Inner Visions Corporate Center
For Lease

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

Don Quick & Associates, Inc.

Caitlin Morales
(512) 814-1813
caitlin@donquick.com

PROPERTY DESCRIPTION

FOR LEASE | INNER VISIONS | GEORGETOWN

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

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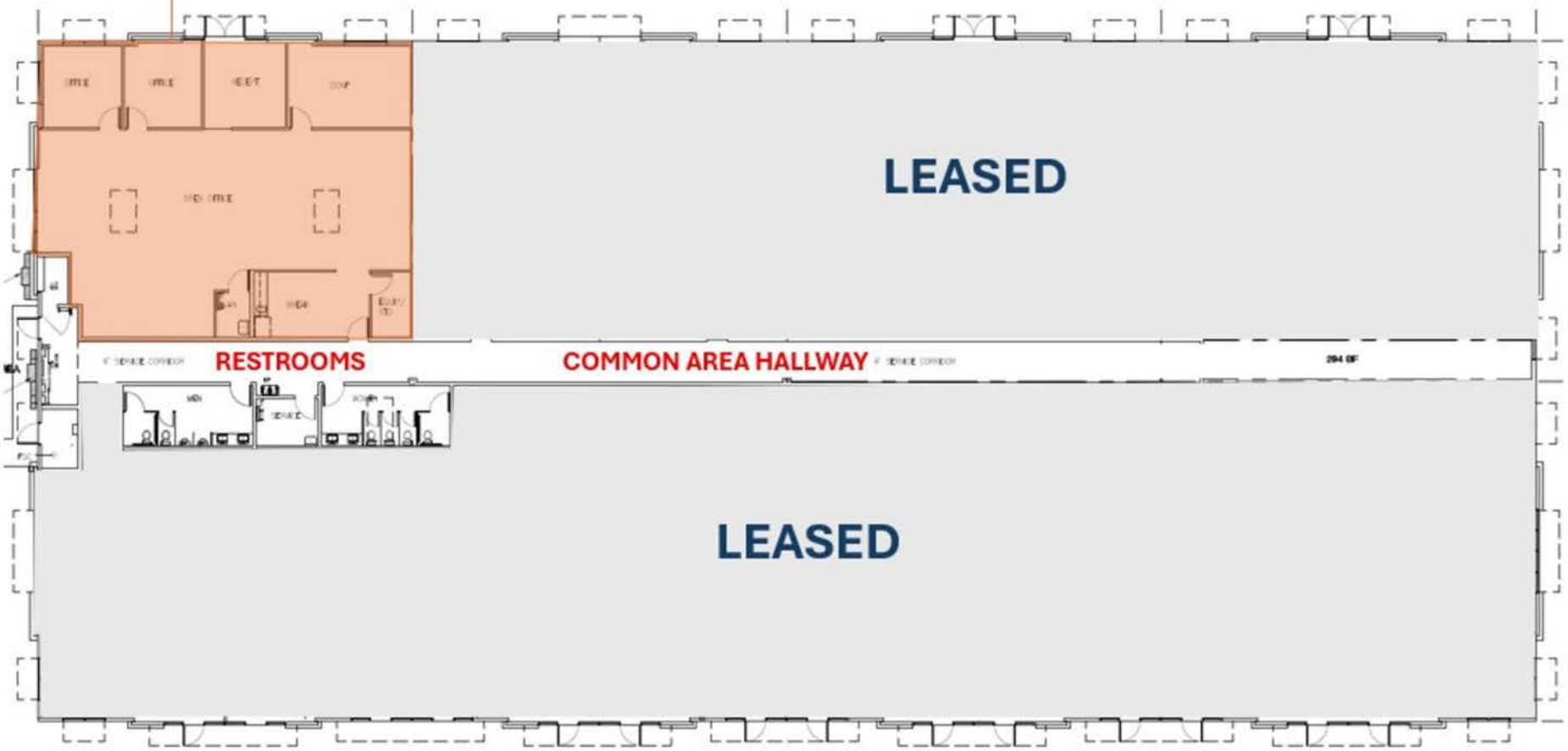
Suite 140
2,500 SF
Available Now

Last Suite Available!



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PROPERTY DESCRIPTION

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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 116: 2,971 RSF | Available Now
Suite 118: 1,918 RSF | Available Now
Suite 116 + 118: 4,889 RSF | Available Now

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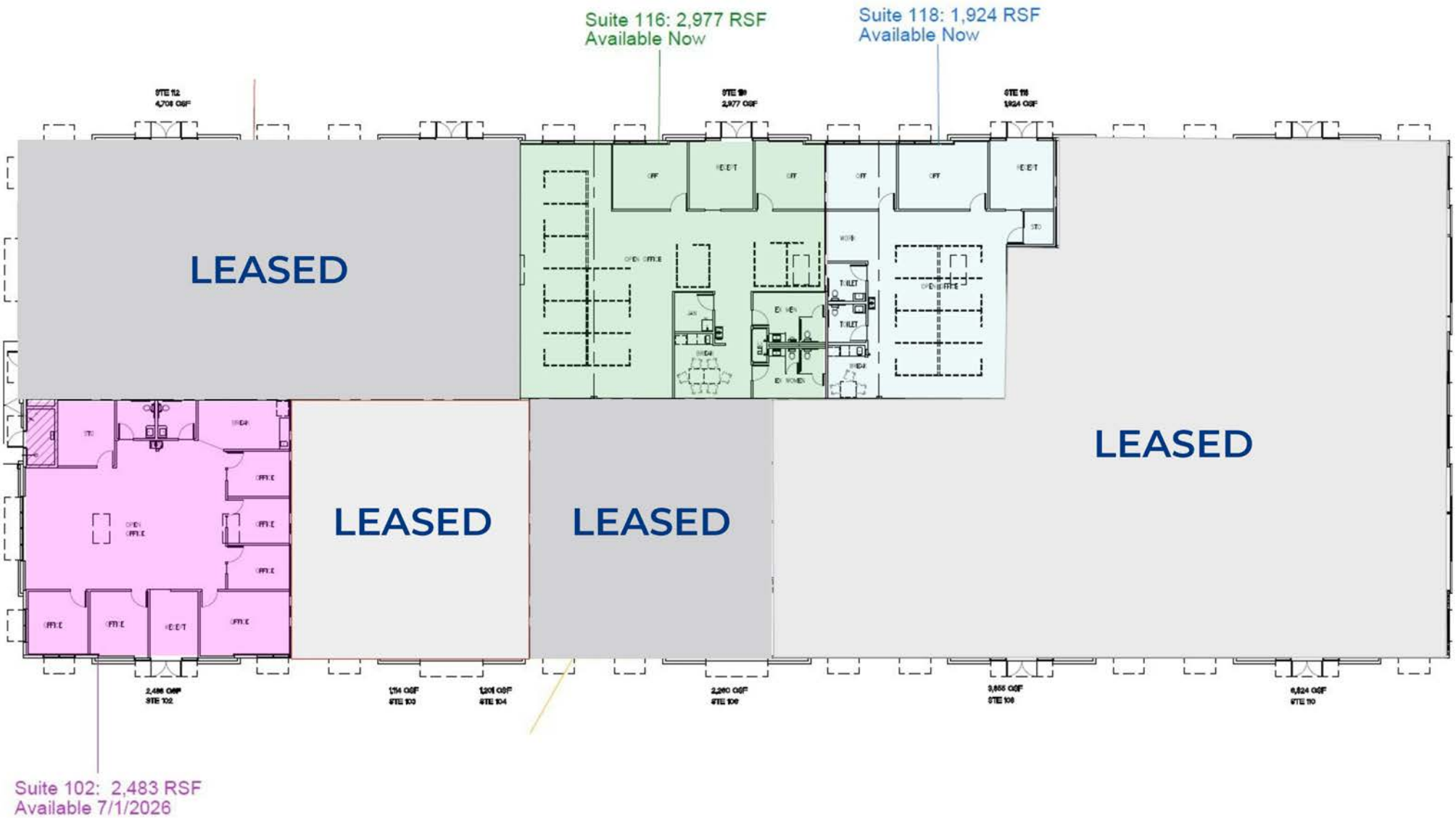

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PROPERTY DESCRIPTION

FOR LEASE | INNER VISIONS | GEORGETOWN

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

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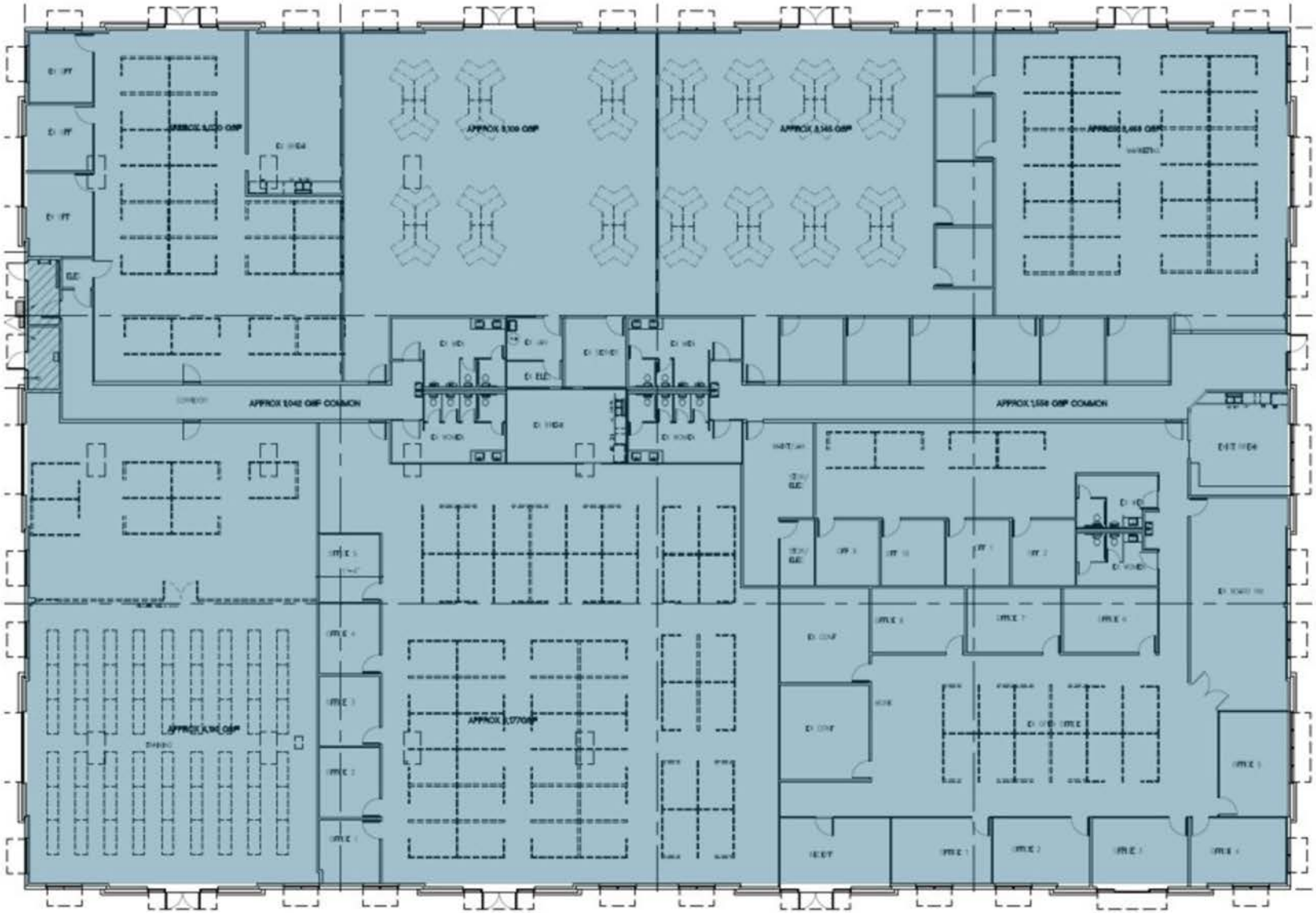
Bldg. 295: 6,674 - 33,000 RSF | Available Q3 2026



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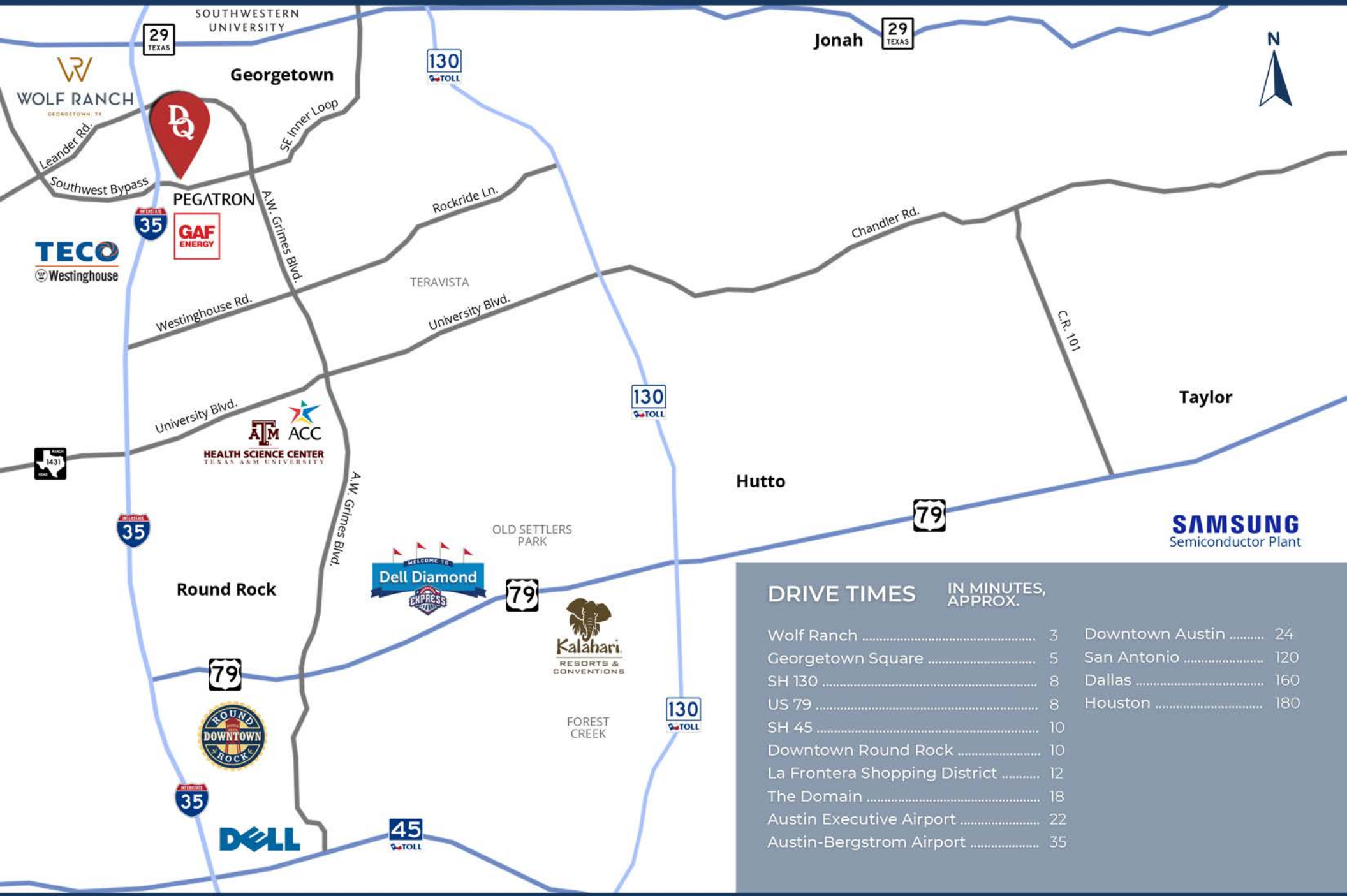

DRIVE TIMES

IN MINUTES, APPROX.

Wolf Ranch	3
Georgetown Square	5
SH 130	8
US 79	8
SH 45	10
Downtown Round Rock	10
La Frontera Shopping District	12
The Domain	18
Austin Executive Airport	22
Austin-Bergstrom Airport	35
Downtown Austin	24
San Antonio	120
Dallas	160
Houston	180

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GEORGETOWN
TEXAS
more than welcome

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.

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Information About Brokerage Services

Texas law requires all real estate license holders 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's du es and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise ac ng as the buyer/tenant's agent at the me of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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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
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Caitlin Morales	618664	caitlin@donquick.com	(512) 255-3000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials Tenant Initials Seller Initials Landlord Initials Date