



FOR LEASE

THE FOUNTAINS OF GEORGETOWN

101 Cooperative Way
Georgetown, TX 78626

- Versatile floor plans
- Effortless access for clients and employees
- Easily accessible to I35 and the charming downtown Georgetown

**± 14,900 SF | MEDICAL
OFFICE / OFFICE AVAILABLE**

SUMMARY

Property Specs

LEASE PRICE	\$26-28/SF + \$7.50 NNN
AVAILABLE SF	± 14,900 SF
TI ALLOWANCE	Negotiable

- Newly delivered professional buildings at The Fountains of Georgetown
- Perfect for office and medical tenants
- Located at the corner of South Austin and Cooperative Way with excellent visibility
- Flexible floor plans with options starting at 1,700 SF up to 6,800 SF per building
- Easy access for clients and employees, with convenient parking in front of each suite
- Accessible to I35 and downtown Georgetown
- Tenant Improvement allowance available for well qualified Tenants
- Modern facilities and amenities



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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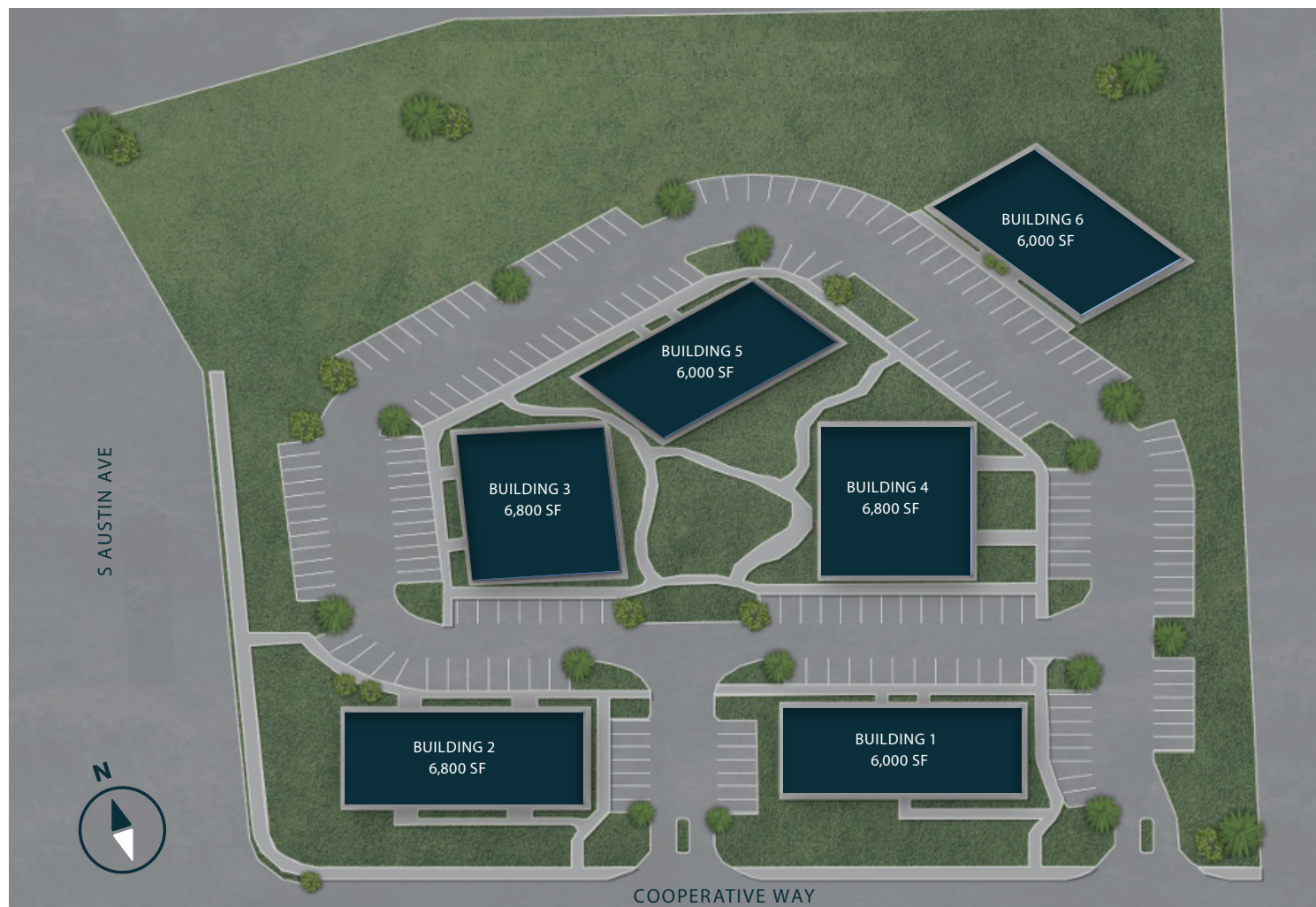


PHOTOS



MASTER PLAN

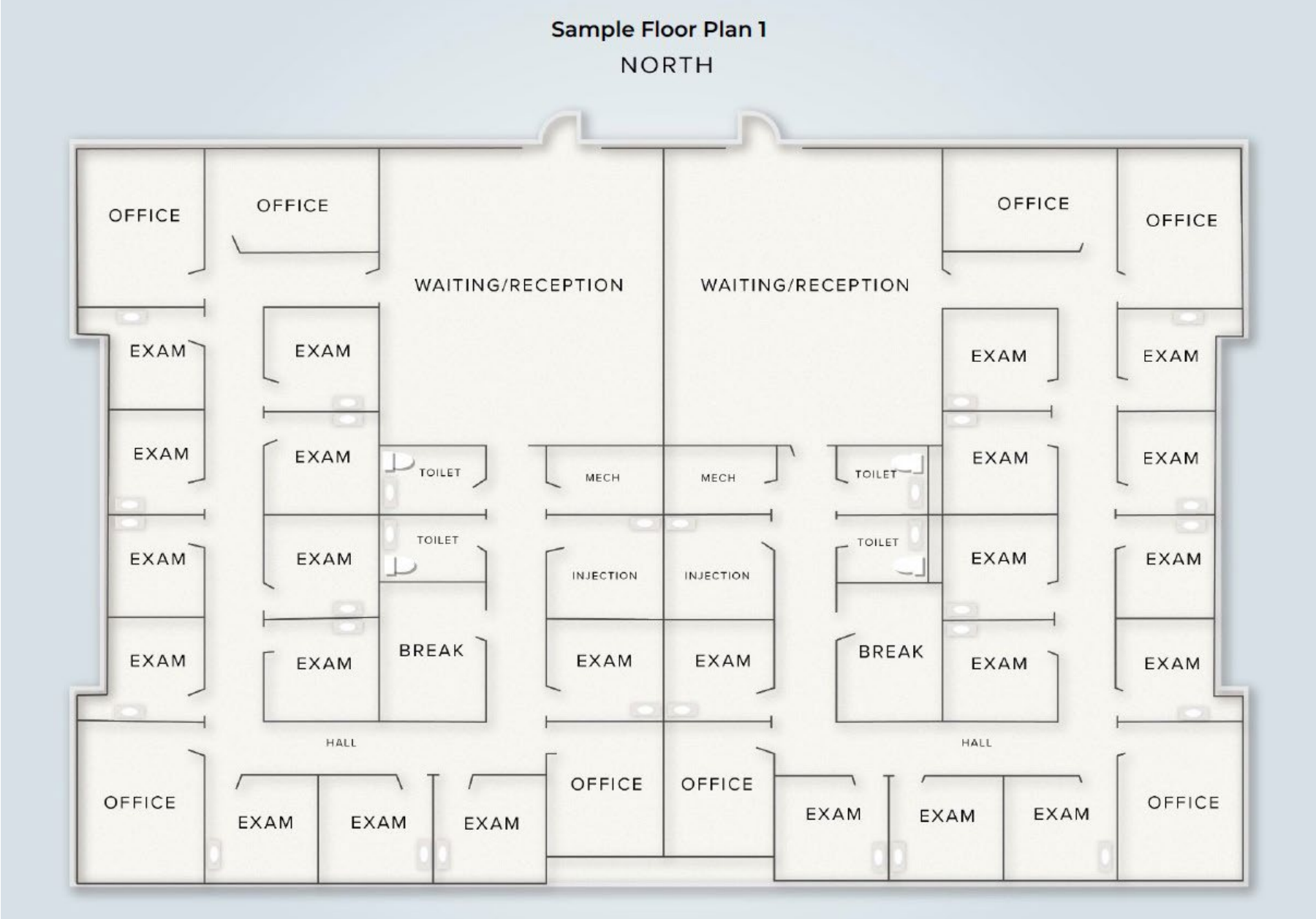
SPACES AVAILABLE	SUITE SIZE
BLDG 1 - STE 110 2ND GEN MEDICAL	3,000 SF
BLDG 3 - SHELL SPACE	6,800 SF
BLDG 4 - SHELL SPACE	5,100 SF



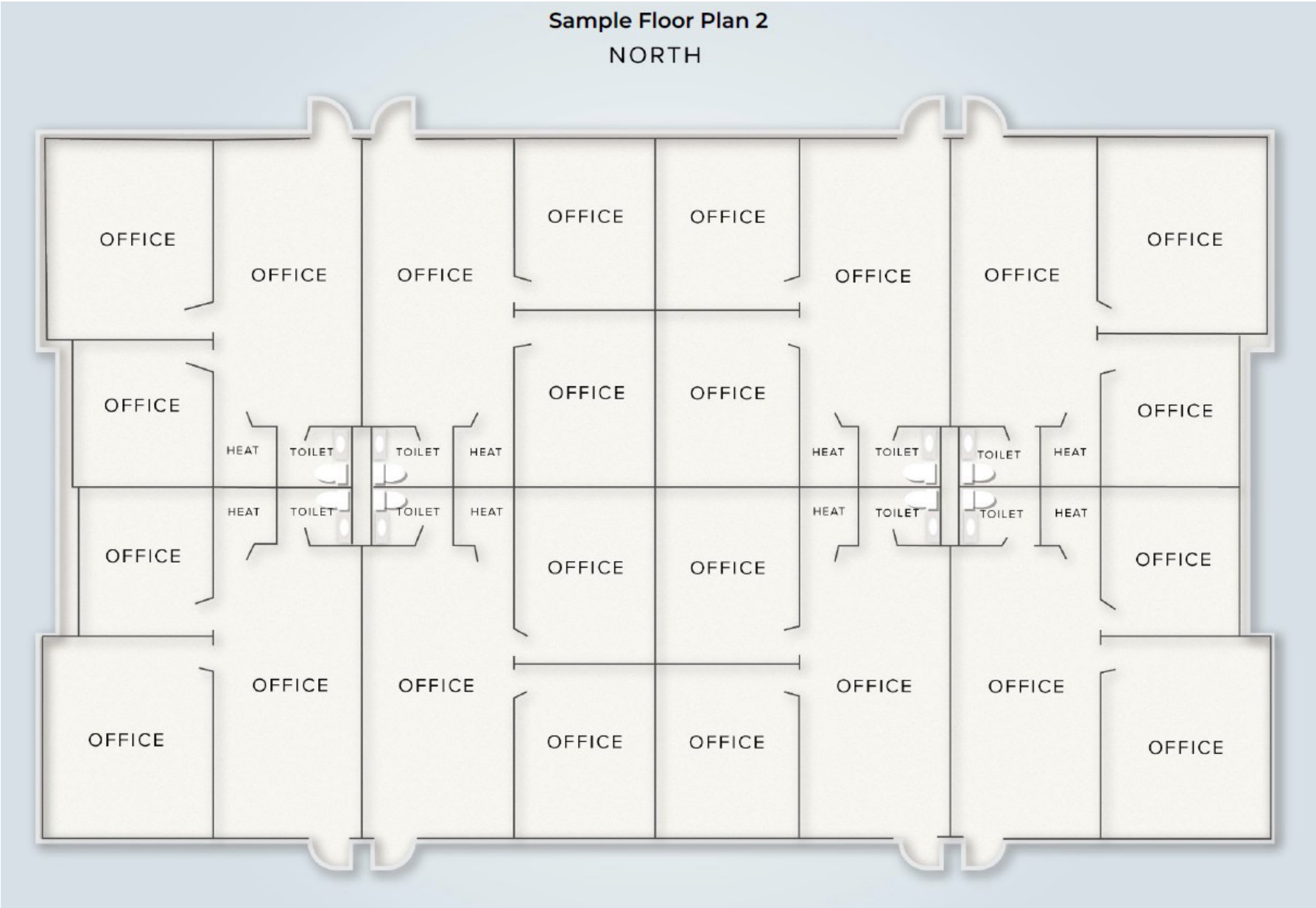
FLOOR PLAN SUITE 105



SAMPLE FLOOR PLAN 1

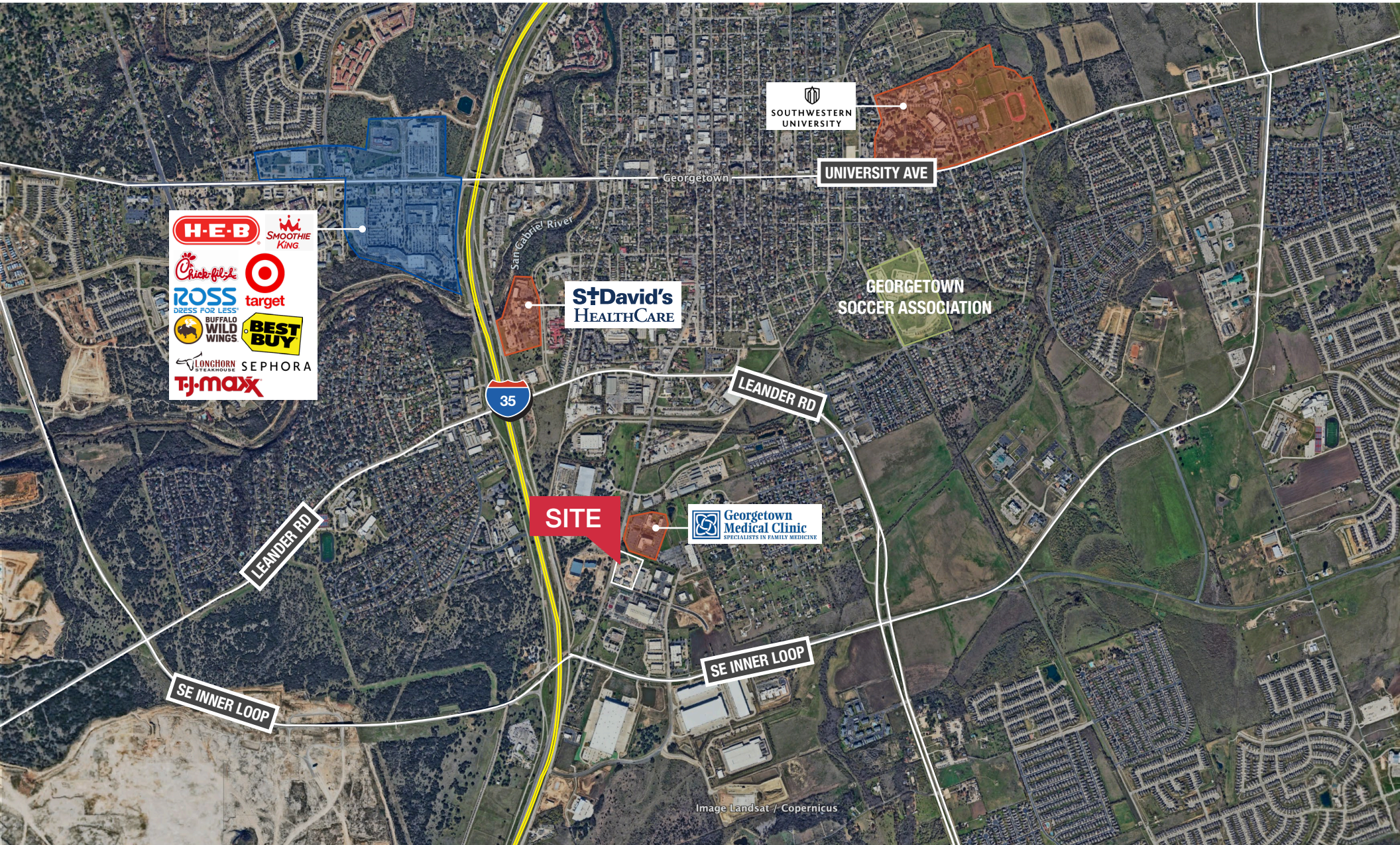


SAMPLE FLOOR PLAN 2



AREA MAP

- Shops/Tenants
- Schools/Hospitals
- Public Parks
- Govt. Buildings
- Airport



H-E-B **SMOOTHIE KING**
Chick-fil-A **target**
ROSS DRESS FOR LESS **BUFFALO WILD WINGS** **BEST BUY**
LONGHORN STEAKHOUSE **SEPHORA** **T.J. MAXX**

SITE

St. David's HealthCare

SOUTHWESTERN UNIVERSITY

UNIVERSITY AVE

GEORGETOWN SOCCER ASSOCIATION

Georgetown Medical Clinic
SPECIALISTS IN FAMILY MEDICINE

LEANDER RD

SE INNER LOOP

35

LEANDER RD

SE INNER LOOP

Georgetown

San Gabriel River

Image Landsat / Copernicus



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	4,267	50,054	104,020
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	1,807	18,376	39,087
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$101,450	\$142,285	\$133,463

Traffic Counts

STREET	VPD
S Austin Ave	5.5K
SE Inner Loop	12.6K

Cities Nearby

Pecos, Texas	392 miles
Odessa, Texas	341 miles
Lubbock, Texas	357 miles
Abilene, Texas	201 miles

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Summary Documents

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PROFESSIONALS

TOP 6
2024 LIPSEY RANKING

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