

CEDAR PARK BUSINESS CENTER

14420 Ronald Reagan Blvd., Cedar Park, TX 78641

FOR SALE OR LEASE



PROJECT HIGHLIGHTS

Total Sqft of Facility: 33,750

Divisible Into 1250 To 10,000 Sqft Suites

Beautiful Modern Design

5 Build To Suite Flex Office Warehouse Buildings

3 Phase Power Available

Optional Concrete Mezzanine

High Speed Fiber Internet Available

Convenient Access And Visibility From Ronald Reagan Blvd.

Located 1 Mile North of the Ronald Reagan and 1431 intersection

Large Glass Storefronts and Frosted Glass Roll Up Doors For Each Suite



For more information

Lee Idom • JPAR Commercial

512-993-0071 • leeidomrealtor@gmail.com

The information contained herein has been obtained from sources believed reliable the broker and owner makes no guarantees or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract. Buyer to verify.

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PROJECT OVERVIEW

14420 Ronald Reagan Blvd., Cedar Park, TX 78641



Total SF
33,750 SF Project

Building 2&3
10,000 SF
(8x 1,250 SF Suites)

Building 4&5
5,000 SF
(4x 1,250 SF Suites)

Building 6
3,750 SF
(2x 1,875 SF Suites)

For more information

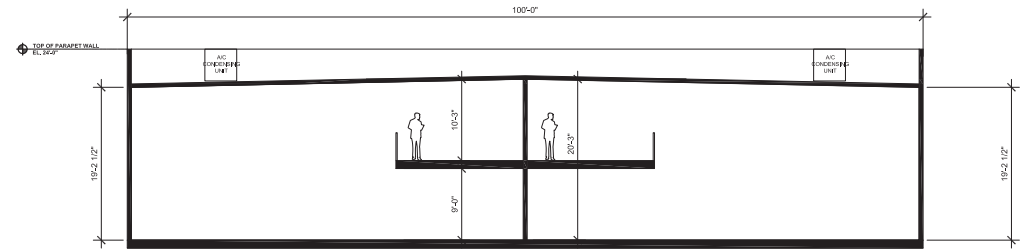


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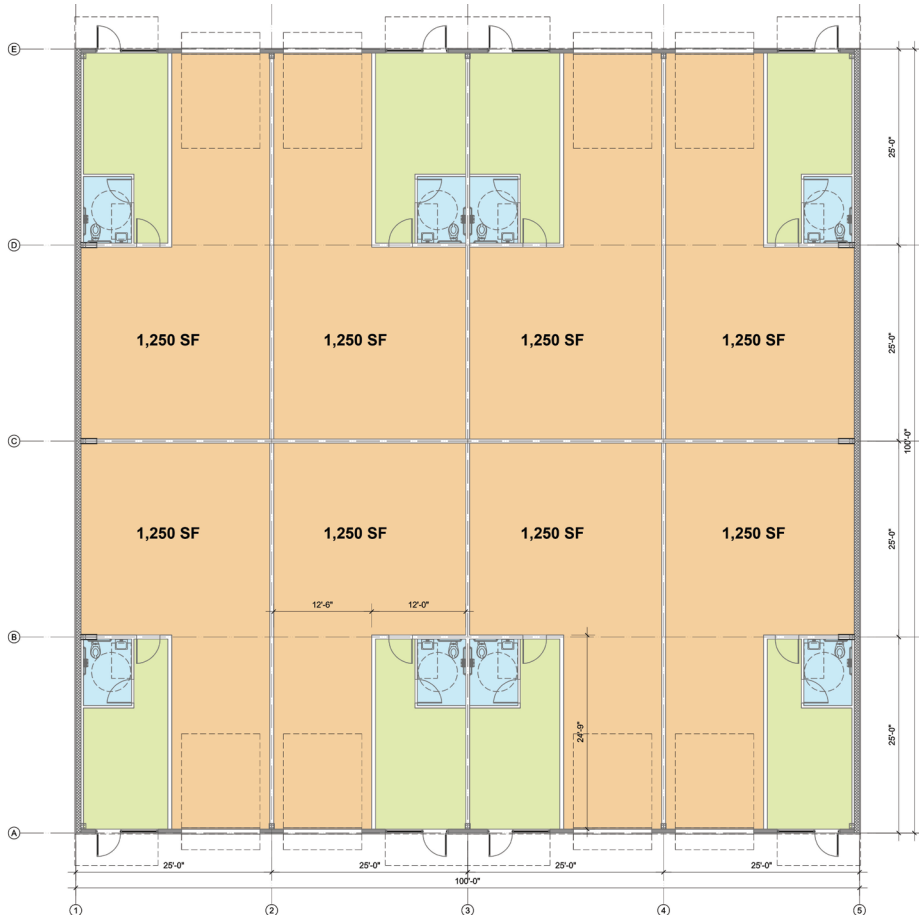
BUILDING #2 & #3

14420 Ronald Reagan Blvd., Cedar Park, TX 78641



10,000 sq. ft. bldg.

- Clear Height +/- 20 ft.
- 25% Mezzanine Concrete Footprint
Option with 10.3" Clearance
- Units from 1,250 sqft up to 10,000 sqft



For more information

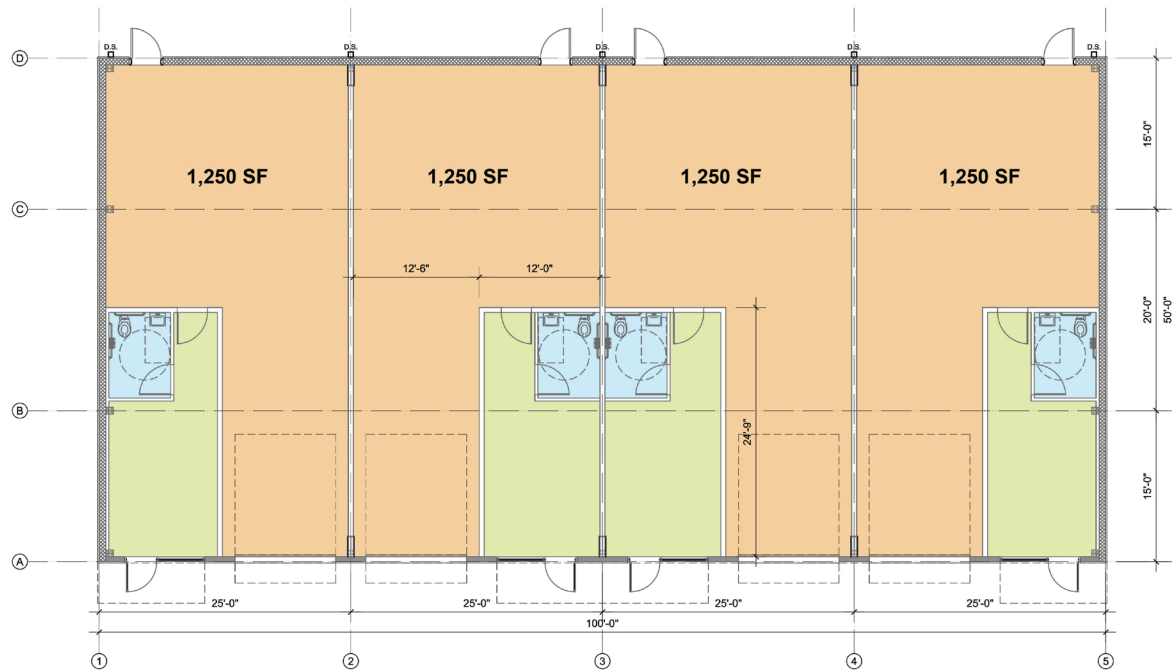


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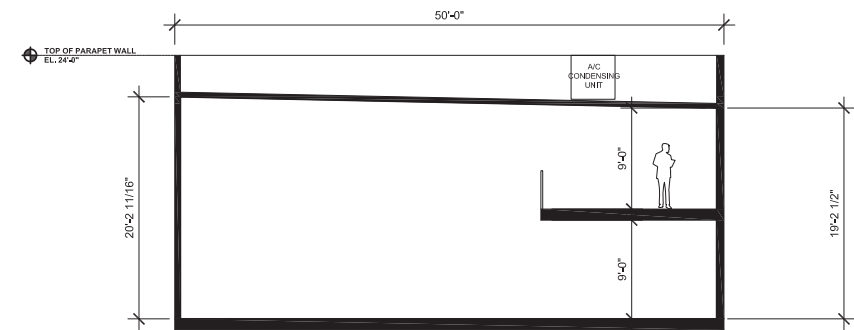
CEDAR PARK BUSINESS CENTER

BUILDING #4 & #5

14420 Ronald Reagan Blvd., Cedar Park, TX 78641



5,000 sq. ft. bldg.



- Clear Height +/- 20 ft.
- 25% Mezzanine Concrete Footprint Option with 10.3" Clearance
- Units from 1,250 sqft up to 5,000 sqft

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CEDAR PARK BUSINESS CENTER

NORTH & SOUTH ELEVATION

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- Building size as large as 10,000 SF
- Divisible into minimum 1,250 SF Suites
- Maximum of 26 Total Suites In Park
- 12' x 14' Glass Rollup Door
- 9 ft Glass Storefront



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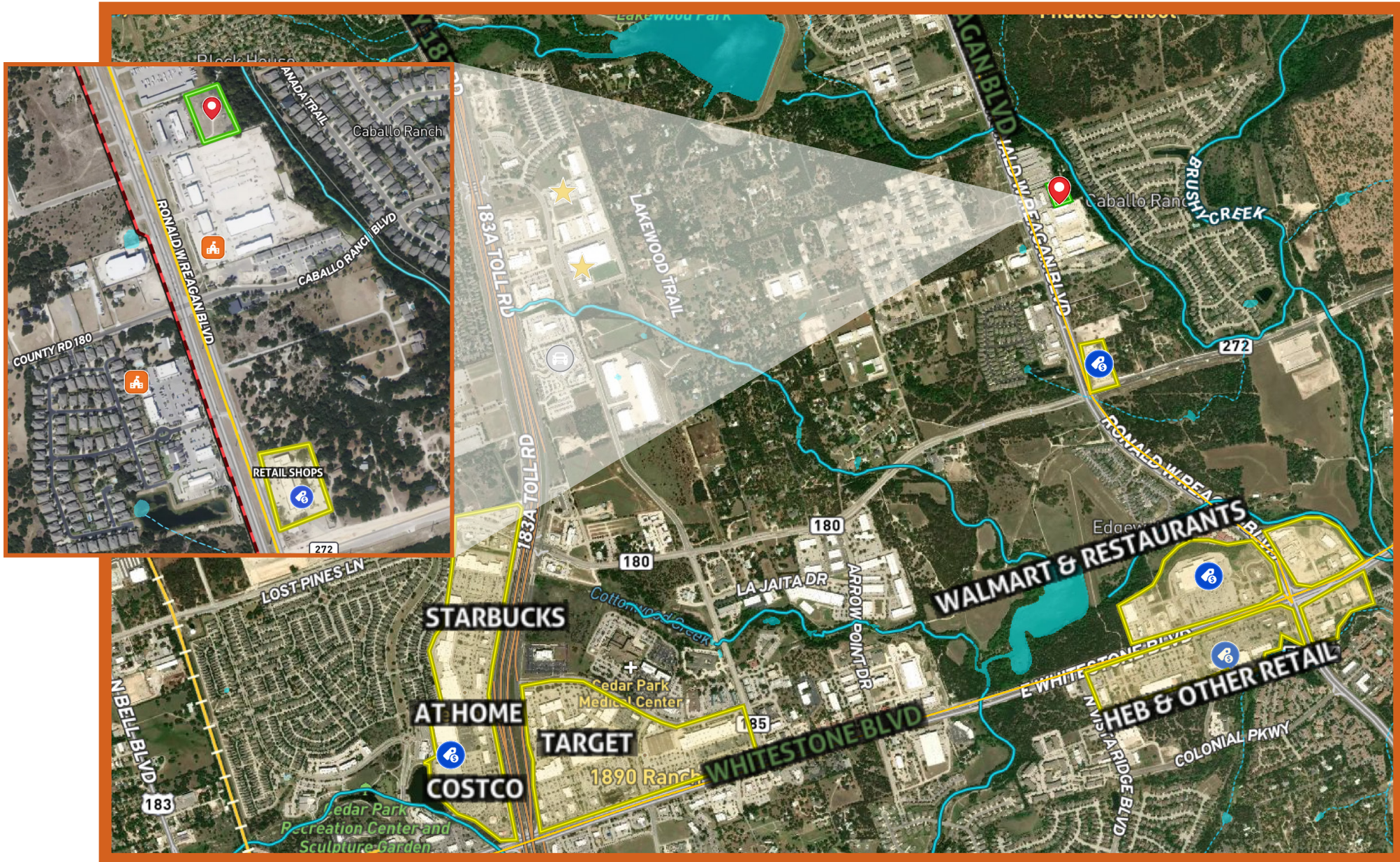
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CEDAR PARK BUSINESS CENTER

STRATEGIC LOCATION

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RENTING vs OWNING

A commercial space is a real estate investment that should appreciate just like a home or an office building does, building your equity. Similar to a residential condominium, a business condominium is a piece of real estate that you own, and you still receive a deed at closing.

Your business and storage requirements can now be an investment in desirable commercial real estate! Turn your rental expenses into an appreciating asset!

If your space is used for business purposes, the interest expense is deductible. The purchase is a depreciating business asset, effectively lowering the amount you pay on your income taxes. Each Flex Space unit is part of a Condominium regime with some shared amenities and expenses for which owners typically pay monthly dues to maintain in the same manner as an HOA.

After the initial down payment, the cost of ownership can be less than renting a comparable space. Plus, you can build your net worth and balance sheet as well as improve your financial statement and borrowing capabilities.



Other Benefits of Owning Rather Than Renting Include:

- ➡ Rental rates should only continue to rise, so now you can enjoy no annual rent increases!
- ➡ Reap the tax advantages of owning versus leasing.
- ➡ Realize property appreciation, build equity and ultimately profit!
- ➡ Hedge against inflation with low, fixed monthly payments.
- ➡ Utilize the depreciation of your unit's total cost to provide significant deductions to your yearly income taxes (if your building is used for commercial/business usage).
- ➡ Individual control of your space and its design.
- ➡ Your expenses for customization and improvements can be recaptured at the time of sale rather than lost, as is the case with tenant funded improvements to a lease property.



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