



1017  
1017 BUILDING

FLP FARROW LAW PRACTICE	STELLAR	WELLS MURPHY LLC
THRIVE MEDICAL HEALTH & WELLNESS	Oplic Design	MARKET LANE COMMERCIAL REAL ESTATE
CRACKED APPLE	THE MESSIAH BY BROWN	8 SOUTH LAKES
		LEASING 752.271.7554

# FOR LEASE: THE 1017 BUILDING

EXECUTIVE & TRADITIONAL OFFICE SPACE | 1017 RR 620 S, LAKEWAY, TEXAS 78734





# GOLD TIER

EXCLUSIVELY LISTED BY

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# PROPERTY HIGHLIGHTS

**ADDRESS:** 1017 RR 620 S, Lakeway, Texas 78734

## AVAILABILITY:

Suite 220 (second floor): 1,206 sqft

Suite 100: 1,050 sqft

**PRICING:** \$23/sf modified gross

**UTILITIES:** \$0.25/psf/month fixed utilities.

**PARKING:** 30 spaces

## REMARKS:

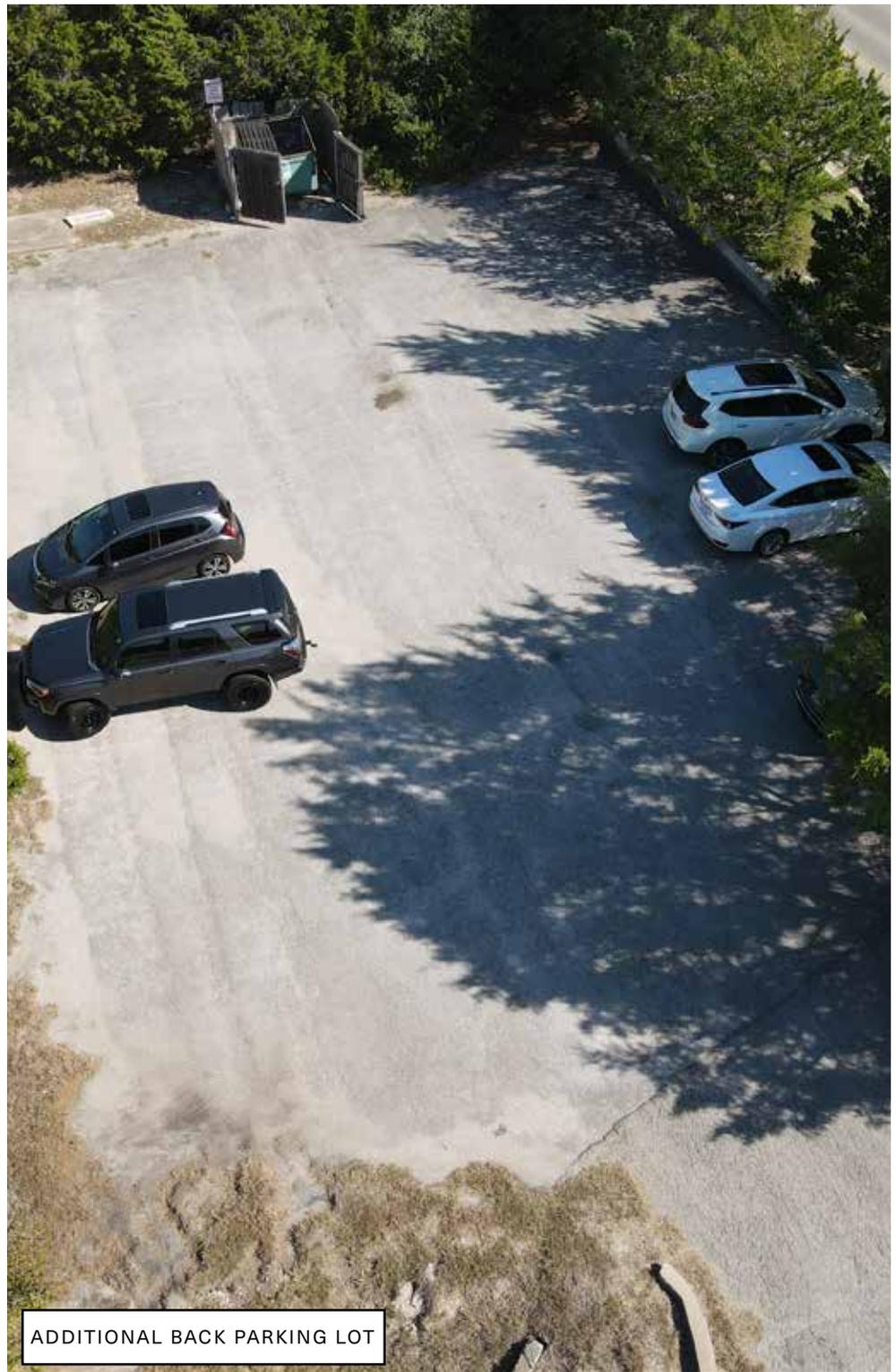
- Easy access to Ranch Road 620
- Building, directory, and door signage available
- Common area kitchenette
- Local ownership and management



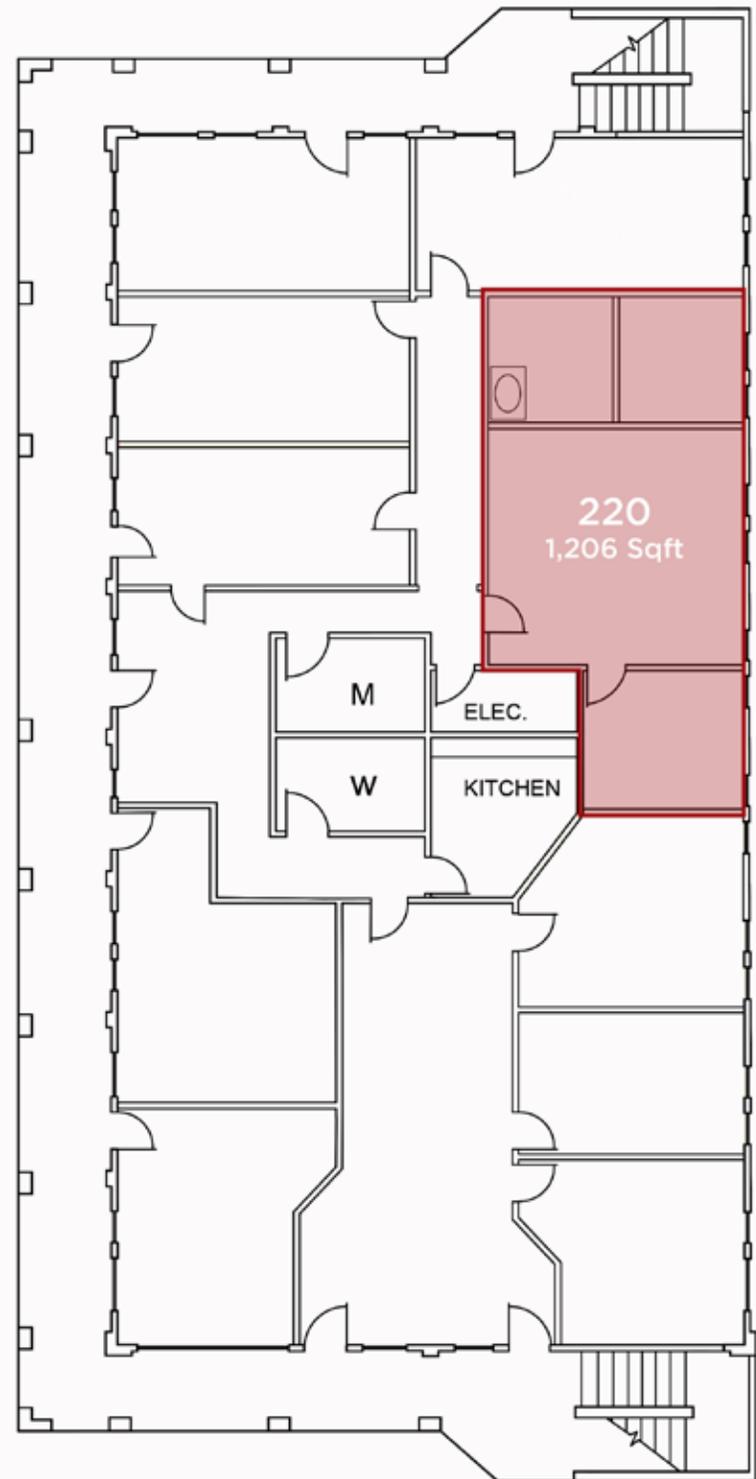
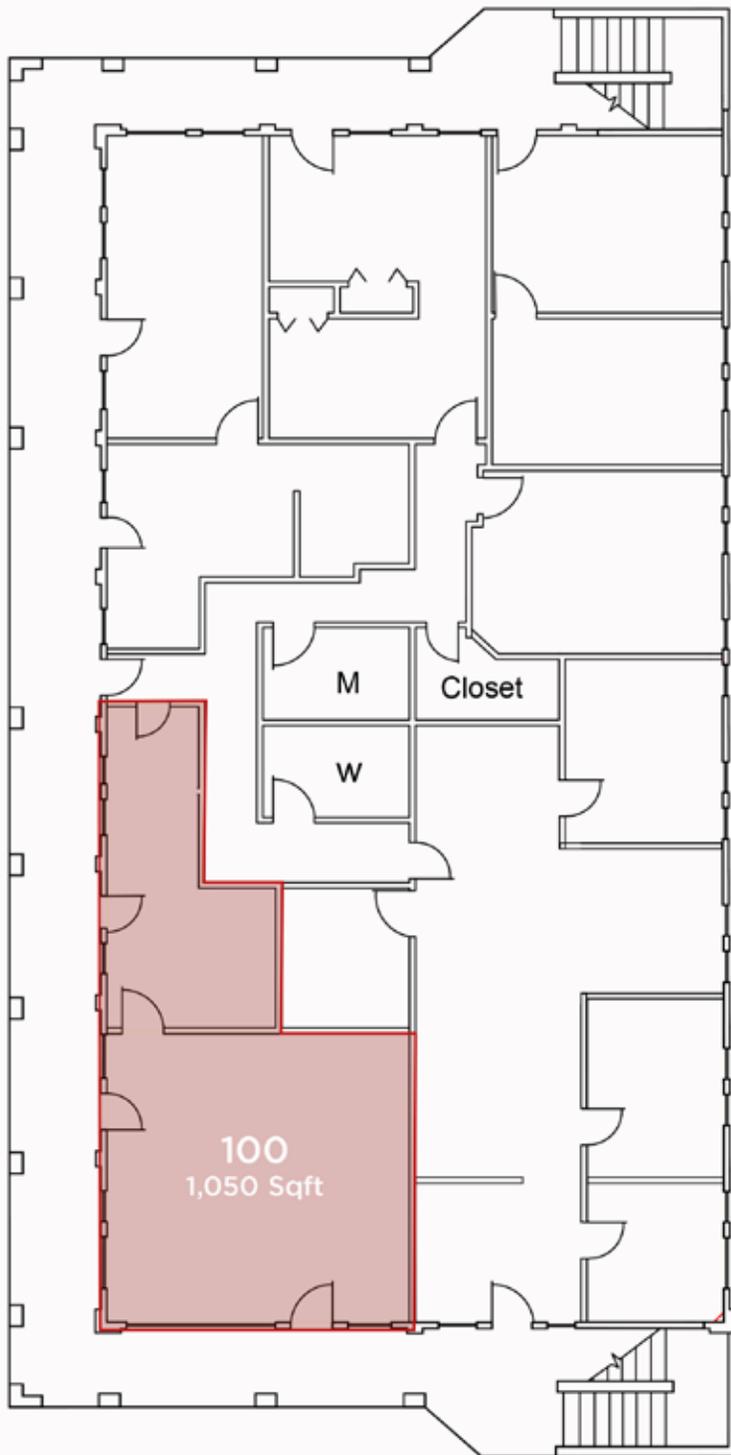


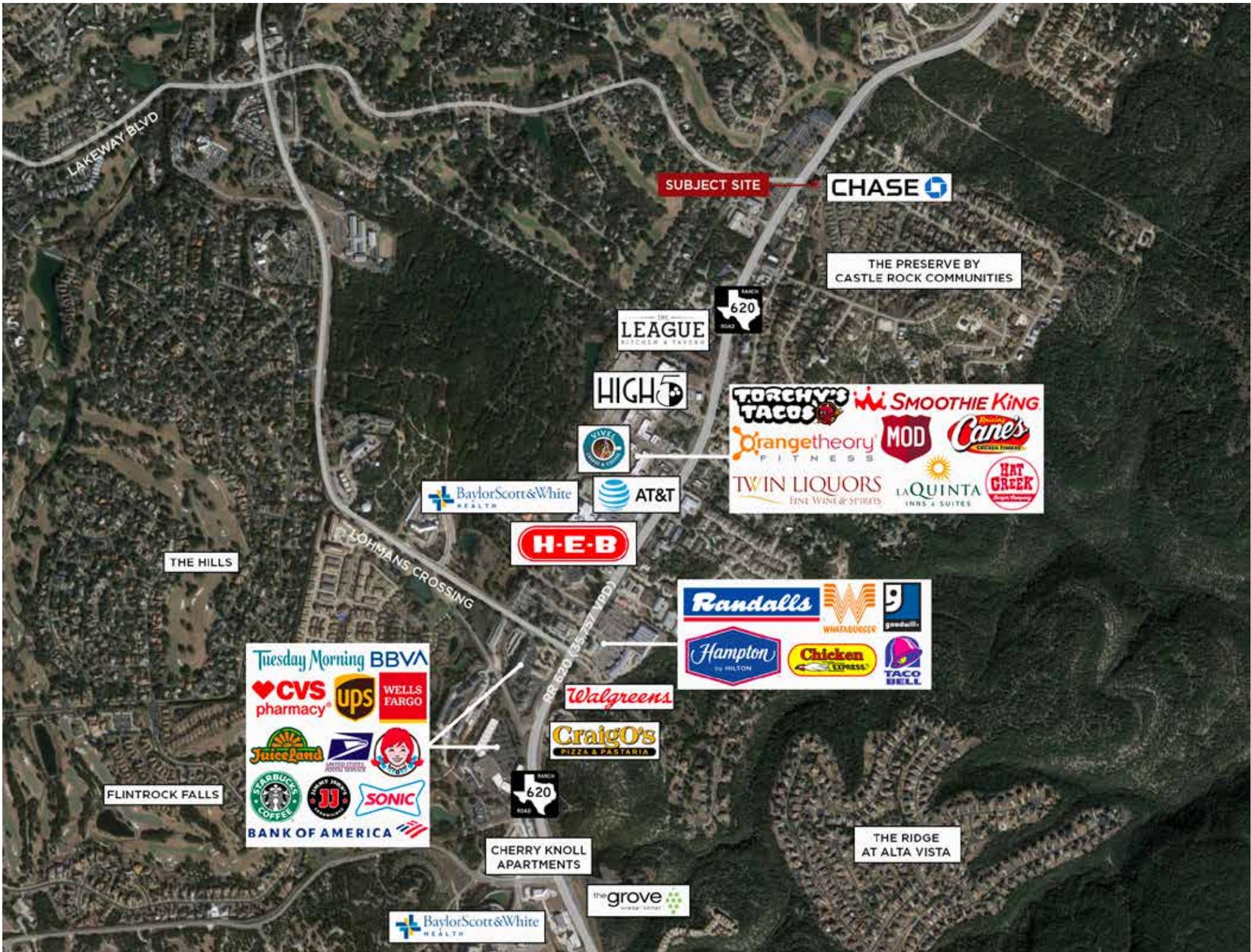


FRONT PARKING & 620 ACCESS



ADDITIONAL BACK PARKING LOT





LAKEWAY BLVD

SUBJECT SITE

CHASE

THE PRESERVE BY CASTLE ROCK COMMUNITIES

620 ROAD

THE LEAGUE  
KITCHEN & TAVERN

HIGH 5

VIVE  
VINE & OIL

Baylor Scott & White  
HEALTH

AT&T

TORCHY'S TACOS  
SMOOTHIE KING  
Orangetheory FITNESS  
MOD  
Cane's  
TWIN LIQUORS  
LA QUINTA  
HAT CREEK

H-E-B

THE HILLS

LOHMANS CROSSING

Randalls  
Hampton  
Chicken Express  
TACO BELL

Walgreens

Craig O's  
PIZZA & PASTARIA

620 ROAD

Tuesday Morning  
BBVA  
CVS pharmacy  
UPS  
WELLS FARGO  
JuiceLand  
STARBUCKS COFFEE  
SONIC  
BANK OF AMERICA

FLINTROCK FALLS

CHERRY KNOLL APARTMENTS

THE RIDGE AT ALTA VISTA

the grove

Baylor Scott & White  
HEALTH



## 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.

**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:
  - 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.

**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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date