

FOR LEASE
WELLHOUSE BUSINESS PARK

2500 NE Inner Loop
Georgetown, Texas 78626

36,550 SF CLASS A TILT WALL



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

PROPERTY DESCRIPTION

FOR LEASE

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

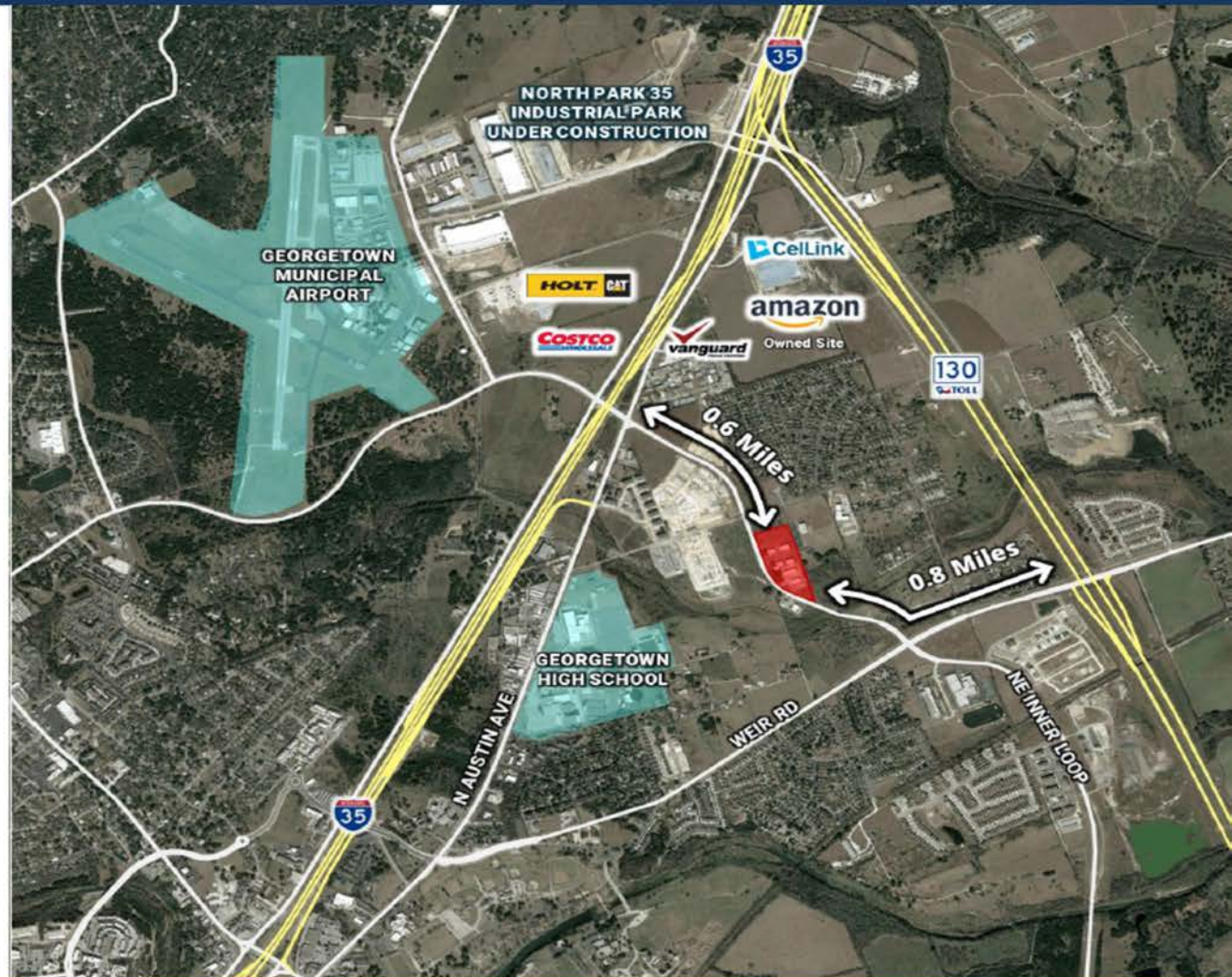
Flex | Industrial

Zoning

Industrial (IN)

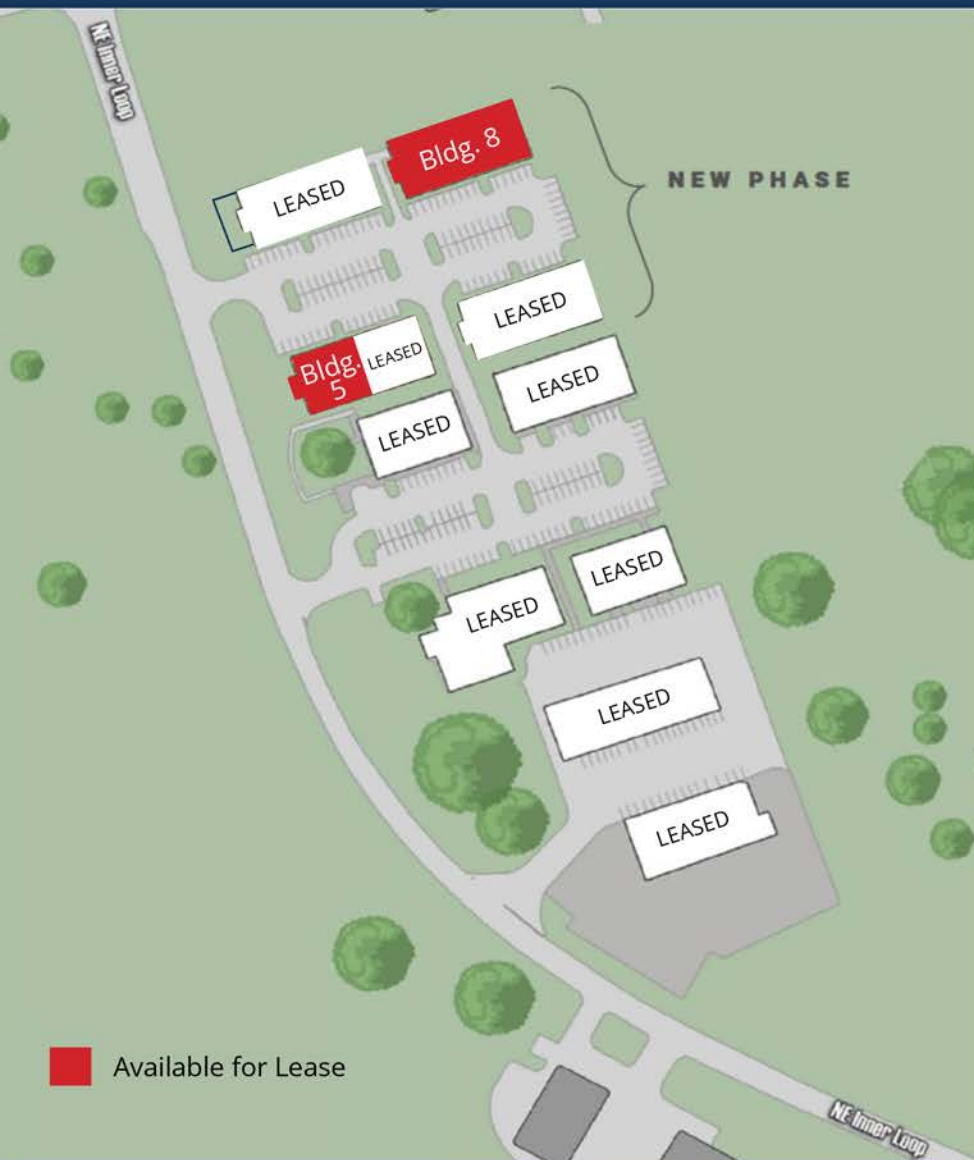
Lease Rate

CALL FOR PRICING



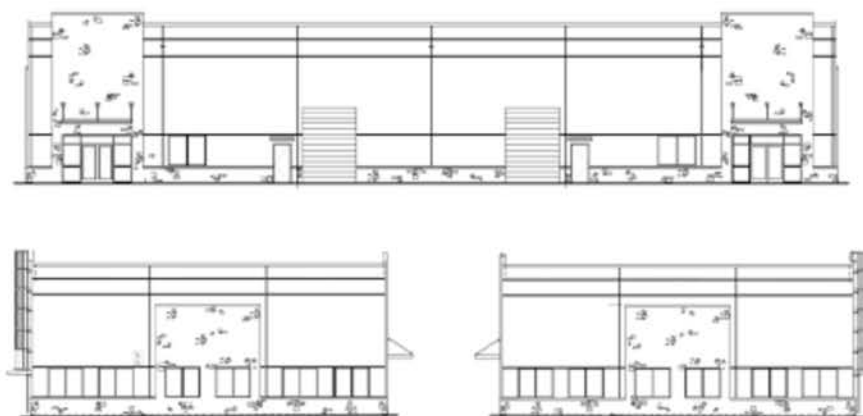
SITE PLAN

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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

BUILDING 5 & 6

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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



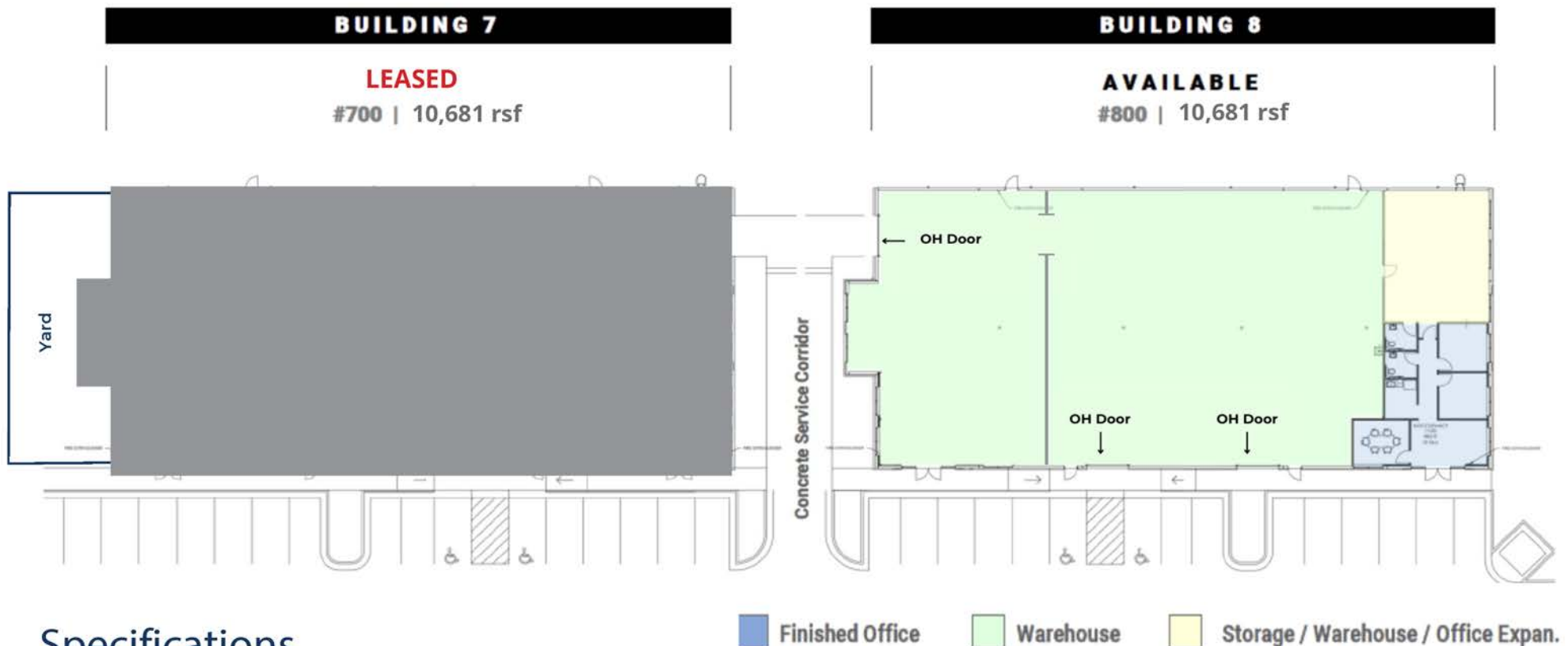
Tyler Herrick
(512) 814-1815
tyler@donquick.com

Brent Campbell
(512) 814-1814
brent@donquick.com

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BUILDING 7 & 8

FOR LEASE
36,550 SF CLASS A TILT WALL



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

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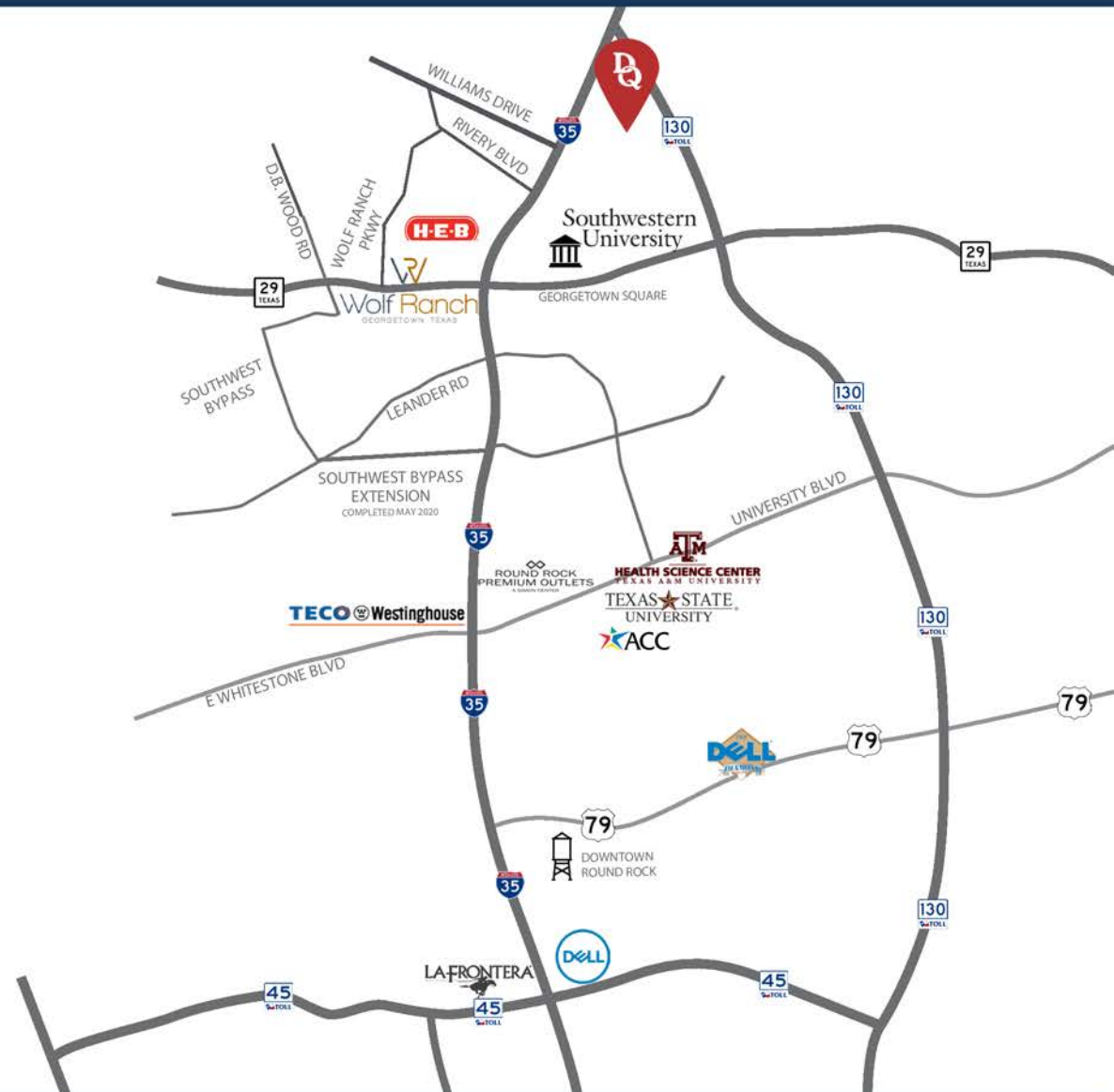
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DRIVE TIMES

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.	Email	Phone
Darren Quick	443913	darren@donquick.com	(512) 255-3000
Designated Broker of Firm	License No.	Email	Phone
Darren Quick	443913	darren@donquick.com	(512) 255-3000
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Tyler Herrick	744876	tyler@donquick.com	(512) 255-3000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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