

Lease Rate: NNN Lease; \$4,000/mo Total

- 8 total office spaces, or 7+ Conference
- Parking: 4 spaces per 1,000 SF
- Located 1 block from McNeil Rd just west of I35
- Great office space for companies needing multiple office spaces, conference room, and dedicated reception area.
- Ideal for Insurance, Legal, Real Estate, Accounting, Marketing, or other small businesses.
- NNN Estimated at \$9.50/SF/YR
- Extra offices available for tenant to sublet
- In close proximity to Historic Downtown Round Rock, trails, Round Rock West Park, and more.



Ryan McGahey, Broker | ryan@leadstrongproperties.com

512-468-1590

www.LeadStrongCommercial.com

Disclaimer: The Broker is submitting the attached information in its capacity as an agent and representative of the owner, but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representation concerning it. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAR STATUS, NATIONAL ORIGIN OR HANDICAP STATUS. NNN lease with a total rent of \$4,000/month. Rare opportunity to lease out a double unit office condo totaling 1,672 SF! Well cared for and thoughtfully laid out condo that includes 8 offices, (OR) 7+ conference room, connecting break room, Large reception area, and 2 private restrooms. Landlord willing to negotiate existing office furniture, conference table, etc. Well cared for and maintained Office Park with nearby amenities within walking distance including Round Rock West Park with wonderful scenic trails. Close to all major thoroughfares, restaurants, and Downtown Round Rock.



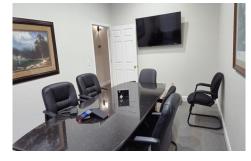
























Contact

Ryan McGahey

Broker/Owner

LeadStrong Properties

(512) 468-1590

Ryan@LeadStrongProperties.com





Ryan McGahey

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 coincidental 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.

Leadstrong Properties	9004595	ryan@leadstrongpropertie	s.com (512)468-1590
Licensed Broker /Broker Firm Name or	License No.	Email	1978	Phone
Primary Assumed Business Name				
Ryan McGahey	532069	ryan@leadstrongpropertie	s.com	(512)468-1590
Designated Broker of Firm	License No.	Email		Phone
Licensed Supervisor of Sales Agent/	License No.	Email	<u></u> 205	Phone
Associate				
Sales Agent/Associate's Name	License No.	Email		Phone
	Buyer/Tenant/Seller/Landlord Initia	als Date	<u> </u>	
Regulated by the Texas Real Estate	Information a	Information available at www.trec.texas.gov		
				IABS 1-0 Date
LeadStrong Properties 1780 Round Rock Ave. Ste. 300 Rou	Phone: 512 468 1590	Far	595 Round Rock	

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com