



4913 Moreland

4913 Moreland, Georgetown, TX 78633



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\$24.00 /SF/YR

Brand new office construction in beautiful Georgetown and close to Sun City. There are 4153 sqft of contiguous space in one building and this can be leased in as small as 1000 sqft spaces. Lease price is \$24 psf plus NNN. Building #3 and 1/4 of Building #2 are available for lease. These are in shell condition and owner will provide additional TI money for build out. This amount will depend on amount of space leased among other terms. Space can be sold or leased. Ask for info on sales price. This medical office space is highly visible from Williams Dr. with approx. 28,000 VPD (TxDOT 2018) but away from the road for a more peaceful feel. Professional, high-end steel frame construction with vaulted ceilings, large windows, no steps and easy parking this makes for a fantastic medical office space.

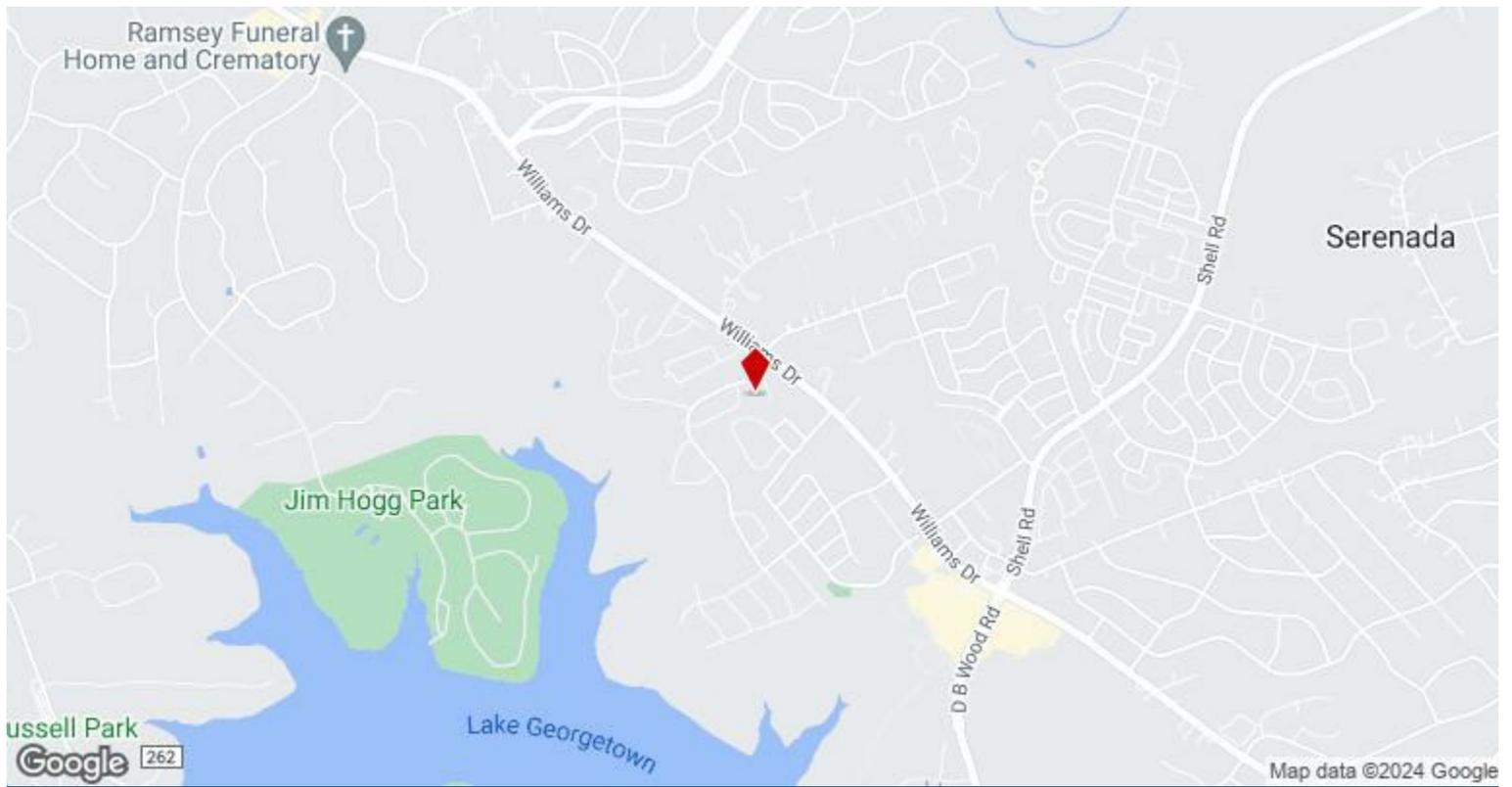
- -Prime investment opportunity for users or investors. Could work well for a 1031 buyer
- -Traffic counts Shell Rd/Williams Dr 28,564 VPD (TxDOT 2018)
- -Highly visible location on Williams Drive



Rental Rate:	\$24.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	4,153 SF
Year Built:	2022
Walk Score ®:	25 (Car-Dependent)
Taxes:	\$0.32 USD/SF/MO
Operating Expenses:	\$0.00 USD/SF/MO
Rental Rate Mo:	\$2.00 /SF/MO

1st Floor

Space Available	4,153 SF
Rental Rate	\$24.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable



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Property Photos



Primary Photo



Moreland 7

Property Photos



Moreland 4

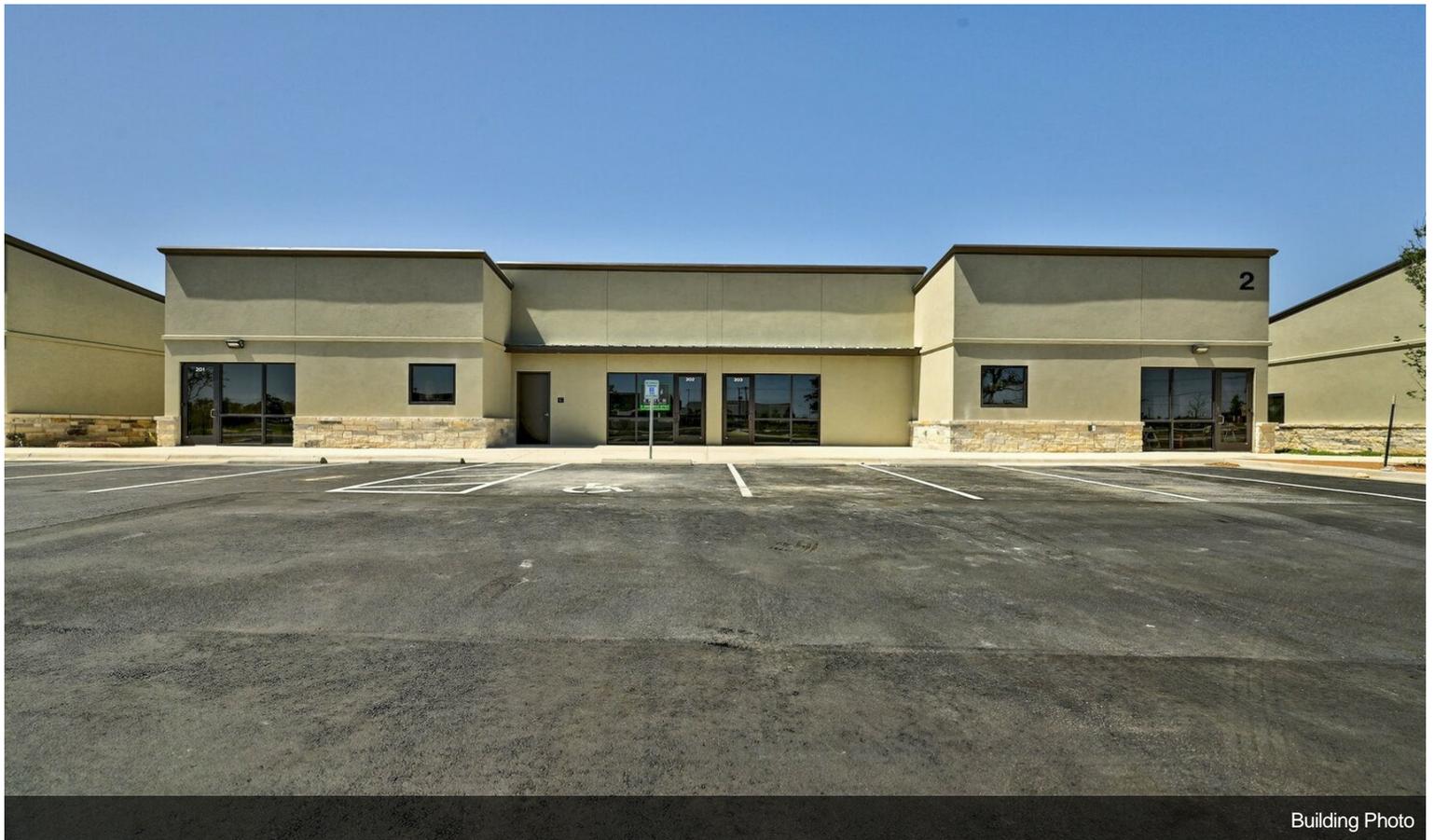


Building Photo

Property Photos



Building Photo

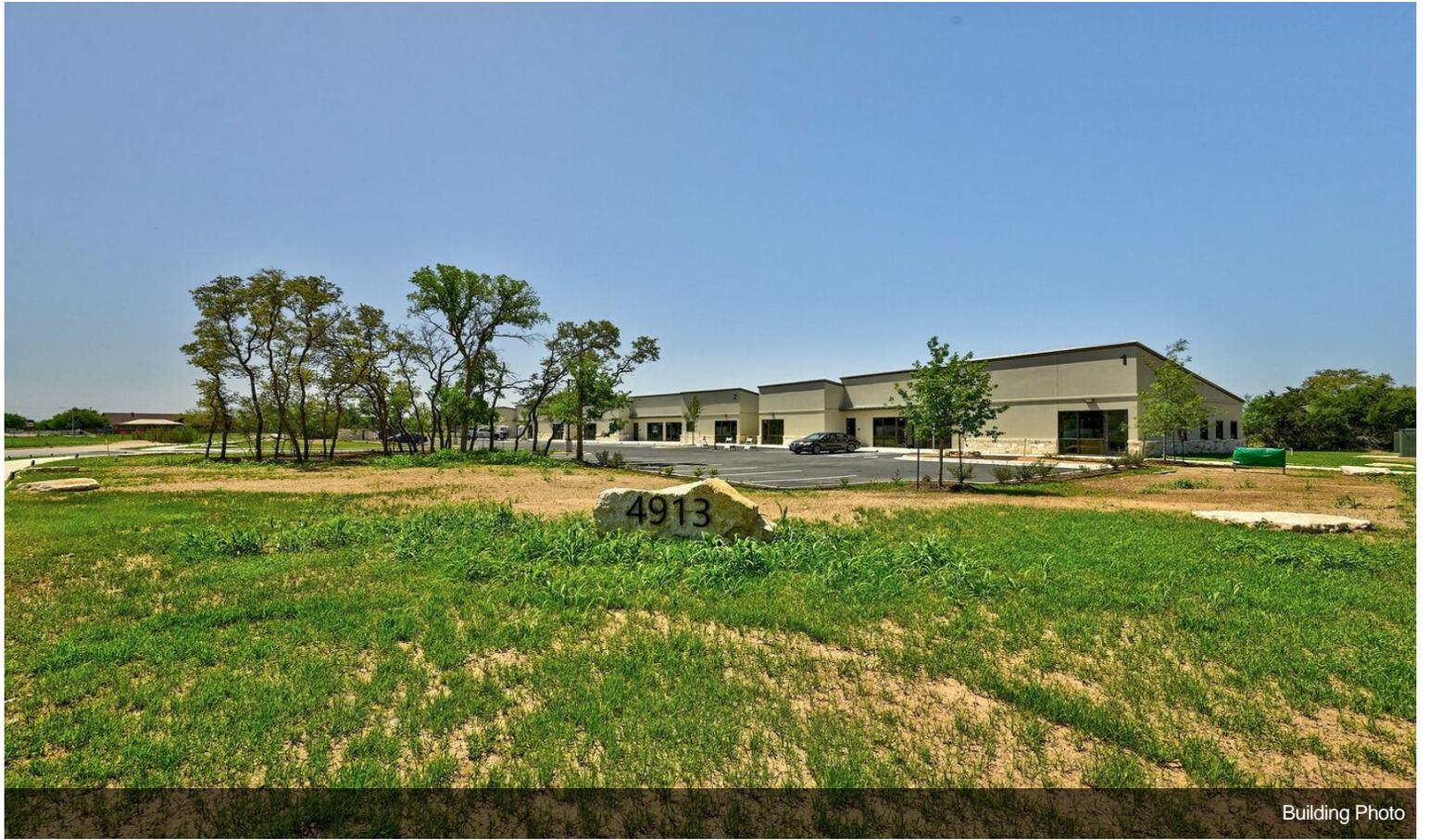


Building Photo

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