

LIGHT INDUSTRIAL WAREHOUSE - FOR LEASE - ROUND ROCK



208B Commerce Blvd, Round Rock, TX 78664



OFFERING SUMMARY

AVAILABLE SF:	1,250 SF
LEASE RATE:	\$1.25 SF/month (MG)
BUILDING SIZE:	5,500 SF
MARKET:	Austin
SUBMARKET:	Round Rock

PROPERTY OVERVIEW

208 Commerce Blvd is a light industrial warehouse space located on the Northeast side of IH-35 on Commerce Blvd. Directly across from the fire station and City of Round Rock permit offices. Excellent location, quick and easy access to IH-35. Located in Round Rock, one of the fastest growing cities in the United States.

PROPERTY HIGHLIGHTS

- Freestanding 5,500 SF office/warehouse building
- Reception
- Open area
- 100% Climate Controlled
- Private Restroom
- 1 Grade Level Door
- 0.5 miles to IH-35
- Cross streets Commerce Blvd and Enterprise Dr
- 13 miles to Toll 130

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

FRANCES CROSSLEY
Commercial Agent
O 512.439.3785
C 512.751.0004
Frances@KWcommercial.com
TX #624525

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FLEX OFFICE - LIGHT INDUSTRIAL FOR LEASE



208B Commerce Blvd, Round Rock, TX 78664



KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

FRANCES CROSSLEY
Commercial Agent
O 512.439.3785
C 512.751.0004
Frances@KWcommercial.com
TX #624525

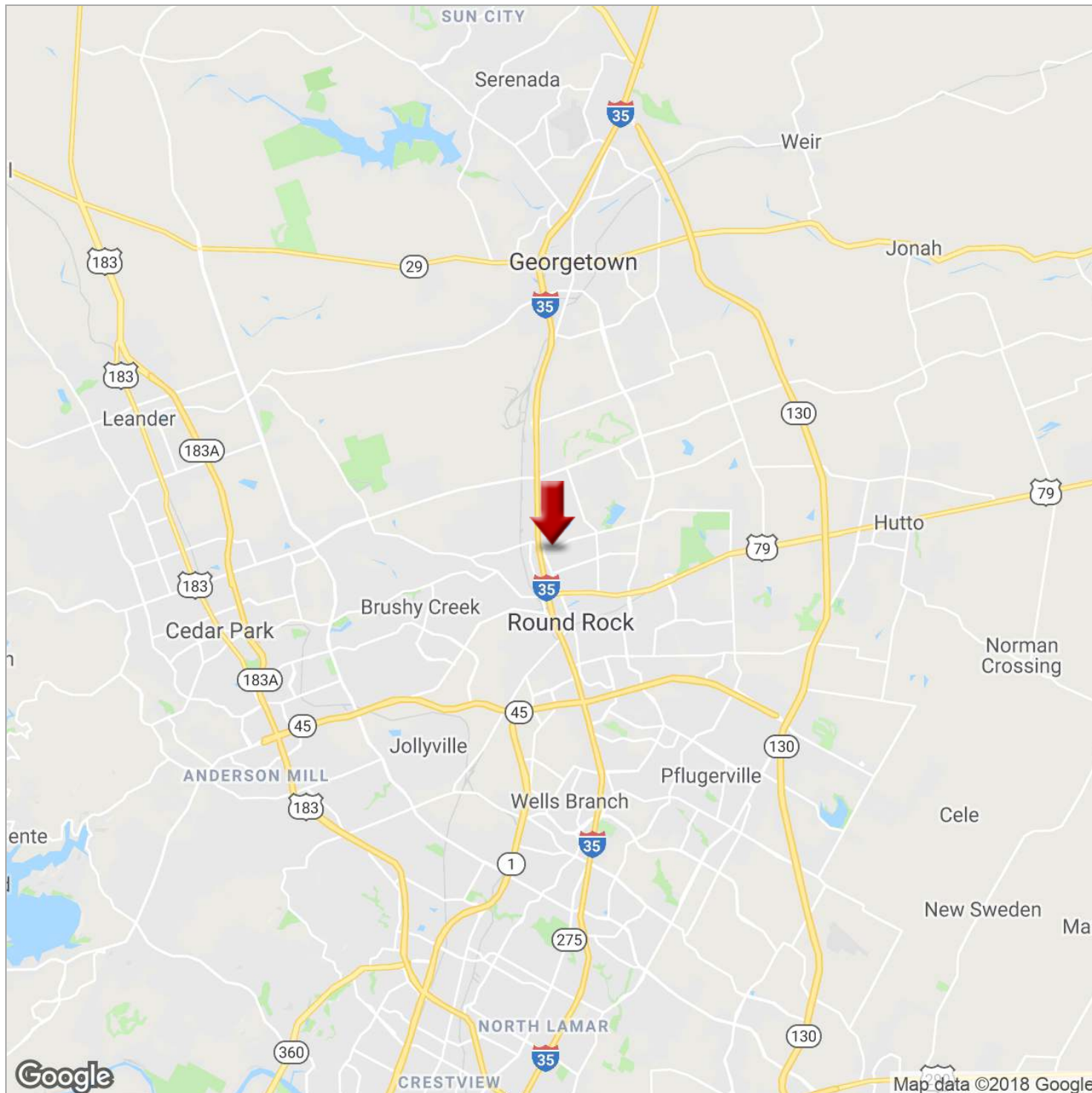
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

FLEX OFFICE - LIGHT INDUSTRIAL FOR LEASE



208B Commerce Blvd, Round Rock, TX 78664



KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

FRANCES CROSSLEY
Commercial Agent
O 512.439.3785
C 512.751.0004
Frances@KWcommercial.com
TX #624525

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

FLEX OFFICE - LIGHT INDUSTRIAL FOR LEASE



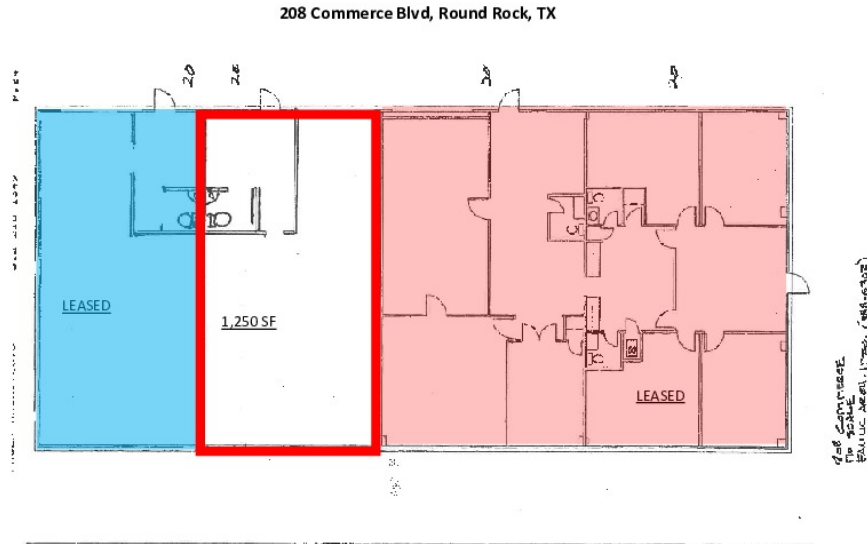
208B Commerce Blvd, Round Rock, TX 78664

LEASE TYPE | MG

TOTAL SPACE | 1,250 SF

LEASE TERM | Negotiable

LEASE RATE | \$1.25 SF/month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
208A Commerce Blvd	-	3,077 SF	Modified Gross	\$1.25 SF/month	-
208B Commerce	Available	1,250 SF	Modified Gross	\$1.25 SF/month	-

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

FRANCES CROSSLEY
Commercial Agent
O 512.439.3785
C 512.751.0004
Frances@KWcommercial.com
TX #624525

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FLEX OFFICE - LIGHT INDUSTRIAL FOR LEASE



208B Commerce Blvd, Round Rock, TX 78664

	1 MILE	2 MILES	3 MILES
Total population	10,353	32,660	62,938
Median age	30.8	32.8	32.9
Median age (male)	31.5	32.7	32.3
Median age (female)	30.7	33.1	33.4

	1 MILE	2 MILES	3 MILES
Total households	3,602	11,465	22,409
Total persons per HH	2.9	2.8	2.8
Average HH income	\$63,469	\$75,427	\$78,397
Average house value	\$155,670	\$207,172	\$206,244

* Demographic data derived from 2010 US Census

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

FRANCES CROSSLEY
Commercial Agent
O 512.439.3785
C 512.751.0004
Frances@KWcommercial.com
TX #624525

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com



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.

Keller Williams Realty/SGMM LTD-	486695-	KLRW241@Kw.com	512-255-5050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Avis Wukasch	284667	avis@kw.com	512-255-5050
Designated Broker of Firm	License No.	Email	Phone
Avis Wukasch	284667	avis@kw.com	512-255-5050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frances Crossley	624524	Frances@KWCommercial.com	512-751-0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date