



# Inner Visions Corporate Center For Lease

275/285/295 SE Inner Loop, Georgetown, TX 78626

**DON  
QUICK**  
& Associates, Inc.

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## 275 SE Inner Loop - Retail/Office

- Brand new retail/office space
- Fully built out except for flooring
- Tenant controls HVAC
- Highly underserved area
- Signage opportunities
- Main street frontage on SE Inner Loop
- 1/8 mile from IH-35 freeway
- 1,250 gallon grease interceptor available
- Each suite has own entrance
- Parking Ratio: 5.0:1,000 SF

## LEASE RATE

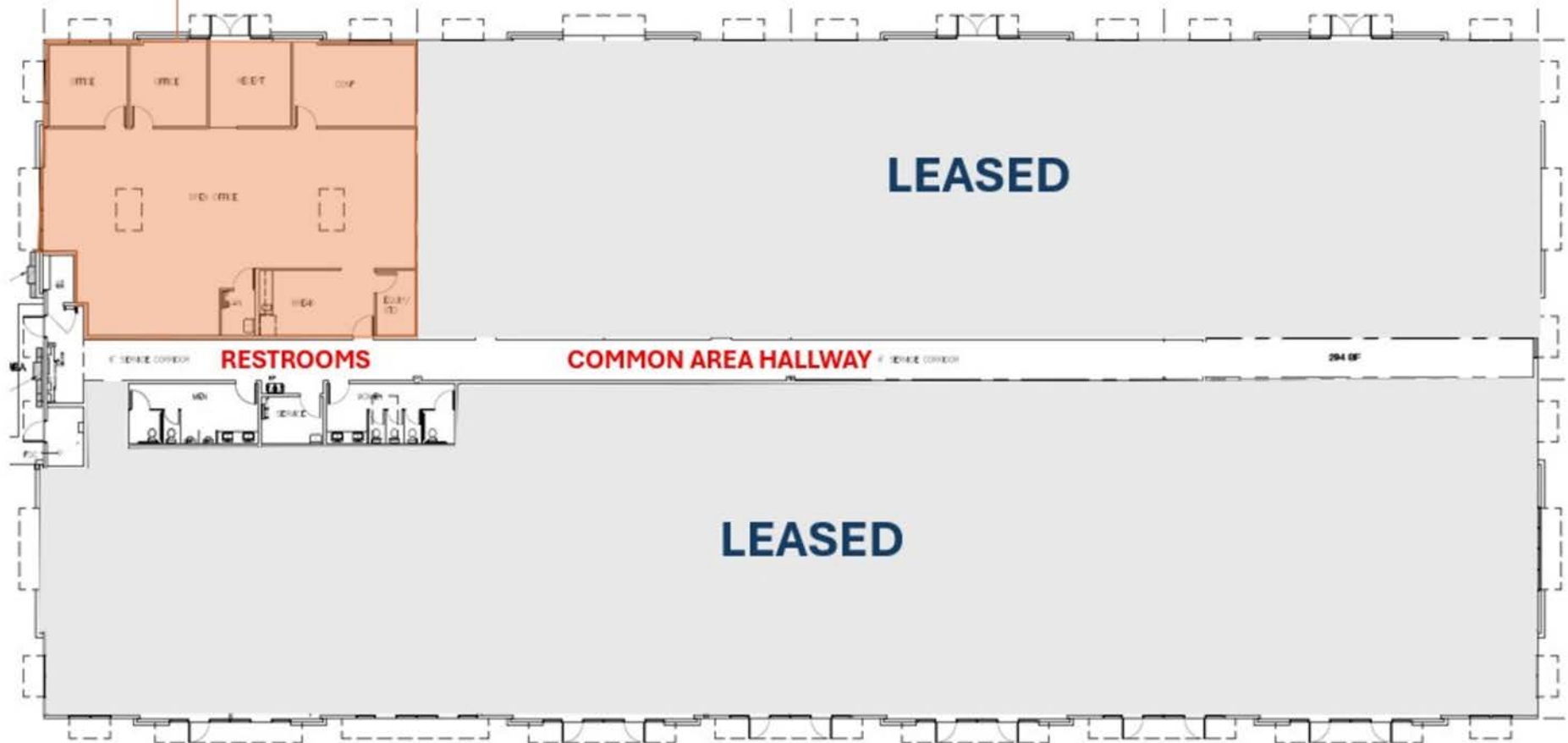
\$24.00/SF/Year + NNN

## AVAILABILITY

Suite 140: 2,531 RSF | Available Now

Suite 140  
2,500 SF  
Available Now

*Last Suite Available!*







## 285 SE Inner Loop - Office

- Private, creative office space with a corporate business park environment
- No shared interior common area
- Main street frontage on SE Inner Loop
- 1/8 mile from IH-35 freeway
- Signage opportunities
- Tenant controls own HVAC
- Parking Ratio: 3.7:1,000 SF

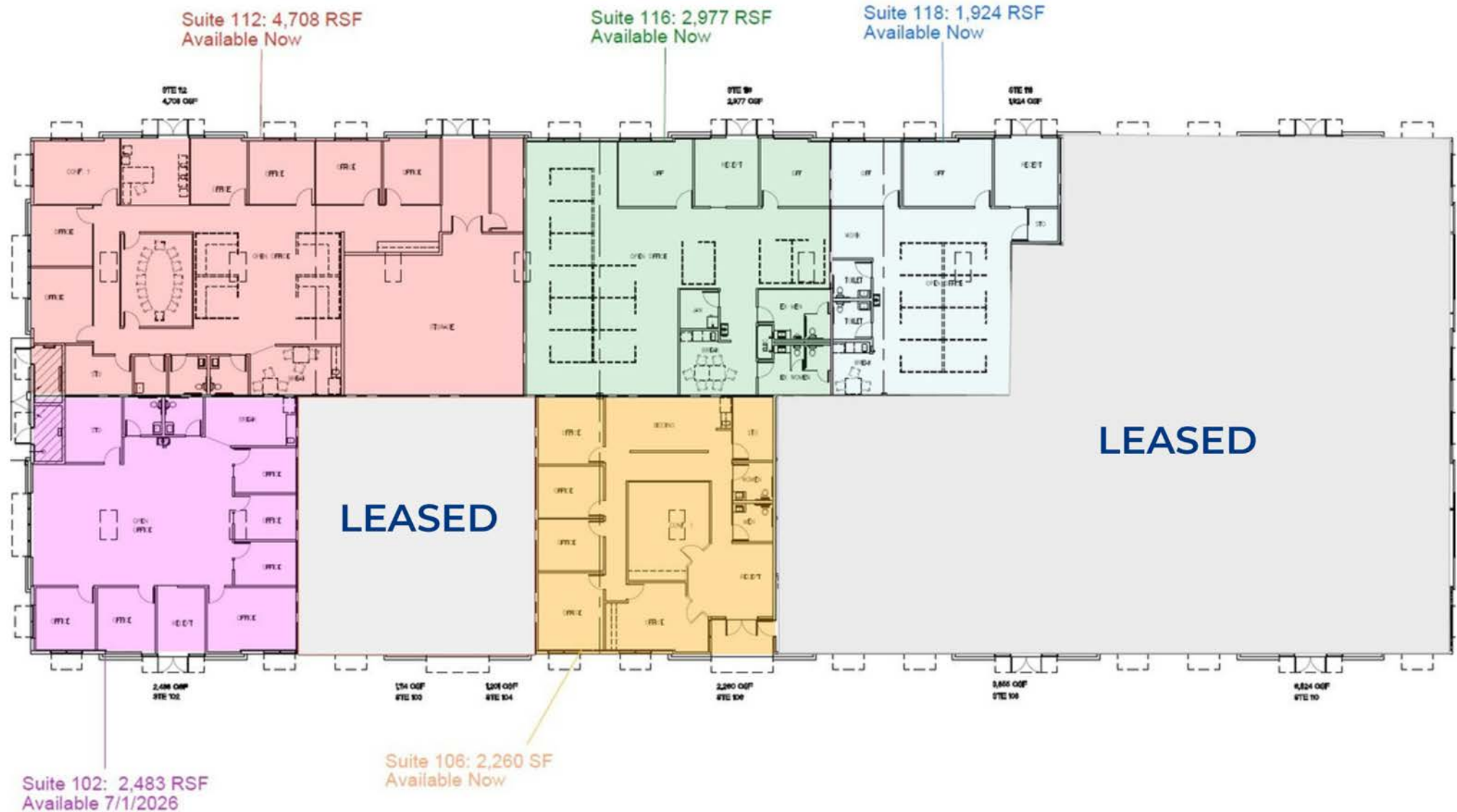
## LEASE RATE

\$22.00 - \$24.00/SF/Year + NNN

## AVAILABILITY

Suite 102: 2,483 RSF | Available Now  
Suite 106: 2,273 RSF | Available Now  
Suite 112: 4,732 RSF | Available Now  
Suite 116: 2,971 RSF | Available Now  
Suite 118: 1,918 RSF | Available Now  
Suite 116 + 118: 4,889 RSF | Available Now

*Maximum contiguous = 14,352 RSF*







## 295 SE Inner Loop - Office

- Approximately 33,000 RSF of private, creative office space with a corporate business park environment
- No shared interior common area
- Main street frontage on SE Inner Loop
- 1/8 mile from IH-35 freeway
- Signage opportunities
- Minimum contiguous 6,674 RSF

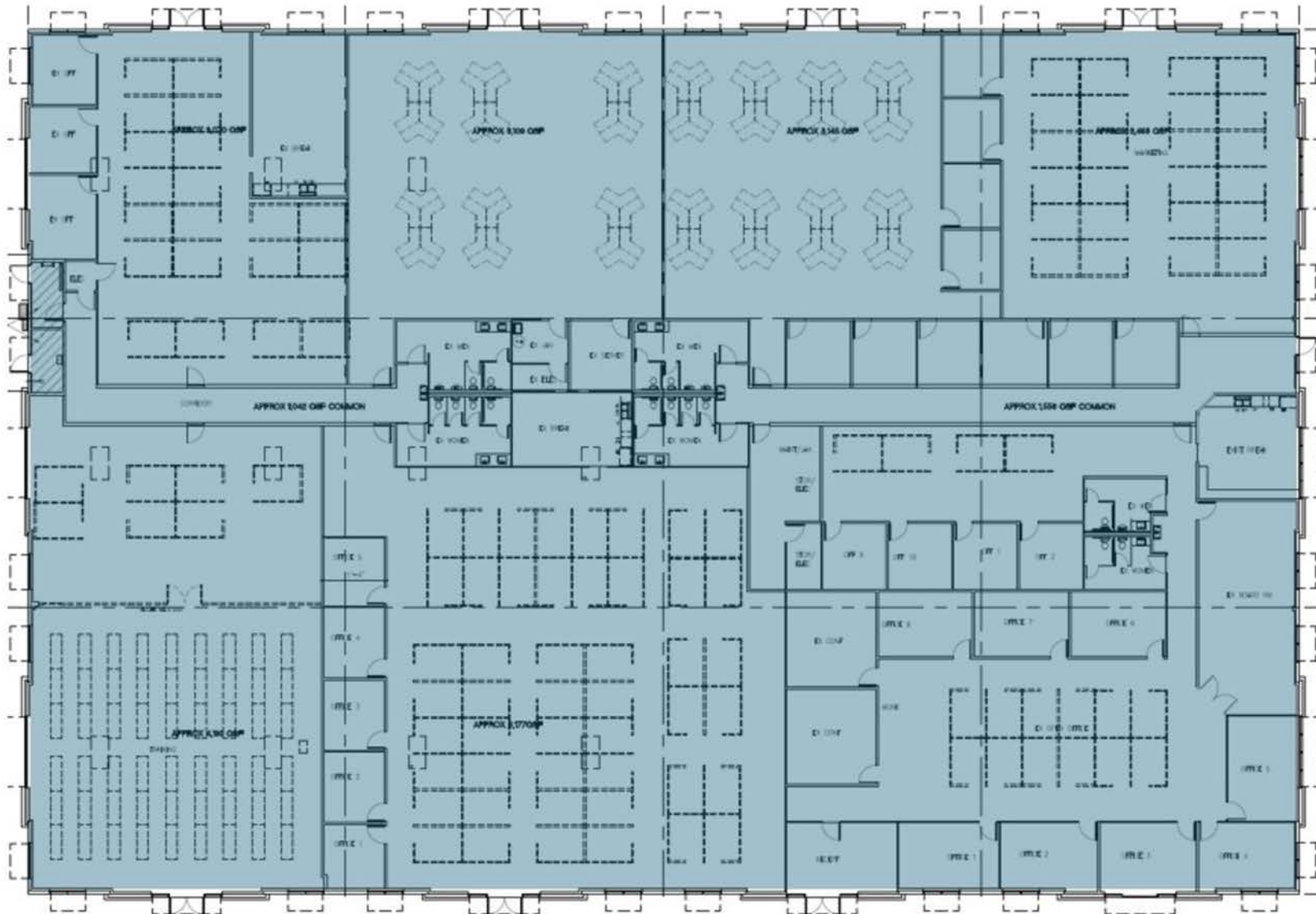
## LEASE RATE

\$22.00 - \$24.00/SF/Year + NNN

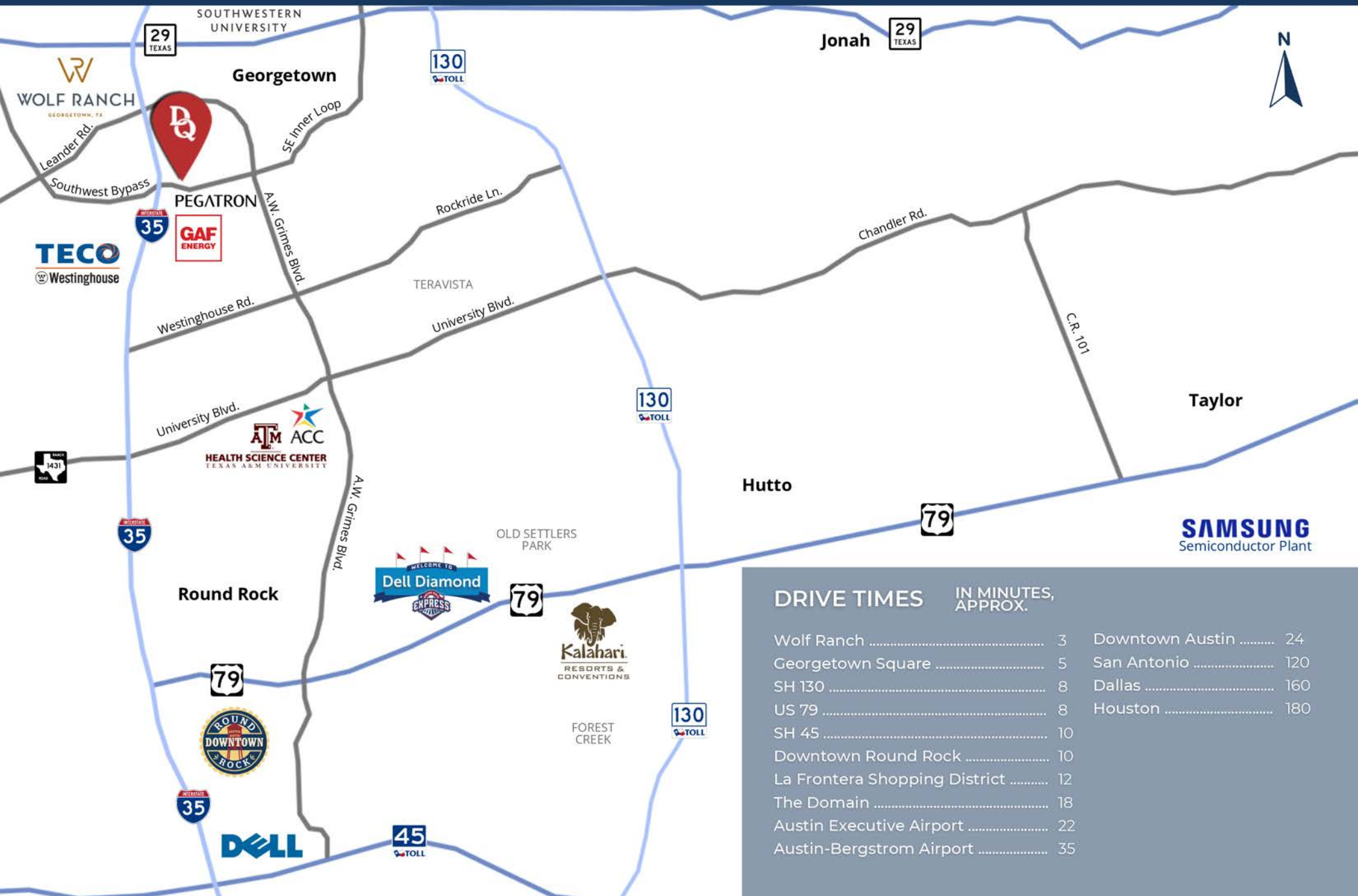
## AVAILABILITY

Bldg. 295: 33,000 RSF | Available Q3 2026

**Bldg. 295: 6,674 - 33,000 RSF | Available Q3 2026**















DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
 POPULATION	57,592	108,744	453,631
 HOUSEHOLDS	21,115	40,754	164,255
 MEDIAN INCOME	\$105,158	\$99,217	\$110,654

\*Numbers based on ESRI census report 2020-2024.



## 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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