



University Storage

2651 University ave, Georgetown, TX 78626

CENTURY 21 COMMERCIAL.

Hellmann Stribling



Adam Mink

Century 21 Commercial Stribling Properties

801 S Main St, Georgetown, TX 78626

adam@mink-realestate.com

(512) 387-5252



University Storage

\$34.00 /SF/YR

Gross Lease. No NNN. Newly-built storage facility with professional, retail and coffee shop tenants in place. Located east of Georgetown on University Avenue, one mile from the 130 Toll Road. Ample parking and premium location on Georgetown's main thoroughfare, Hwy 29 (University Ave) with 19,4000 average annual daily traffic....

- White Box New Construction
- Finished Bathrooms
- Established Local Businesses in Place
- Ample Parking



Rental Rate:	\$34.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	8,000 SF
Year Built:	2025
Walk Score ®:	12 (Car-Dependent)
Rental Rate Mo:	\$2.83 /SF/MO

1

1st Floor Ste 400

Space Available	1,000 SF
Rental Rate	\$34.00 /SF/YR
Contiguous Area	2,000 SF
Date Available	Now
Service Type	[object Object]
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	5 - 10 Years

1000sf white box with private restroom. Adjacent to suite 500 which is a mirror image. Option to combine for 2000sf and two restrooms total. Flooring and paint ready.

2

1st Floor Ste 500

Space Available	1,000 SF
Rental Rate	\$34.00 /SF/YR
Contiguous Area	2,000 SF
Date Available	Now
Service Type	[object Object]
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
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1000sf white box with private restroom. Adjacent to suite 400 which is a mirror image. Option to combine for 2000sf and two restrooms total. Flooring and paint ready.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Frontier Bank	-	
Perky Beans	-	
University Storage	-	



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Easy move-in available now. Finished bathrooms, and ready for paint and flooring. Gross lease at \$34/ft keeps things simple. Tenant controls HVAC.

Property Photos



Property Photos



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