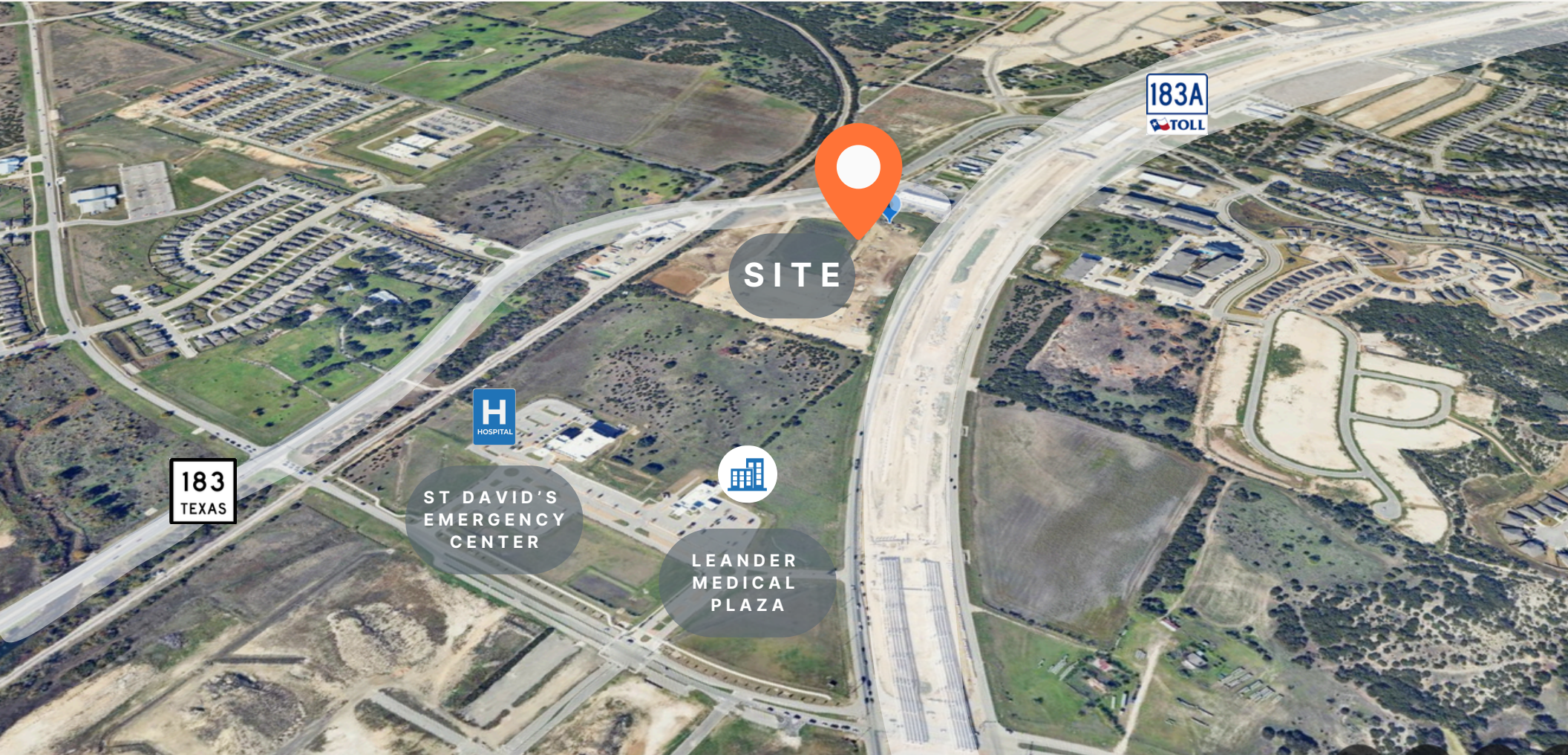


10861 183A, Leander, TX

Medical/Professional Office For Lease



PRACTICE
REAL ESTATE



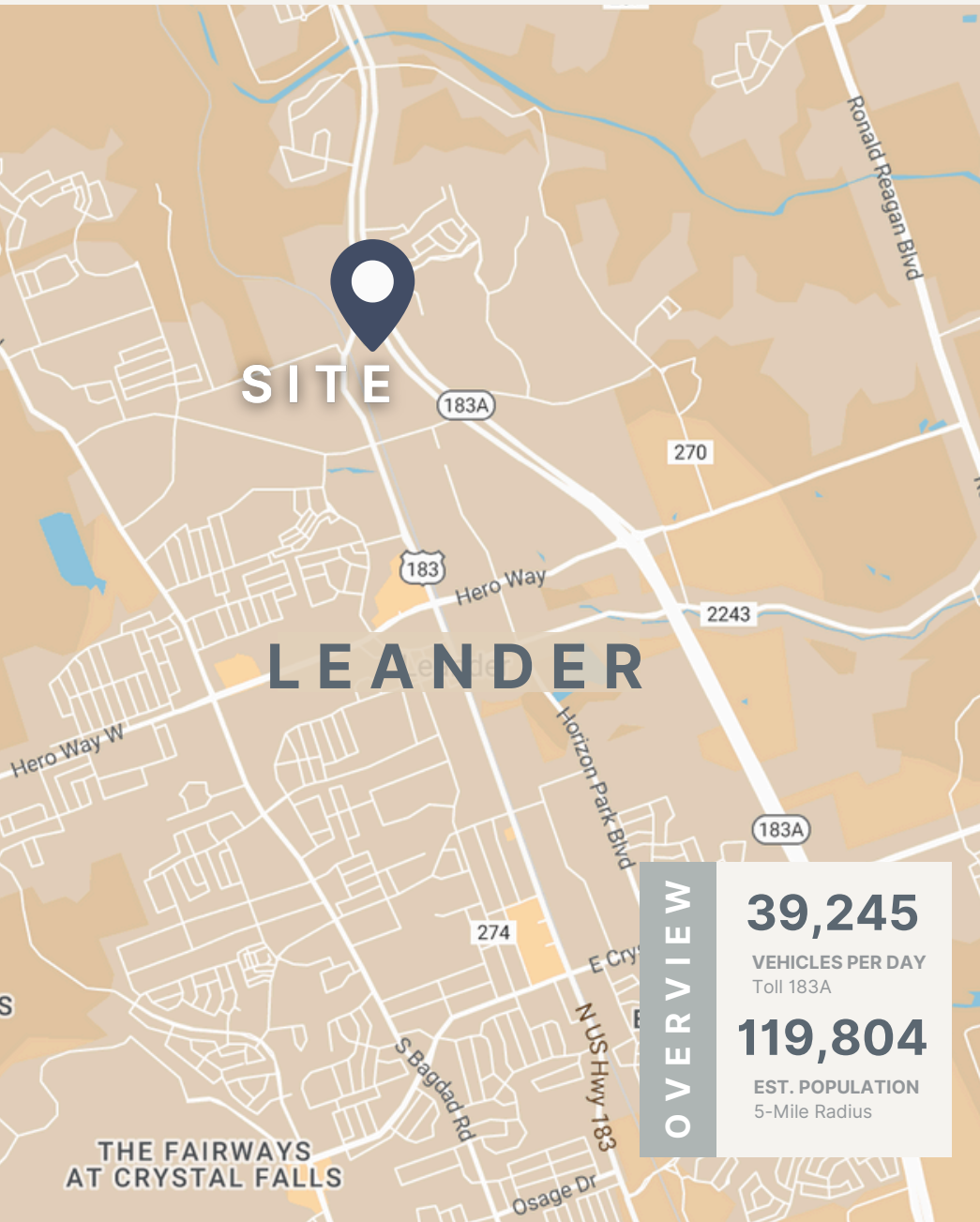
LEASE	10861 183A // LEANDER, TX // 78641	
	MEDICAL/ PROFESSIONAL OFFICE FOR LEASE	Todd Stanley TStanley@PracticeRealEstateGroup.com 512/426.6145

10861 183A, Leander, TX

Medical/Professional Office For Lease



PRACTICE
REAL ESTATE



MEDICAL/ PROFESSIONAL | FOR LEASE

Establish your practice in the new Pointe 183 Development. Medical/professional office space available now in prime Leander location.

EXECUTIVE SUMMARY

- Newly constructed professional/medical suites available now in shell condition.
- Prime opportunity to establish your practice in a rapidly growing market.
- Strategic location adjacent to St. David's Emergency Center Leander and Leander Medical Plaza.
- Direct road connectivity to St. David's Emergency Center Leander.
- Convenient proximity to Leander's new town hall.
- Excellent visibility with frontage on 183 A Toll Road & Hwy 183.
- Part of mixed-use development featuring medical/professional offices, retail, banking, hospitality, and dining.
- Well-suited for Laboratory, Imaging, Family Practice, Specialist, Surgeon, Dentist.



SPACE AVAILABLE

Building 11		
Space	Size	Details
Suite 1110	1,760 SF	Spaces available for lease. Suite 1110 is the end cap of Building 11. Suite 1120 is an inline space. Total of 3,162 SF available. May be demised. Pricing Available Upon Request.
Suite 1120	1,402 SF	
Building 10 - Available For Sale or Lease		
Space	Size	Details
Suite 1020	2,498 SF	Available for sale or lease. Suite 1020 is an inline space. Pricing Available Upon Request.
Building 9		
Space	Size	Details
Suite 930	1,799 SF	Space available for lease. Suite 930 is an end cap space. Pricing Available Upon Request.



BUILDING 11 - SPACE FOR LEASE

1,760 SF

Suite 1110

End Cap Space



1,402 SF

Suite 1120

Inline Space

Total of 3,162 SF

BUILDING 10 - FOR SALE OR LEASE



2,498 SF

Suite 1020

Inline Space

BUILDING 9 - SPACE FOR LEASE



1,799 SF

Suite 930

Inline Space

10861 183A, Leander, TX

Medical/Professional Office For Lease



PRACTICE
REAL ESTATE



POINTE 183 MASTER PLAN



Information About Brokerage Services

10861 183A
Leander, TX 78641

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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

For more information, contact

Todd Stanley

TStanley@PracticeRealEstateGroup.com

M 512/426.6145

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Todd Stanley	768179	TStanley@PracticeRealEstateGroup.com	512/426.6145
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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