

# FOR LEASE OFFICE -Unit 804

## CENTRO PLAZA - Building 8

14300 Ronald Reagan Blvd, Unit 804, Leander, TX 78641

- Move-in Ready
- Immediate Availability
- High Growth Corridor

**FREE  
RENT\***

**UP TO 3-6  
MONTHS**



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**Lease Rate:**

**Area : 1,061 SF**

**Base Rent : \$29-\$32PSF**

**NNN : \$12 PSF-est.**



# Executive Summary

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Located within the thriving Centro Plaza mixed-use development, this turnkey office condo offers a premium workspace in one of the fastest-growing corridors of the Greater Austin area.

The suite is move-in ready with high-quality finishes, immediate availability, and ample parking. The space consists of approximately 1,061 SF, ideal for businesses seeking a professional and efficient office environment.

Perfect for professional offices, medical or wellness practices, software and technology companies, CPA firms, attorneys, insurance agencies, real estate offices, financial services, design studios, and similar users. Strong traffic counts, affluent demographics, and rapid area growth make this an excellent choice for long-term business success.

## Property Features

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### Property Highlights:

- Move-in ready with high-quality finishes
- Part of a 15-acre mixed-use development with retail, services, and dining
- Ceiling height 14'

### Location Highlights:

- Prime location with good access
- Strong demographics (3-mile radius): Population – 65,668 | Avg Household Income – \$162,582 | Daytime Population – 29,957

### Heavy traffic counts:

- Ronald Reagan Blvd – 30,474 VPD
- FM 1431 – 42,360 VPD

**Disclaimer:** All information and highlights are for marketing and illustrative purposes only and have not been independently verified. Details are deemed reliable but not guaranteed and are subject to change without notice.

# Property Overview



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subject to change or withdrawal without notice.

Category	Details
<b>Base Rent:</b>	\$28-32/PSF
<b>NNN:</b>	\$12/PSF
<b>Available Space:</b>	1,061 SF
<b>Delivery Condition:</b>	Turn Key
<b>Availability:</b>	Immediate
<b>Lease Term:</b>	3-5 years
<b>Year Built:</b>	2024
<b>Zoning:</b>	Neighborhood Commercial
<b>Office Details:</b>	Reception, 4 Offices, Breakroom & Restroom
<b>Free Base Rent*</b>	Negotiable based on the length of the lease, terms, and tenant credit.

# Interior



# Traffic Counts

Street name

Ronald W Reagan Boulevard	18,052
County Road 180	3,449
Co Rd 180 & Ronald W Reagan Blvd	1,419
Ronald W Reagan Blvd & Pvt Rd 919	10,365
Ronald W Reagan Blvd & Barnard Ln	14,712



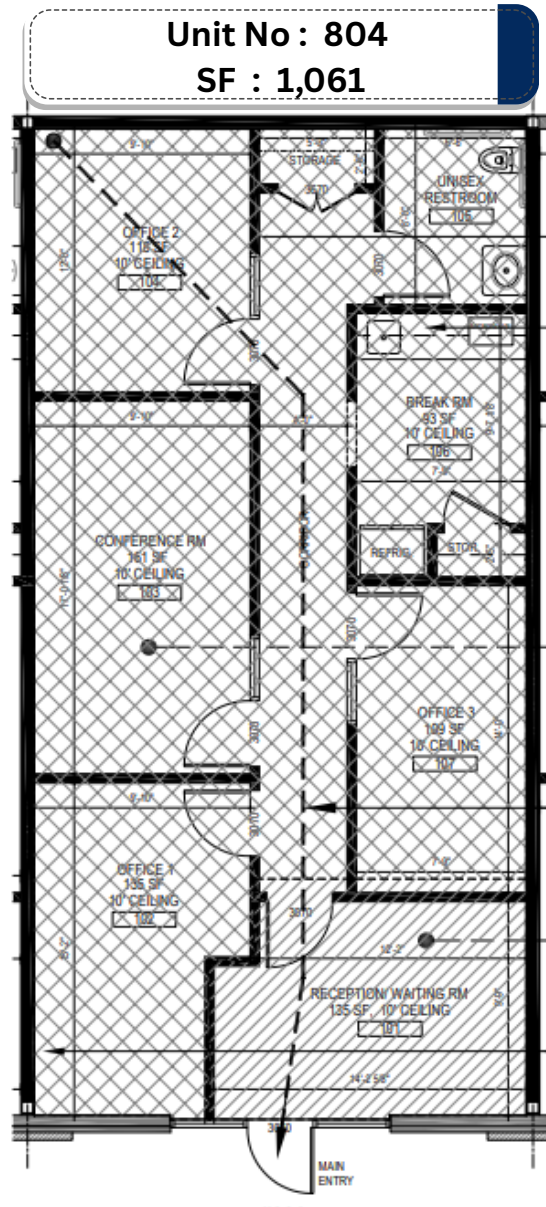
## Drive Times

Leander  
5 Minutes

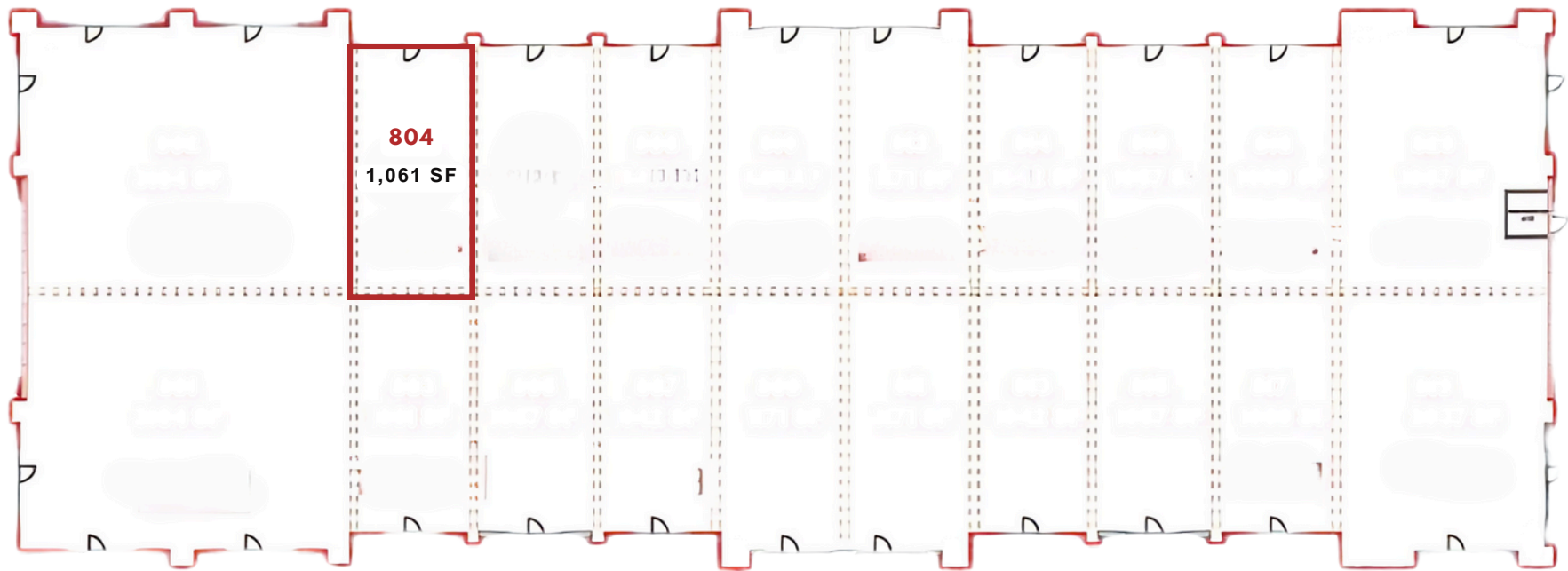
Cedar Park  
5 Minutes

Hwy 183  
3 Minutes

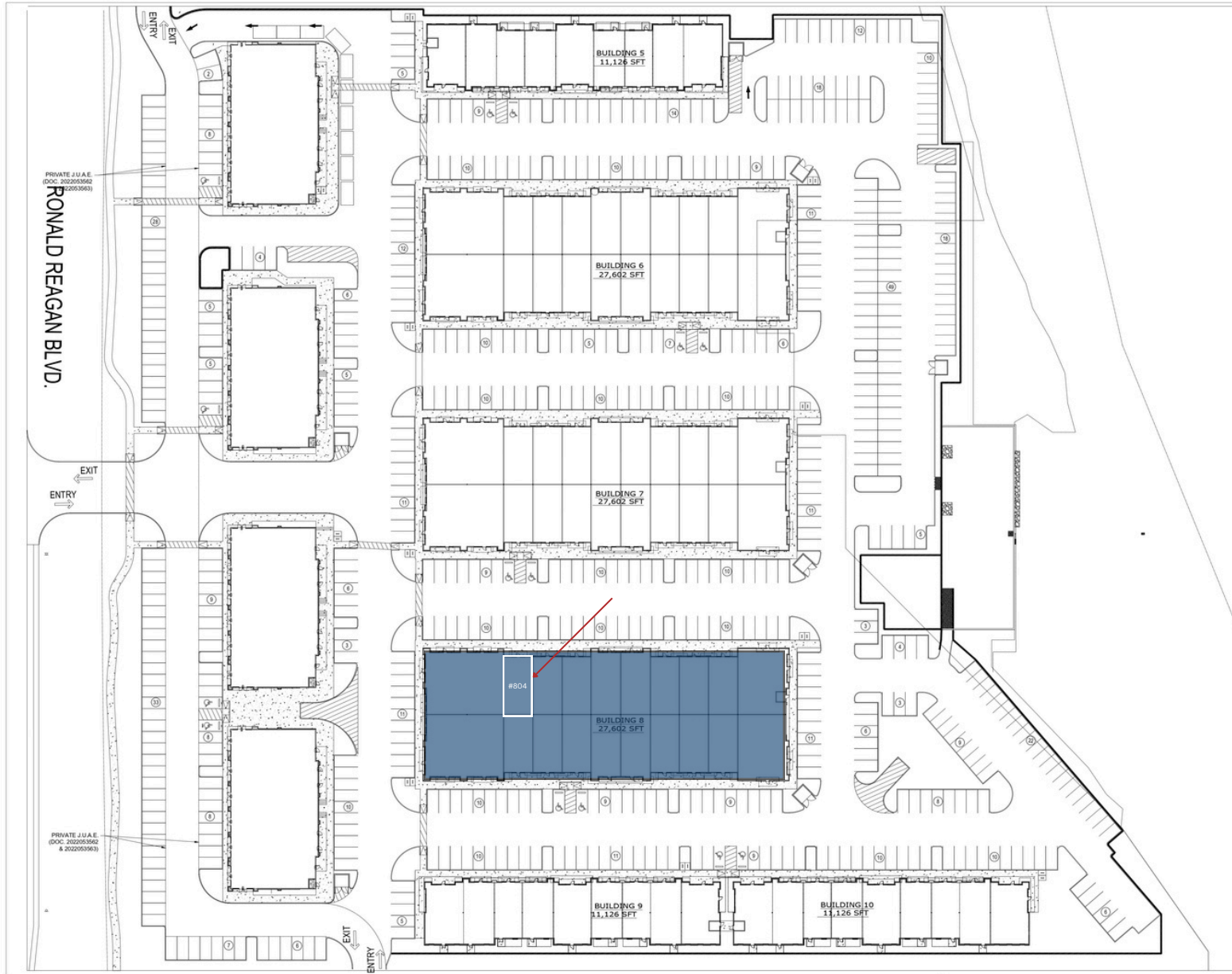
# Unit Floor Plans



# Building 8 Floor Plan



# CENTRO PLAZA SITE PLAN





# Units 804



# Building 8



# Other Buildings in the Centro Plaza



# Overview

Leander, Texas, has experienced remarkable growth in recent years, evolving into a vibrant community that seamlessly blends the natural beauty of the Hill Country with economic prosperity. The population of Leander has grown significantly over the last number of years. This expansion is driven by factors such as a cost of living 4.7% below the national average, an acclaimed school system, and convenient access to Highway 183A and commuter rail services, providing efficient routes into Austin. Leander's commitment to thoughtful urban planning has maintained a balance between modern amenities and green spaces, making it an attractive destination for families and professionals alike. Parks like Lakewood Park and the nearby Balcones Canyonlands National Wildlife Refuge offer residents ample opportunities for outdoor recreation while preserving the area's scenic charm.

## Economy

The economic landscape in Leander is flourishing, with a diverse range of industries including technology, healthcare, and education. The city's growth-friendly policies and high quality of life have attracted major corporations like Samsung, Apple Inc., and Dell to nearby areas, creating numerous employment opportunities for residents. Sales tax collections have steadily increased over the years, indicating robust economic growth. The city government actively promotes entrepreneurship, supporting small businesses through initiatives like the Leander Chamber of Commerce. Additionally, Leander's proximity to Austin's tech hub has spurred the growth of startups and remote work opportunities, further boosting the local economy. With plans for future infrastructure improvements and commercial developments, Leander continues to position itself as a hub for innovation and business growth.

## Real Estate

In the real estate sector, Leander's housing market has seen notable activity. As of January 2025, the median listing home price was \$522,400, remaining stable compared to the previous year. Homes typically spend around 75 days on the market, reflecting a balanced supply and demand dynamic. The market is currently considered a buyer's market, with the number of homes for sale exceeding demand. New residential developments, such as Travisso and Crystal Falls, offer a range of housing options, from modern townhomes to luxury estates, catering to families, retirees, and young professionals. On the commercial front, new mixed-use developments are underway, bringing exciting opportunities for dining, shopping, and business, further enhancing Leander's appeal as a destination for both residents and entrepreneurs. The ongoing Leander Springs project, which includes retail, office space, and a lagoon centerpiece, is set to redefine the city's commercial landscape, attracting further investment and enhancing the community's lifestyle offerings.



## 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 OCS performed by sales 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 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.

### 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. An owner's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenants 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' 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 our records.

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Designated Broker of Firm	License No.	Email	Phone	Sales Agent/Associate's Name	License No.	Email	Phone

# Contact

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