



FOR LEASE

\$26/ SQ FT

111 Cooperative Way Ste 400
Georgetown, TX 78626



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PROPERTY DETAILS

Workspace:

- C6 Zoning
- 17 private perimeter offices
- 15,000 sq ft
- Central bullpen fits 50+ workstations or cubicles
- 4 conference rooms
- Large training room

Entry & Client Experience:

- Secure entry with professional lobby
- Professionally landscaped with strong curb appeal

Storage & Infrastructure:

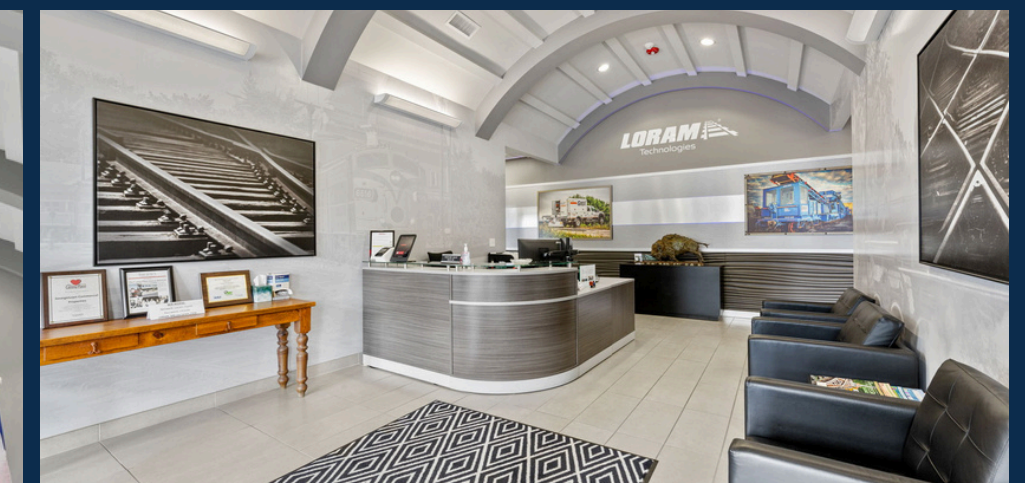
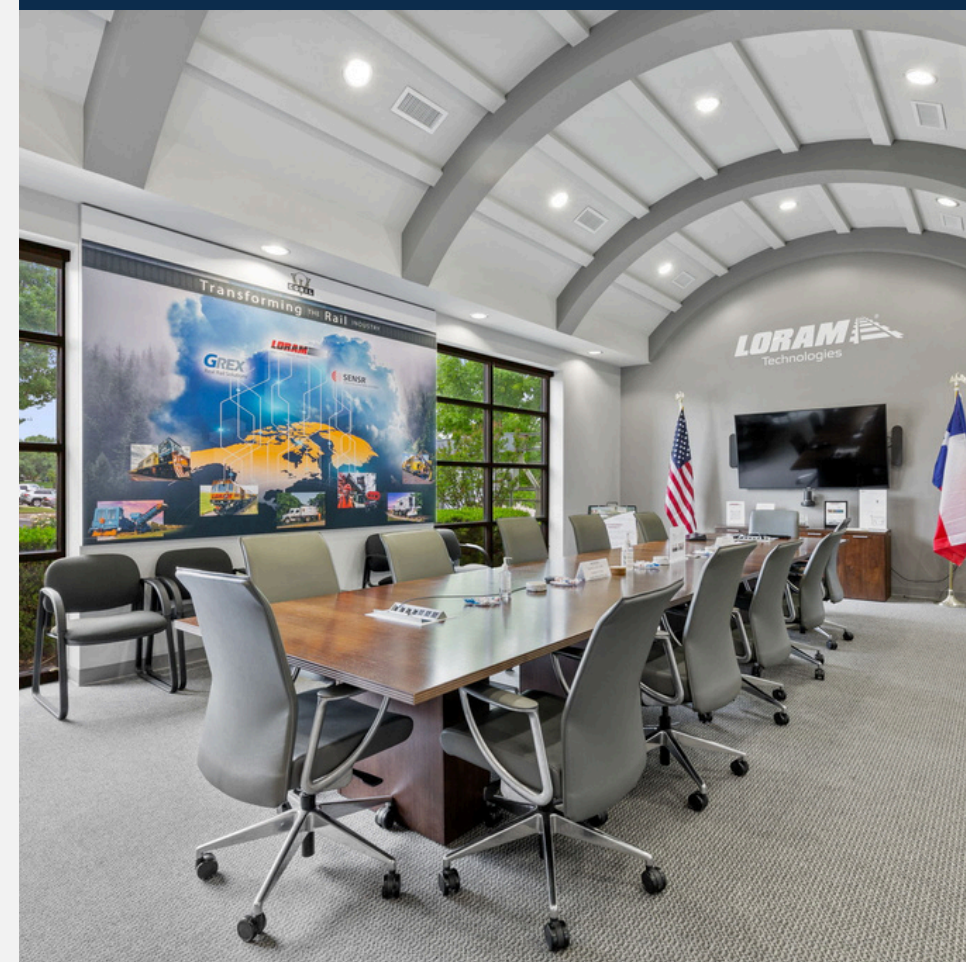
- In-unit warehouse with grade-level door
- Capability to add a generator

Building Features:

- Three-Phase Power Availability
- Fiber Internet
- Located in clean flex/office/biotech park with full-building HVAC
- Durable tilt-wall construction with LED exterior lighting

Location:

- Prime location ½ mile from I-35, near Georgetown Square
- Strong visibility and signage potential
- Proximity to dining, retail, and major employers



LOCATION AND DEMOGRAPHICS



105.5K

Population

44.3

Median Age

\$91,857

Median Household Income

~43,492

People in the workforce

Employment in Georgetown increased **20%** in **5** years.

HIGHEST EMPLOYMENT INDUSTRIES:

- Manufacturing: **6,070** individuals
- Management occupations: **4,279** individuals.
- Office and administrative: **4,248** individuals.
- Sales and related fields: **3,098** individuals.

TOP EMPLOYERS:



1 Minute
from Airborn, Inc.



2 Minutes
from GAF Energy



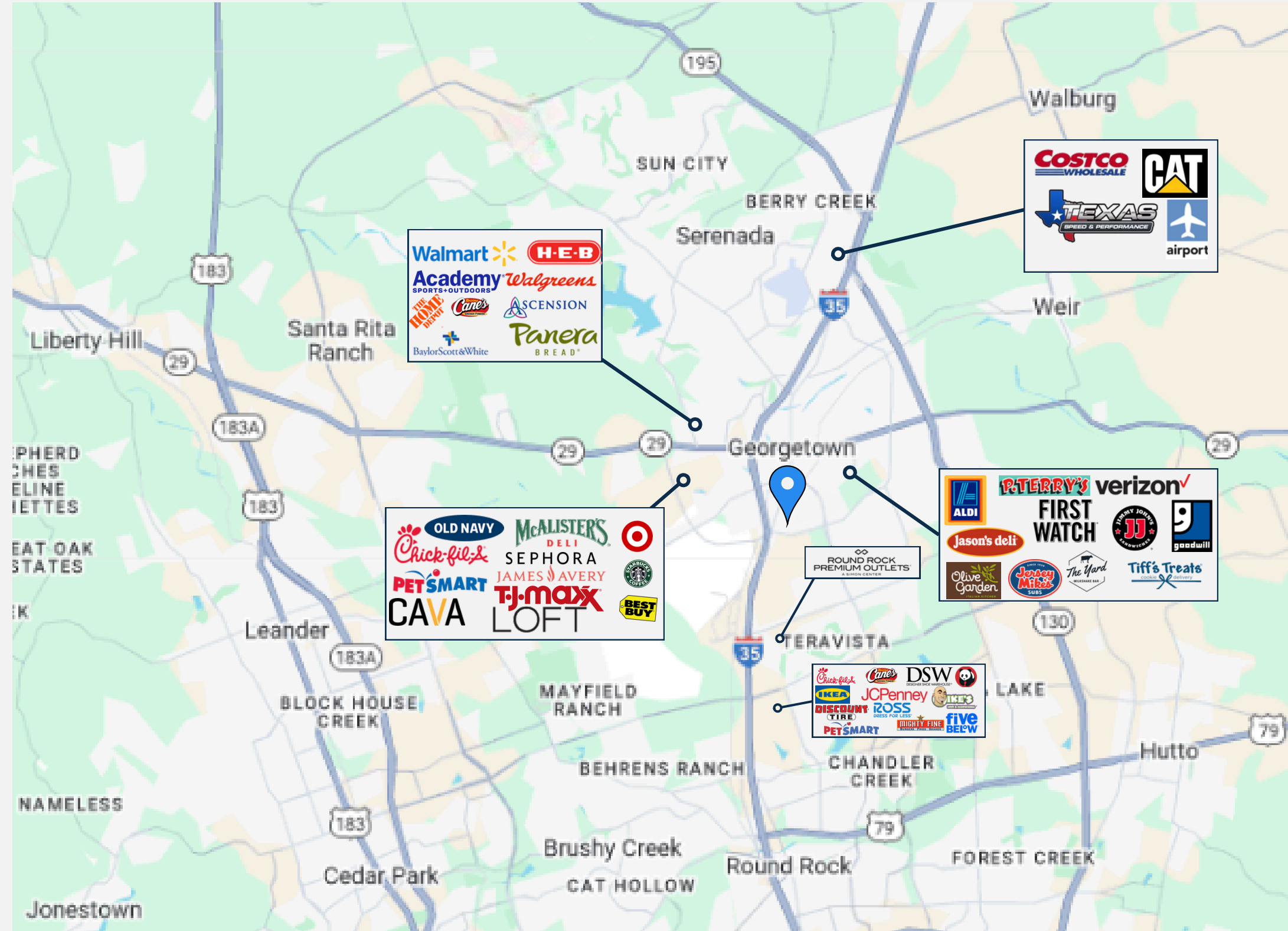
6 Miles
from Cellink Corporation



3 Minutes
from Chatsworth Products



Hanwha
2 Minutes
from Hanwha Advanced Materials



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