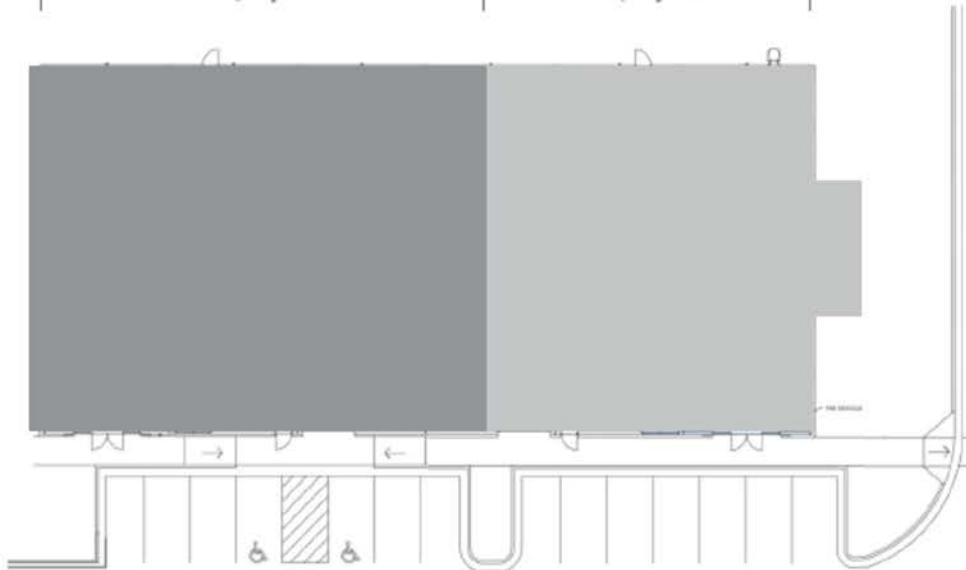
BUILDING 6

LEASED

#600 | 6,050 rsf

LEASED

#610 | 4,600 rsf



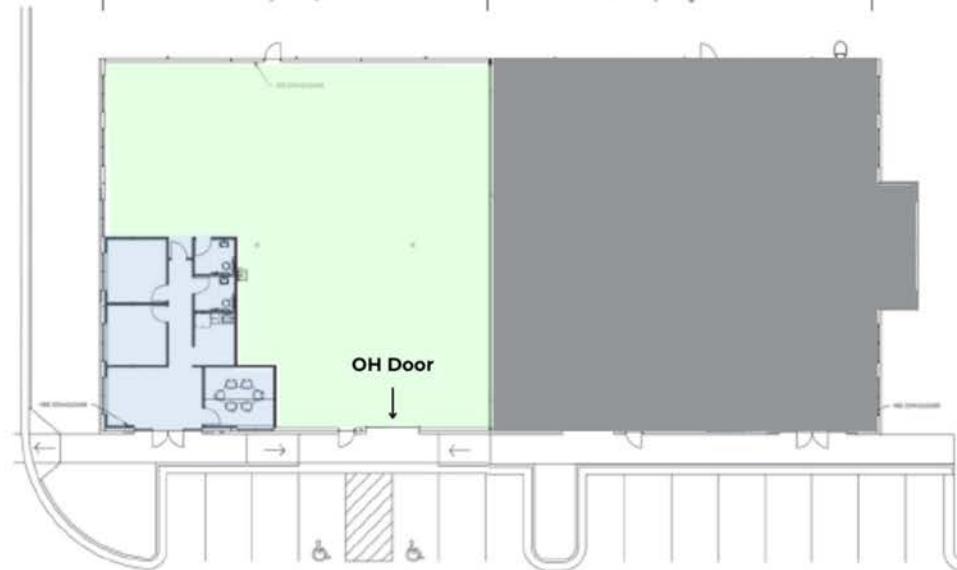
BUILDING 5

AVAILABLE

#500 | 5,281 rsf

LEASED

#510 | 5,400 rsf



 Finished Office

 Warehouse

Specifications

- Concrete-Tilt Wall Construction
- 70' Building Depth
- 35' (d) x 30' (w) Column Spacing
- 24' - 25'6" Clear Height
- 2.61 / 1,000 SF Parking Ratio
- 3 Phase Electrical - 480v / 200a
- (1) 10' x 14' Overhead Door per suite
- Approx. Office 20% / Warehouse 80%

Finished Office:

- (2) Offices
- (2) Restrooms
- Breakroom
- Conference Room
- Entry Lobby
- HVAC

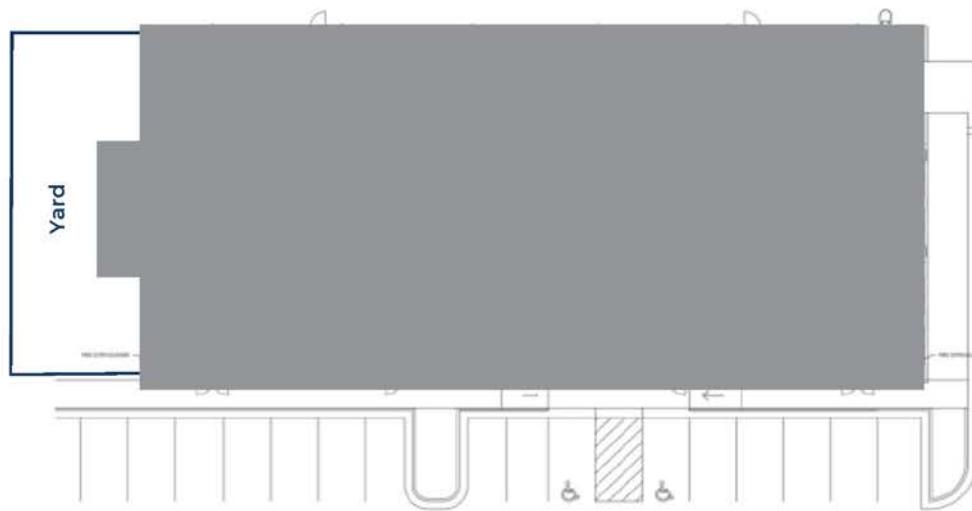
BUILDING 7 & 8

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BUILDING 7

LEASED

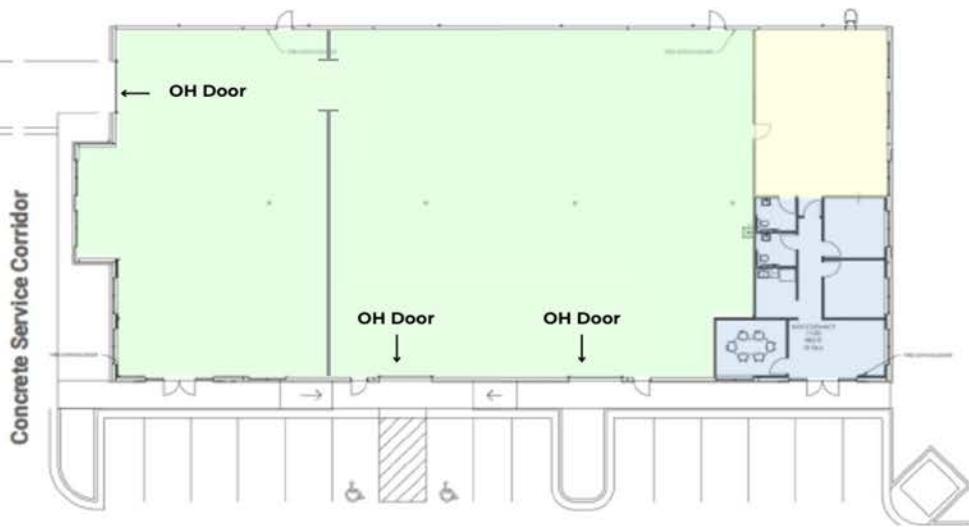
#700 | 10,681 rsf



BUILDING 8

AVAILABLE

#800 | 10,681 rsf



Specifications

- Concrete-Tilt Wall Construction
- 150' (w) x 70' (d) Building Depth
- 35' (d) x 30' (w) Column Spacing
- 24' - 25'6" Clear Height

- 2.61 / 1,000 SF Parking Ratio
- 3 Phase Electrical - 480v / 400a
- (3) 10' x 14' Overhead Doors per bldg.
- Approx. Office 10% / Storage 10% / Warehouse 80%

- Finished Office:
- (2) Offices
- (2) Restrooms
- Breakroom
- Conference Room
- Entry Lobby
- HVAC

Finished Office

Warehouse

Storage / Warehouse / Office Expan.

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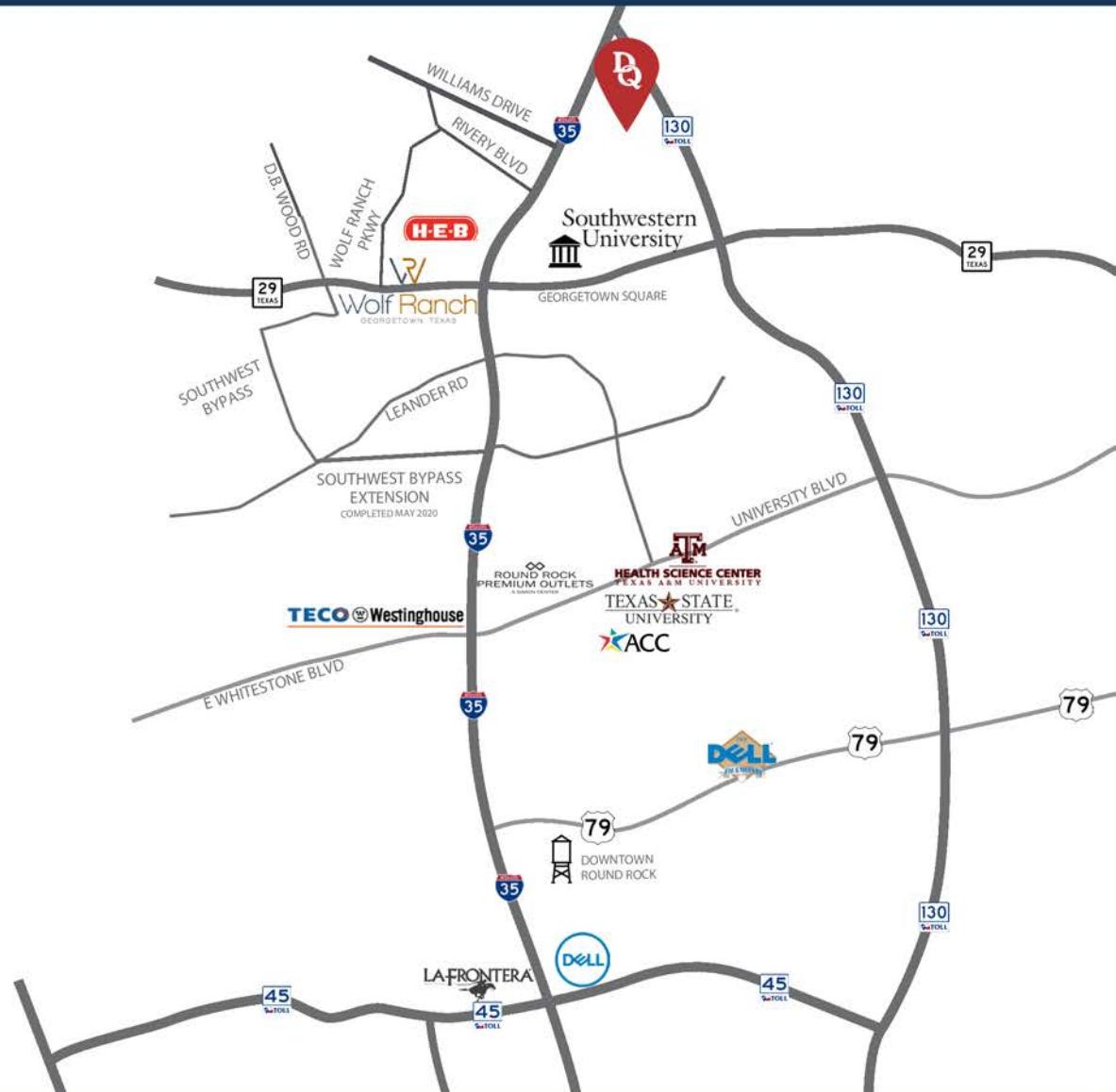
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DRIVE TIMES

in minutes, approximately

Toll 130	2
Georgetown Square	8
Wolf Ranch	9
Round Rock Premium Outlets	11
US 79	14
SH 45	15
Downtown Round Rock	16
La Frontera Shopping District	17
Austin Executive Airport	22
The Domain	25
Downtown Austin	33
Austin-Bergstrom Airport	39

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Don Quick & Associates, Inc.	347889	info@donquick.com	(512) 255-3000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name		License No.	Phone
Darren Quick	443913	darren@donquick.com	(512) 255-3000
Designated Broker of Firm		License No.	Phone
Darren Quick	443913	darren@donquick.com	(512) 255-3000
Licensed Supervisor of Sales Agent/Associate		License No.	Phone
Tyler Herrick	744876	tyler@donquick.com	(512) 255-3000
Sales Agent/Associate's Name		License No.	Phone

Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date