

GOLD TIER

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 202 (second floor): 194 rsf

Suite 222 (second floor): 1,410 rsf

PRICING: $23/sf-$30/sf modified gross

UTILITIES: $0.25/psf/month fixed utilities.

PARKING: 30 spaces

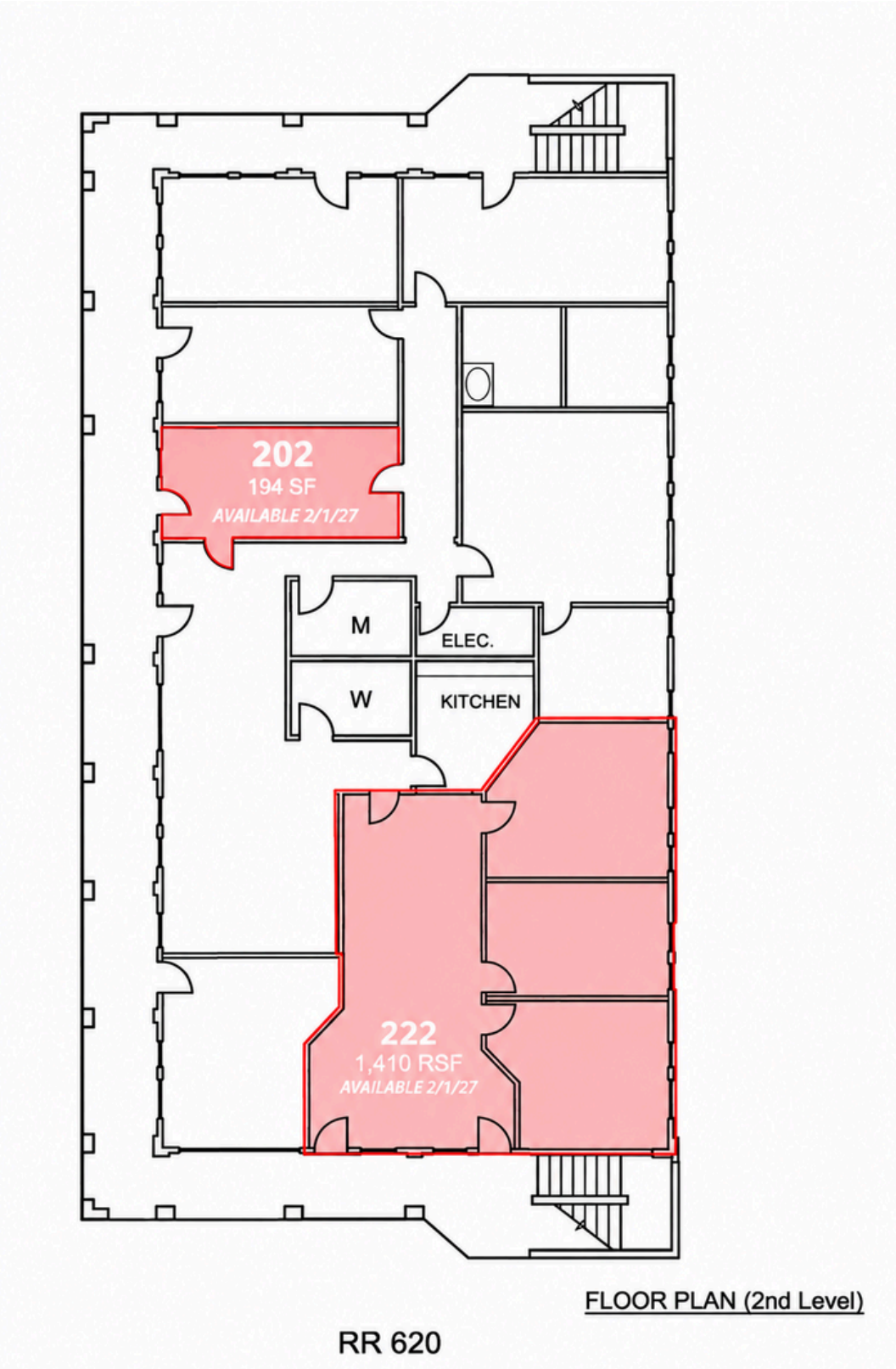
REMARKS:

- Easy access to Ranch Road 620

- Building, directory, and door signage available

- Common area kitchenette

- Local ownership and management



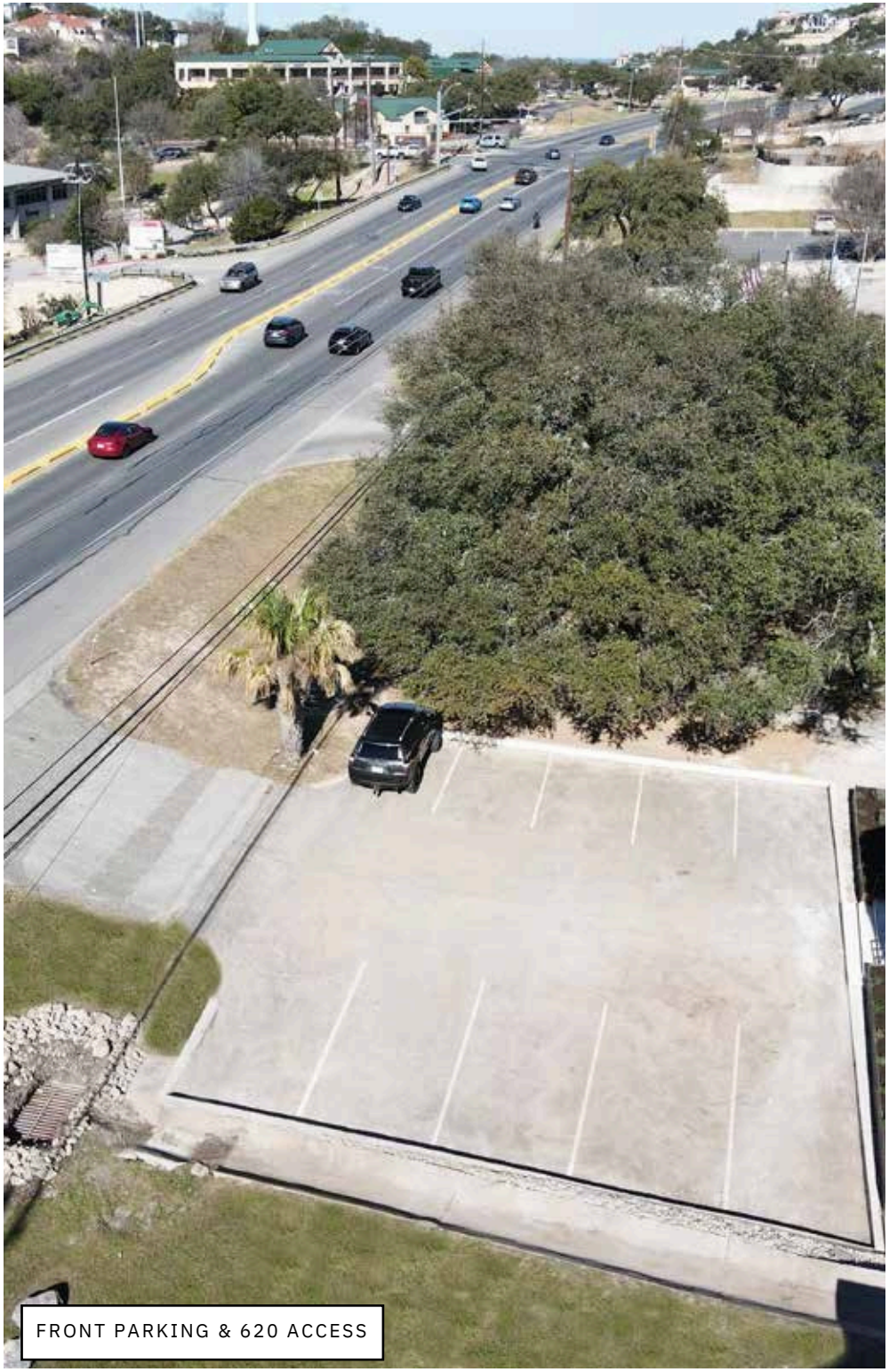
FLOOR PLAN (2nd Level)



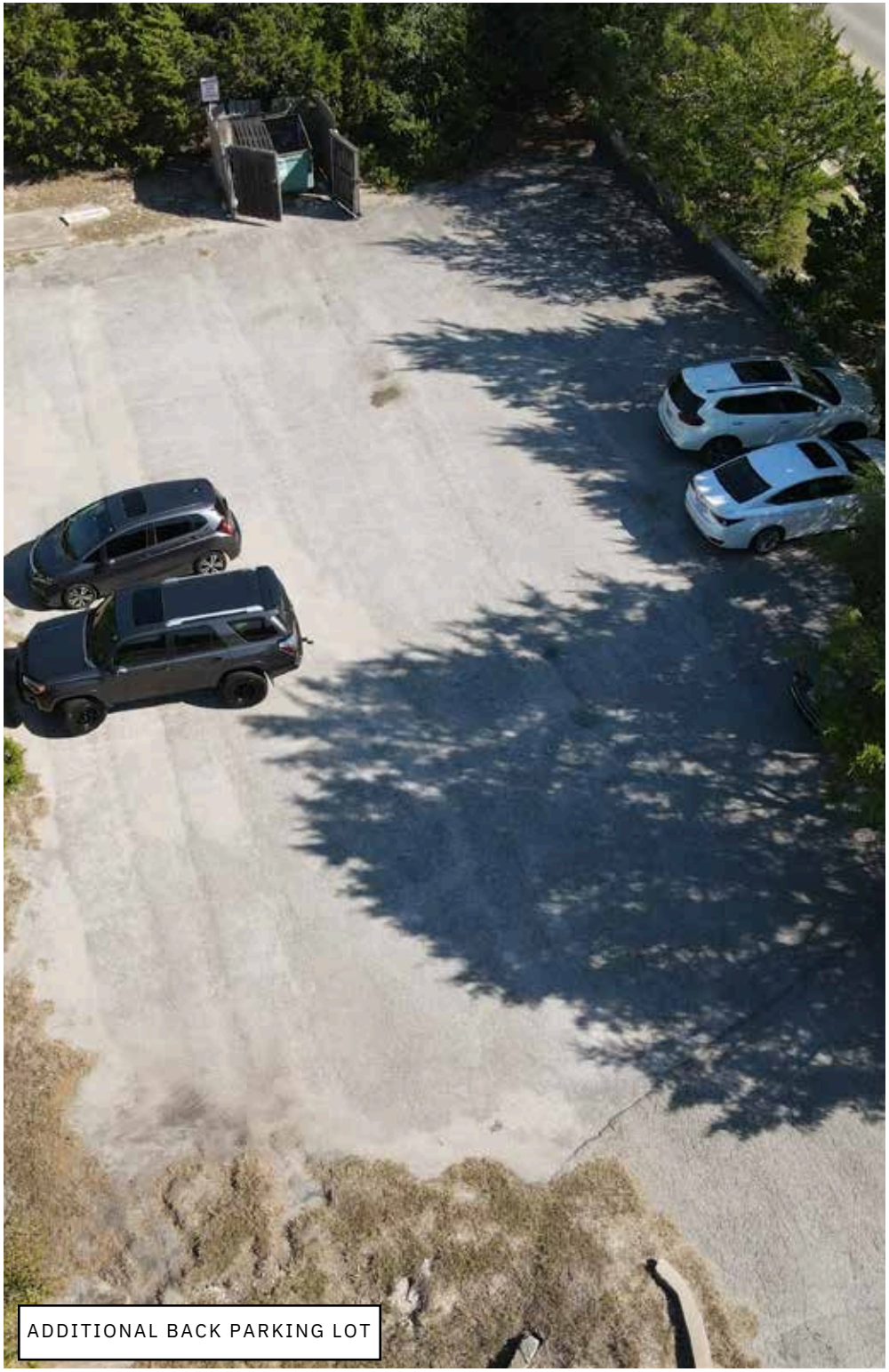



620





FRONT PARKING & 620 ACCESS



ADDITIONAL BACK PARKING LOT


Baylor Scott & White
Randalls
CVS pharmacy
H-E-B
NXTLVL
LAMB'S
RANCH
620
ROAD
DELSIE DRIVE
DAVE DRIVE


LAKEWAY BLVD
SUBJECT SITE
CHASE
THE PRESERVE BY
CASTLE ROCK COMMUNITIES
RANCH 620 ROAD
THE LEAGUE
KITCHEN & TAVERN
HIGH 5
TORCHY'S TACOS
SMOOTHIE KING
orangetheory FITNESS
MOD
Raising Cane's
TWIN LIQUORS
FINE WINE & SPIRITS
LA QUINTA
INNS & SUITES
HAT CREEK
BaylorScott&White HEALTH
AT&T
H-E-B
THE HILLS
LOHMANS CROSSING
RR 620 (3537 VPD)
Randalls
WHATABURGER
goodwill
Hampton by HILTON
Chicken Express
TACO BELL
Walgreens
CraigO's
PIZZA & PASTARIA
Tuesday Morning
BBVA
CVS pharmacy
ups
WELLS FARGO
Juiceland
STARBUCKS COFFEE
JIMMY JOHN'S
SONIC
BANK OF AMERICA
FLINTROCK FALLS
CHERRY KNOLL
APARTMENTS
THE RIDGE
AT ALTA VISTA
the grove
BaylorScott&White HEALTH

Information About Brokerage Services

Texas law requires allreal estatelicenseholdersto givethe 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 th e 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