

Grand Avenue Office Park



821 Grand Avenue Parkway, Building 4

Pflugerville, TX 78660

FOR LEASE



For Lease Call

Neill McClung, Broker

512.785.6810 mcclungneill@gmail.com www.neillmcclung.com

Grand Avenue Office Park

FOR LEASE
Pflugerville, Texas

PROPERTY OVERVIEW

Grand Avenue Office Park is Pflugerville's premier professional office park campus. The building sits on grounds with towering trees, beautiful Gillieland Creek, expert landscaping, and a gazebo with picnic area to enjoy the unique setting outside of the office confines. It is conveniently located at the convergence of Austin, Pflugerville, and Round Rock, just 1 mile east of IH-35. Close to SH 45, SH 130 and the Austin Executive Airport.

PFLUGERVILLE, TEXAS

Pflugerville, Texas is one of the fastest growing communities in Central Texas. Located in Travis County, Pflugerville is home to approximately 60,000 + residents. The city has more than tripled in size over the last ten years. This is largely due to the City of Pflugerville's commitment to growth. Several major businesses and amenities have developed in Pflugerville over the last few years, including Stone Hill Town Center, Typhoon Texas, Living Spaces, Lake Pflugerville, Baylor Scott & White Hospital (under construction at SH 130 and Pflugerville Parkway), 1849 Park, Community Impact Headquarters and SH 130 Commerce Center (LifeLast, EOS, Cortec, FedEx, etc.)



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Second Floor

Front Conference Room

Second Floor
Front Entry / Waiting Area



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Second Floor—Large Workroom

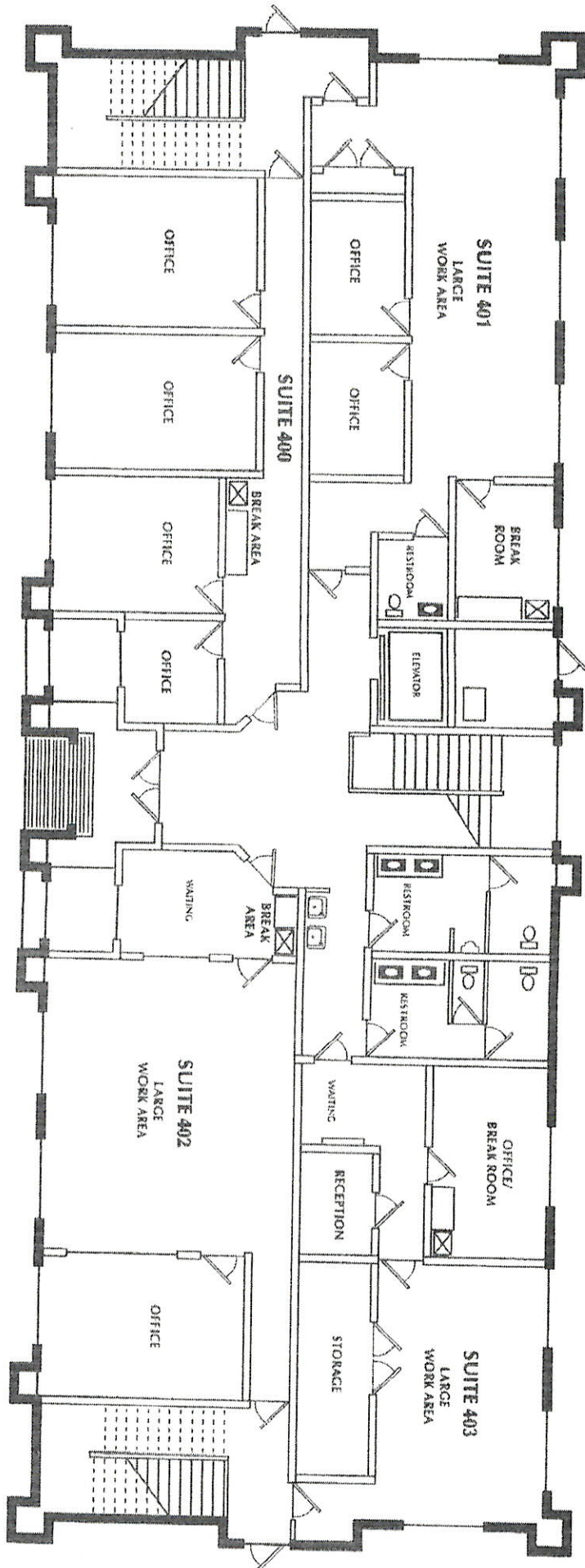
First Floor
Conference Room or Office

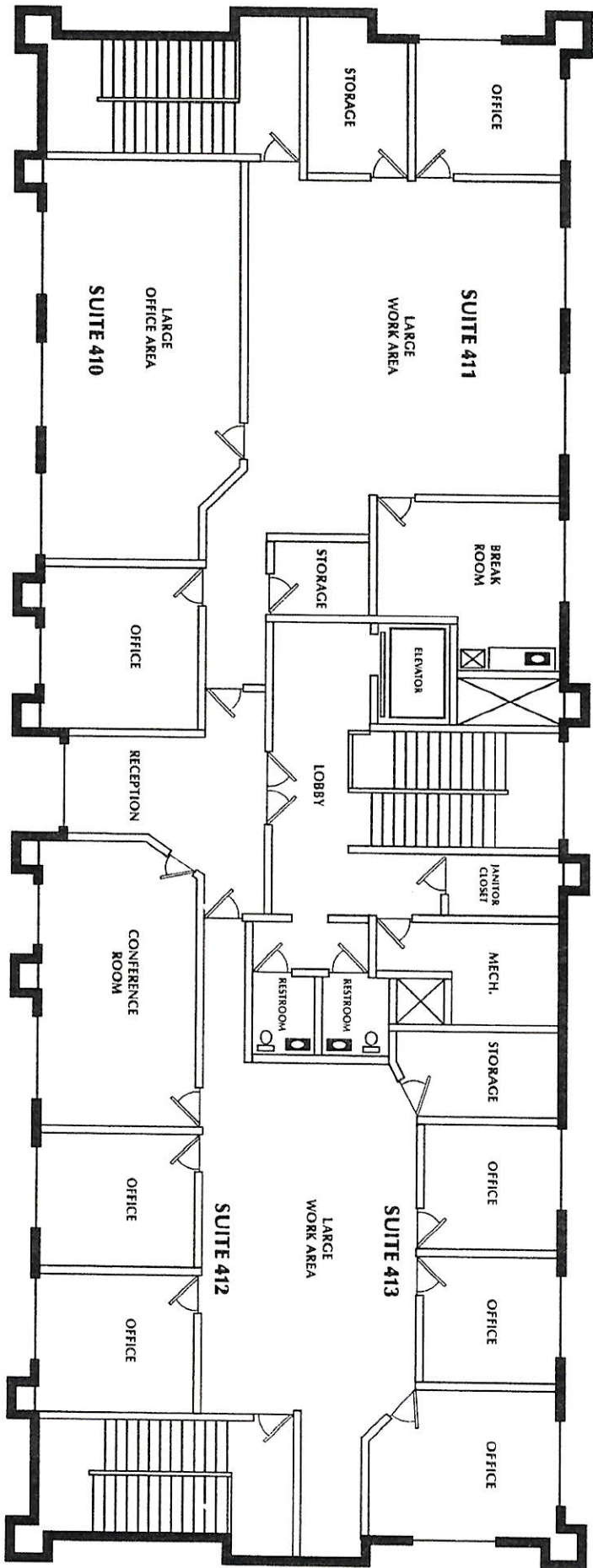


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Executive Suites are available with a shared reception/waiting area, breakroom, conference room and restrooms. We also provide free high speed internet and have plentiful free parking.

There are two floor plans, one for downstairs (400-403) and one for upstairs (410-413). The floor plan for upstairs has all offices properly depicted; however, the first floor has had numerous changes in configuration since the floor plan was prepared. The large work area in 402 has now been divided and there are now 2 offices each about the same size as the one shown. 403 no longer has a separate entrance; 402 and 403 are combined and the breakroom is where the waiting area was for 403. The large work area in 403 has been subdivided into 4 offices and a hallway. 400 and 401 are not currently available, but the 2 offices shown in 401 now open into the hall of 400 instead.

All of Units 411, 412 and 413 are currently available. The four offices in 403 which were previously a large work area are available. In addition, one of the offices in 402 is available.

Rent is \$19 per sq ft NNN. Gross rent for all of upstairs is \$10,800 per month.

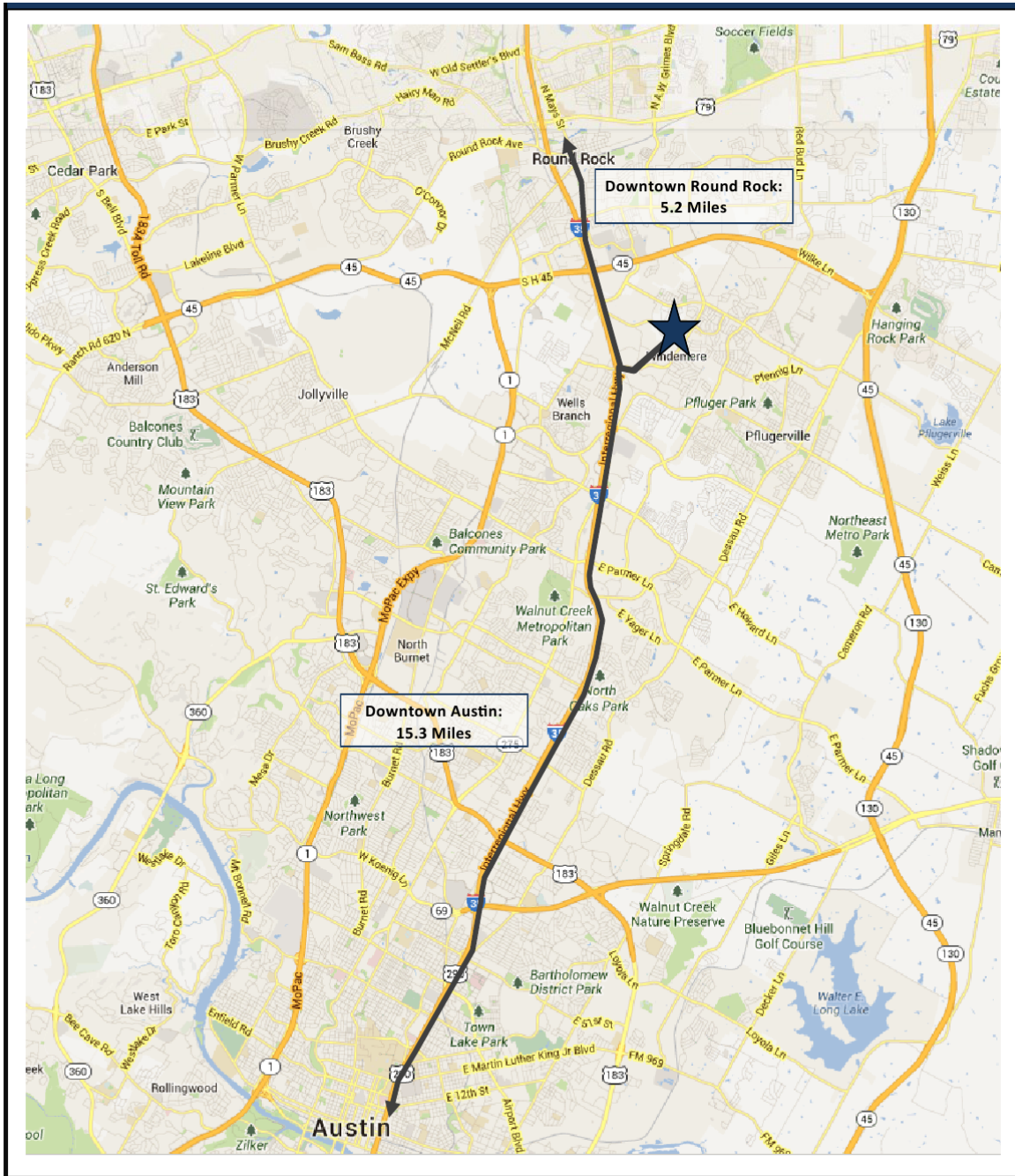
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

William Neill McClung <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	316553 <small>License No.</small>	McClungNeill@gmail.com <small>Email</small>	512-785-6810 <small>Phone</small>
<hr/> Designated Broker of Firm	<hr/> <small>License No.</small>	<hr/> <small>Email</small>	<hr/> <small>Phone</small>
<hr/> Licensed Supervisor of Sales Agent/ Associate	<hr/> <small>License No.</small>	<hr/> <small>Email</small>	<hr/> <small>Phone</small>
<hr/> Sales Agent/Associate's Name	<hr/> <small>License No.</small>	<hr/> <small>Email</small>	<hr/> <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date