



StreetFront
COMMERCIAL

FREESTANDING MEDICAL BUILDING LAKEWAY - COMING SOON
1411 RANCH RD 620 S, LAKEWAY, TEXAS 78734





AVAILABILITY

- » 2,500 SF Newly Built-Out Medical Building
- » 0.51 AC Lot

LEASE RATES

Call for Details

TRAFFIC COUNTS (TXDOT)

Ranch Rd 620: 43,752 VPD ('25)

PROPERTY DETAILS

- » Full remodel recently completed
- » 16 Parking spaces
- » High-visibility with Ranch Rd 620 Frontage
- » Directly across from HEB & Baylor Scott & White

DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
2026 POPULATION	4,337	32,470	69,194
DAYTIME POPULATION	8,772	39,826	74,867
TOTAL HOUSEHOLDS	1,886	13,325	26,590
AVERAGE HH INCOME	\$246,819	\$242,407	\$254,067

AREA RETAILERS



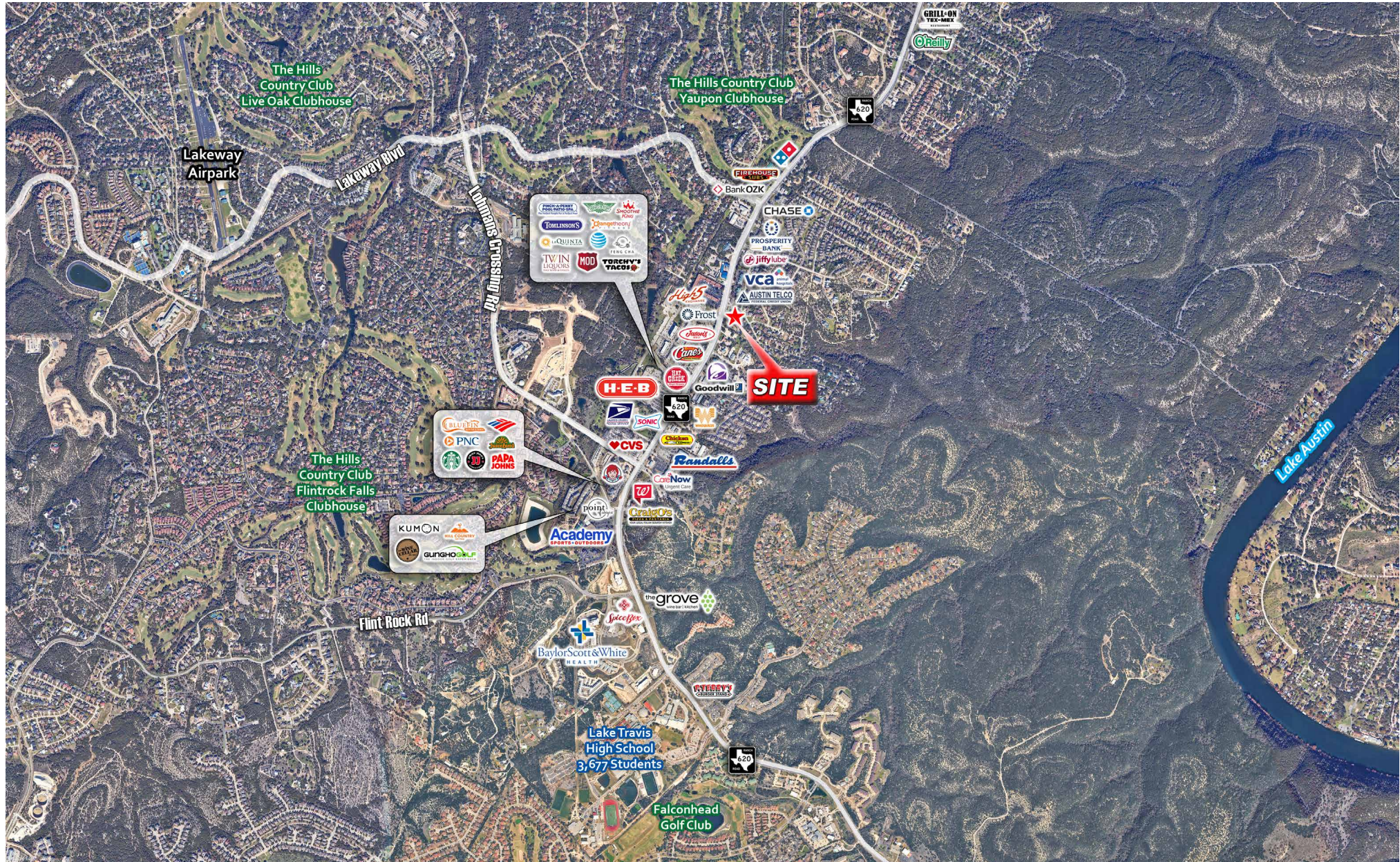


StreetFront

COMMERCIAL

MARKET AERIAL

1411 RANCH RD 620 S, LAKEWAY, TEXAS 78734



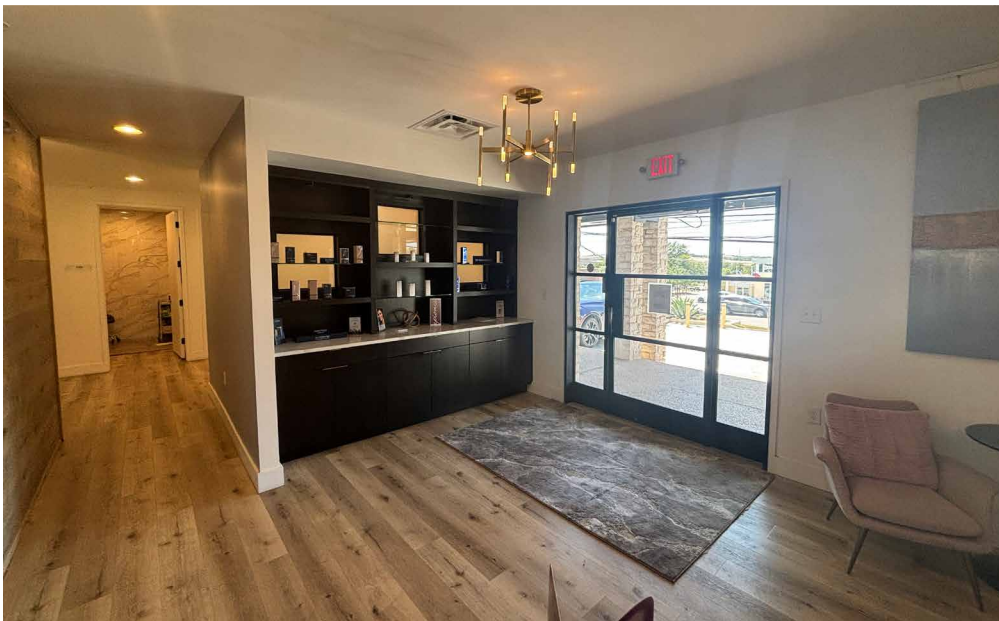
BRETT MAZE

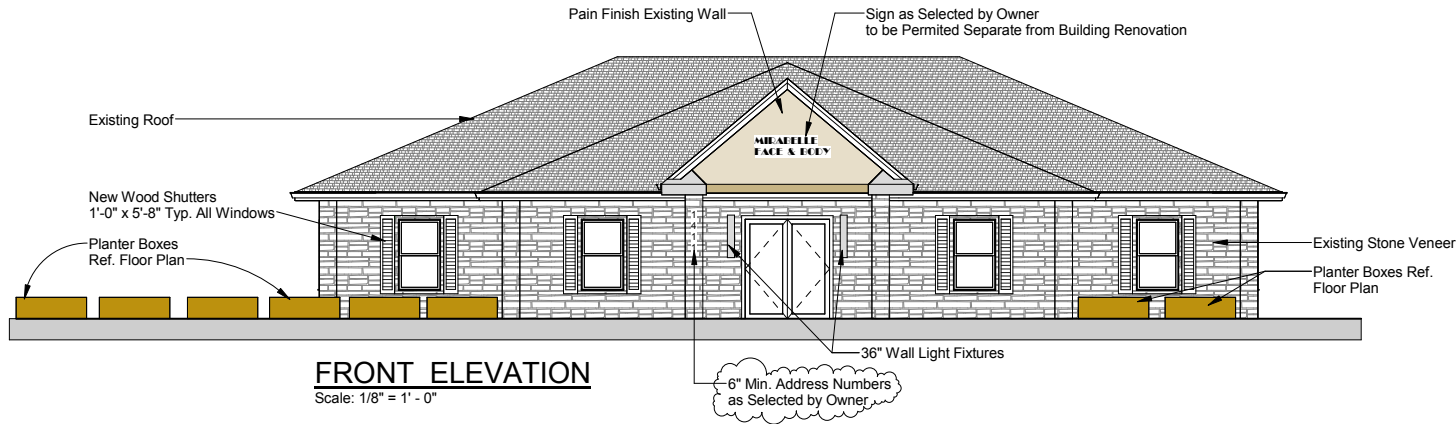
Maze@StreetFrontCommercial.com | 512.865.7400

BRITT MORRISON

Morrison@StreetFrontCommercial.com | 512.825.7172

FREESTANDING MEDICAL BUILDING | 3





May 11, 2018

= Updated 7/9/18 per Fire Inspector Comments
= Updated 9/12/18 per Fire Inspector Comments
D7 Rated Door & Frame 10/11/18

FRONT ELEVATION
Scale: 1/8" = 1' - 0"

Room Schedule					
Name	Number	Base Finish	Floor Finish	Wall Finish	Ceiling Finish
Receptionist	100	B1	F1	W1	C1
Hall	101	B1	F1	W1	C1
Exam 3/Office	102	B1	F1	W1/W3	C1
Exam 1	103	B1	F1	W1/W3	C1
Exam 2	104	B1	F1	W1/W3	C1
Check-In Station	105	B1	F1	W1	C1
Men	106	B2	F2	W1/W2	C1
Women	107	B2	F2	W1/W2	C1
Sub-Lounge	108	B1	F1	W1	C1
Med Gas	109	B1	F1	W1	C1
IT / Elec.	110	B1	F1	W1	C1
Hallway	111	B1	F1	W1	C1
Treatment 2	112	B1	F1	W1	C1
Clean Room	113	B1	F1	W1	C1
Treatment 1	114	B1	F1	W1	C1
Laundry	115	B2	F3	W1/W2	C1
Staff Break Area	116	B1	F1	W1	C1
Admin	117	B1	F1	W1	C1

KEY TO ROOM FINISHES

BASE:

B1 4" Rubber Base
B2 Ceramic Tile

FLOORS:

F1 Laminate Wood Flooring
F2 12" x 48" Porcelain Tile floor
F3 Stained Concrete

WALLS:

W1 Gypsum Board Painted
W2 4" x 12" Porcelain Tile
Full Height at Back Wall
4' High Wainscot Other Three Walls
W3 Paneling Accent Wall - Refer to Floor Plan

CEILINGS:

C1 Gypsum Board Painted

DOOR SCHEDULE

D1:

Pair of 3'-0" x 7'-0" Black Steel Frame Doors with Tempered Double Pane Low-e Frosted Glass

D2, D3, D4, D5, D6, D8, D9, D10, D11, D12, D15: 3'-0" x 8'-0" x 1 3/4" Solid Core Wood Door

D13:

3'-0" x 8'-0" x 1 3/4" Solid Core Wood Pocket Slider Door

D14:

3'-0" x 7'-0" Black Steel Frame Door with Tempered Double Pane Low-e Frosted Glass

D16:

3'-0" x 8'-0" x 1 3/4" Laminated Plastic Sliding Barn Door with Header Wall Track

D7:

3'-0" x 8'-0" x 1 3/4" One Hour Fire Rated Door and Frame & Hardware.

EXISTING BUILDING INTERIOR RENOVATION FOR:
MIRABELLE FACE & BODY
1411 RR 620S Lakeway, Texas

A4

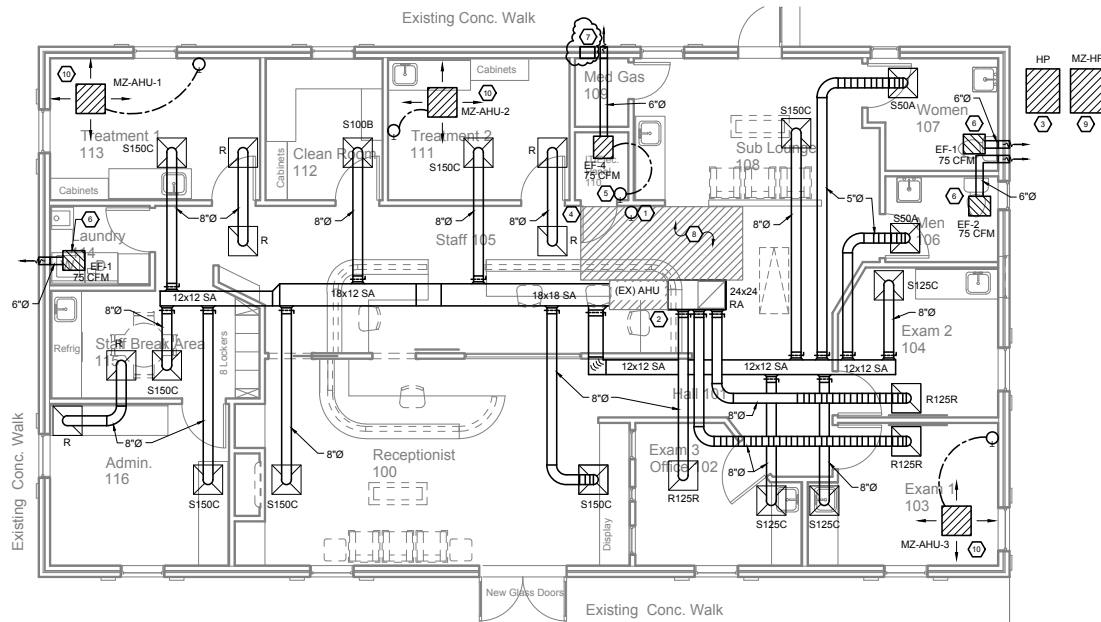


GENERAL NOTES TO MECHANICAL FLOOR PLAN

- DO NOT SCALE FROM THIS DRAWING. REFER TO CIVIL OR ARCHITECTURAL DRAWINGS.
- DRAWING IS DIAGRAMMATIC ONLY. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF DUCTWORK, PIPING, DEVICES, AND EQUIPMENT WITH BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.
- ALL SPIRAL AND FLEXIBLE DUCT RUN-OUTS TO DIFFUSERS SHALL BE SAME SIZE AS SCHEDULED DIFFUSER NECKS U.N.O. MAXIMUM FLEX DUCT LENGTH 6'-0".
- CONTRACTOR SHALL INSTALL ALL MECHANICAL EQUIPMENT PER N.E.C. REQUIREMENTS AND MANUFACTURERS WRITTEN RECOMMENDED INSTALLATION INSTRUCTIONS.
- ALL ROOF, CEILING, AND WALL PENETRATIONS SHALL BE SEALED AIR TIGHT.
- CONTRACTOR SHALL COORDINATE ALL DUCTWORK, DIFFUSER, AND GRILLE LOCATIONS WITH OTHER CEILING MOUNTED DEVICES.
- ALL CONCEALED DUCTWORK SHALL BE INSULATED WITH 2" DUCT INSULATION.
- ALL DUCTWORK OPENINGS SHALL BE COVERED AND PROTECTED FROM CONSTRUCTION DEBRIS DURING CONSTRUCTION.
- PROVIDE BALANCING DAMPER ON ALL SUPPLY AND RETURN TAPS. INSTALL DAMPERS SO THAT THEY ARE ACCESSIBLE FOR SYSTEM BALANCING. CONTRACTOR SHALL FURNISH ACCESS PANELS AND COORDINATE PLACEMENT WITH ARCHITECT. PROVIDE REMOTE MOUNTED REGULATORS WHERE ACCESS PANELS ARE NOT FEASIBLE.
- ALL WORK, INCLUDING MATERIAL AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL CODES, LAWS, AND ORDINANCES AND THE LATEST EDITION OF NEC, UNIFORM MECHANICAL, PLUMBING, AND BUILDING CODES, AND THE 2015 INTERNATIONAL ENERGY CODE. WORK SHALL BE COMPLETE IN ALL RESPECTS AND IN ACCORDANCE WITH THE BEST ESTABLISHED AND ACCEPTED CONSTRUCTION PRACTICES.
- CONTRACTOR SHALL PROCURE ALL REQUIRED PERMITS FROM THE LEGALLY CONSTITUTED AUTHORITIES, ARRANGE ALL INSPECTIONS AND PAY FOR ALL REQUIRED TESTING AND UTILITY CONNECTIONS.
- CONTRACTOR SHALL PROTECT EXISTING BUILDINGS, STRUCTURES AND UTILITIES FROM DAMAGE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
- ANY APPARATUS, APPLIANCE, DEVICE, MATERIAL, OR WORK NOT SHOWN ON DRAWINGS BUT MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, OR ANY INCIDENTAL ACCESSORIES NECESSARY TO MAKE THE WORK COMPLETE AND PERFECT IN ALL RESPECTS AND READY FOR TESTING AND OPERATION, EVEN IF NOT PARTICULARLY SPECIFIED, SHALL BE FURNISHED, DELIVERED, AND INSTALLED BY THE CONTRACTOR WITHOUT ADDITIONAL COST TO THE OWNER.
- ALL MISCELLANEOUS IRON AND STEEL WORK REQUIRED TO PROPERLY INSTALL EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. WORK INCLUDES ALL HANGERS, SUPPORTS, RACKS, BRACKETS AND ANY WELDING REQUIRED.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR RUBBISH, MAINTAIN THE WORK AREA IN A NEAT ORDERLY MANNER, AND LEAVE THE PREMISES IN A BROOM CLEAN CONDITION AT THE END OF EACH DAY. THE CONTRACTOR SHALL FURNISH TRASH BINS AND SHALL BE RESPONSIBLE FOR THE PROPER TRANSPORTATION AND DISPOSAL OF ALL WASTE MATERIAL.
- ALL DUCT LINER AND PLENUM LINER SHALL BE EQUAL TO OWENS CORNING QUIET-R ACOUSTIC DUCT LINER, TYPE 200, 1/2".
- ALL EXPOSED DUCTWORK SHALL BE INSULATED, DOUBLE WALL, ROUND, OR FLAT OVAL SPIRAL DUCT.
- FURNISH HAIL GUARDS ON ALL ROOFTOP EQUIPMENT AND CONDENSING UNITS.
- ALL REFRIGERANT CIRCUITS SERVICE PORTS LOCATED IN THE EXTERIOR OF THE BUILDING SHALL BE PROVIDED WITH LOCKING ACCESS PORT CAPS.
- MINIMUM PIPE INSULATION FOR REFRIGERANT PIPING LESS THAN 1 1/2" NOMINAL PIPE DIAMETER SHALL BE INSULATED WITH MINIMUM 1-1/2" PIPE INSULATION.
- ROUTE ALL CONDENSATE DRAINS TO NEAREST FLOOR DRAIN, FLOOR SINK, MOP SINK, OR HUB DRAIN.
- ALL DUCT AND PIPE INSULATION IS TO HAVE NO ADDED UREA FORMALDEHYDE, NAUF.
- MAX VOC LIMIT FOR ADHESIVE (MASTIC) 30 G/L.

KEYED NOTES TO MECHANICAL FLOOR PLAN

- PROGRAMMABLE THERMOSTAT AT 48° AFF.
- EXISTING AHU TO REMAIN. PROVIDE NEW DUCT WORK.
- EXISTING 5 TON HEAT PUMP TO BE RELOCATED AS SHOWN.
- PROVIDE 24X24 LOUVER AT BOTTOM OF DOOR.
- INTERLOCK LINE VOLTAGE THERMOSTAT WITH EXHAUST FAN. SET TO ENERGIZE AT 80° F (ADJ)
- INTERLOCK FAN WITH LIGHTS.
- PROVIDE TWO 12 X 12 VENTS WITH NON-CLOSABLE: 1 WITHIN 6' OF CEILING AND 1 WITHIN 6' OF FLOOR
- MAINTAIN EQUIPMENT ACCESS IN THIS AREA IN ATTIC.
- NEW MULTI ZONE HEAT PUMP.
- TYPICAL OF 3, 22" X 22" CASSETTE TYPE AIR HANDLER ON MULTI ZONE SYSTEM FOR SUPPLEMENTAL HVAC.



1 MECHANICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

11-May-18

BOTHNE ENGINEERING #8927 N.G.B. M1

BOTHNE ENGINEERING
MECHANICAL ELECTRICAL PLUMBING
14001 HWY 281, SUITE 200, DALLAS, TX 75244
PHONE: 972-443-8888
FAX: 972-443-8889
WWW.BOTHNEENGINEERING.COM



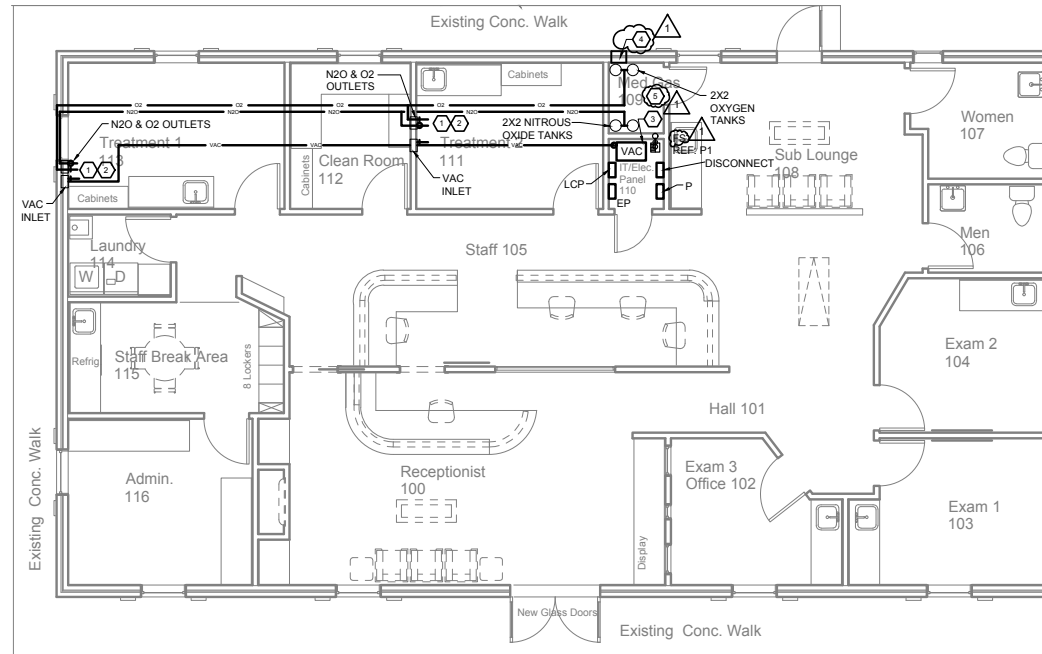
EXISTING BUILDING INTERIOR RENOVATION FOR:
MIRABELLE FACE & BODY
1411 RR 620S Lakeway, Texas

- 1 RESPONSE TO FIRE MARSHALL COMMENTS 07/21/18
- 2 RESPONSE TO FIRE MARSHALL COMMENTS 09/08/18

M1



BOTHNE ENGINEERING #F8927 N.G.B. P3 11-May-18



1 MED GAS FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEYED NOTES TO MED GAS FLOOR PLAN

- 1 CATEGORY 3 MED GAS, OXYGEN AND NITROUS OXIDE AND VACUUM. INSTALL PER NFPA 99, 2015
- 2 PROVIDE WASTE ANESTHETIC GAS DISPOSAL (WAGD) AT EACH POINT OF USE.
- 3 VACUUM PUMP, MINIMUM 2 POINT OF USE.
- 4 PROVIDE TWO 12 X 12 VENTS, 1 WITHIN 6" OF CEILING AND 1 WITHIN 6" OF FLOOR
- 5 FIRE SPRINKLER MED GAS ROOM

BOTHNE ENGINEERING
MECHANICAL ELECTRICAL PLUMBING DESIGN, LEED A.P.
FIRM #F8927
14041 LAKESIDE BLVD SUITE 200
LAKEWAY, TX 78734
(512) 752-5444
bothne@bothne.com



EXISTING BUILDING INTERIOR RENOVATION FOR:
MIRABELLE FACE & BODY
1411 RR 620S Lakeway, Texas

REVISIONS
1 RESPONSE TO TOWC OR FIRE MARSHALL COMMENTS 07/21/18
2 OWNER REQUESTED CHANGE 11/16/18

P3



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

StreetFront Commercial LLC	9015003-B	info@streetfrontcommercial.com	512-500-2592
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Brett Maze	606414-B	maze@streetfrontcommercial.com	512-865-7400
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Britton J. Morrison	582800-SA	morrison@streetfrontcommercial.com	512-825-7172
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date