

FOR LEASE

**211 S. Brown Street
Suite 200**

Round Rock, Texas 78664

Sublease Price:

\$30.00 Sq Ft Base

\$9.00 NNN Est.



realty texas[®]
THE REAL DEAL

Ben Patterson— 512-373-5786

Ben-Patterson@RealtyTexas.com

For Lease

211 S. Brown St., Suite 200
Round Rock, Texas 78664

This is a Class A office right in Downtown Round Rock Area. The total building is 9,888 sq. ft. Suite 200 takes up the entire 2nd Floor of the building and is 2,971 sq. ft. This is an ideal location for a business to grow with access to IH-35 via McNeil Road. Property is zoned MU-2.



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PROPERTY DETAILS

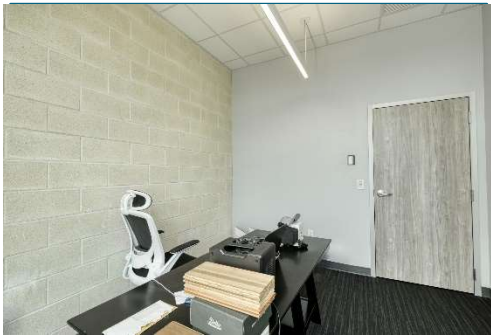
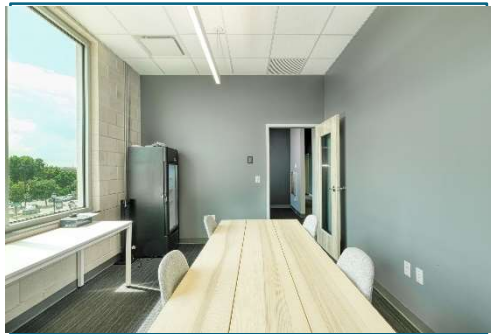
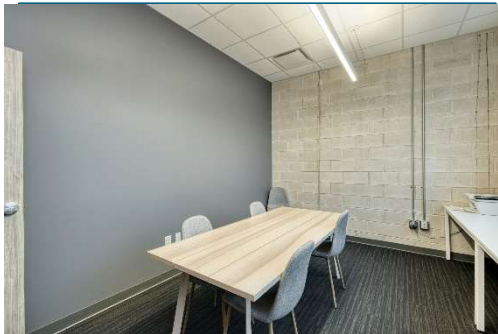
- Prime Location in Downtown Round Rock Area
- Built in 2021
- Class A Building
- Zoning is MU-2 (personal services, office, medical office, retail)
- Total Building is 9,888 Sq Ft. Suite 200 consists of 2,971 sq. ft., of space for lease.

PROXIMITY to PROPERTY

- Walking distance to downtown Round Rock restaurants, bars, retail businesses and public library.
- Property is close to La Frontera Shopping Center, Hester's Crossing Shopping Center and Dell Computers Headquarters.
- Close to Round Rock and Round Rock Stony Point High Schools.

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LOCAL AREA ATTRACTIONS

NEARBY PLACES TO EAT ROUND ROCK AREA

Round Rock Donuts, Golden Chick, Hoddy's Subs, McDonalds, Chic-Fil-A, Taco Cabana, Liberty BBQ, The Alcove Cantina, Finley's Bar & Kitchen, Cold Stone Creamery, Corner Bakery, Sichuan Garden, Jimmy John's Starbucks, Urban Eat Drink, Gino's Italian Restaurant and Pizza, Outback Steakhouse

GYMS – ROUND ROCK AREA

Gold's Gym at Hester's Crossing, Plant Fitness, LA Fitness and Anytime Fitness

SHOPPING – ROUND ROCK AREA

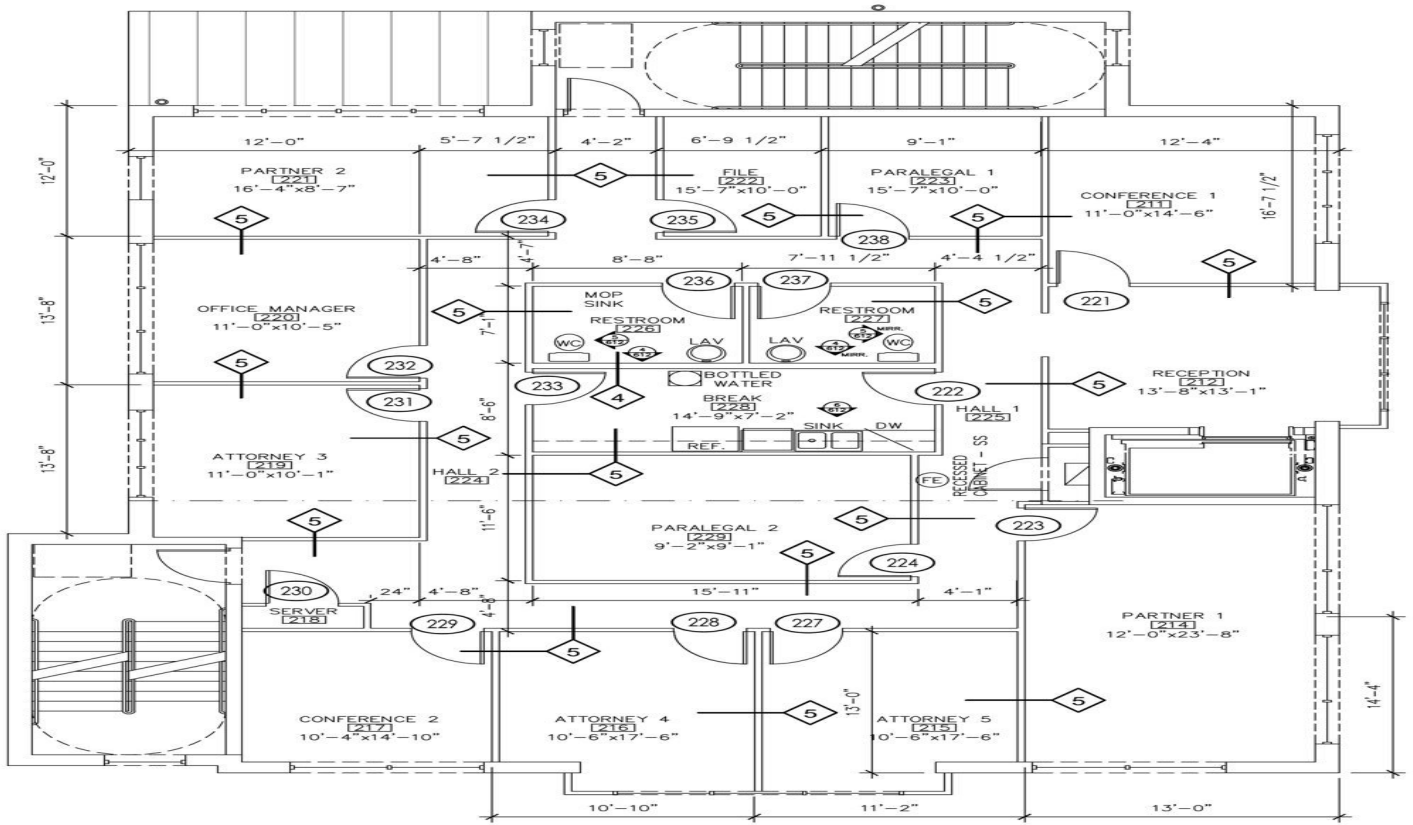
La Frontera Shopping Center, Hester's Crossing Shopping Center, Round Rock Outlets

ENTERTAINMENT – ROUND ROCK AREA

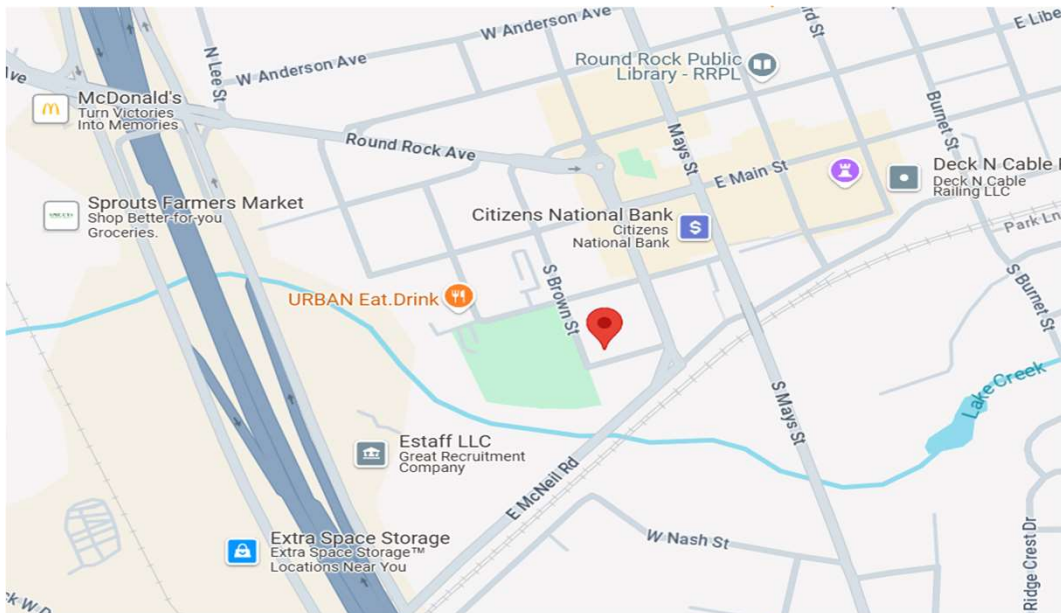
Downtown Round Rock Entertainment District, Kalahari Resort, Dell Diamond

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211 S Brown Street, Round Rock, TX
Second Floor





Information About Brokerage Services

Texas law requires all real estate licensees 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.

Realty Texas LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9005703</u> License No.	jack@realtytexas.com Email	<u>800-660-1022</u> Phone
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Leisa Ormsbee Licensed Supervisor of Sales Agent/ Associate	<u>580626</u> License No.	leisa@realtytexas.com Email	<u>512-590-1833</u> Phone
Ben Patterson Sales Agent/Associate's Name	<u>705767</u> License No.	ben-patterson@realtytexas.com Email	<u>512-373-5786</u> Phone

_____ Buyer/Tenant/Seller/Landlord Initials _____ Date _____