

14105 Ronald Reagan Blvd, Ste. 203

Fully Built-Out MedSpa for Sublease



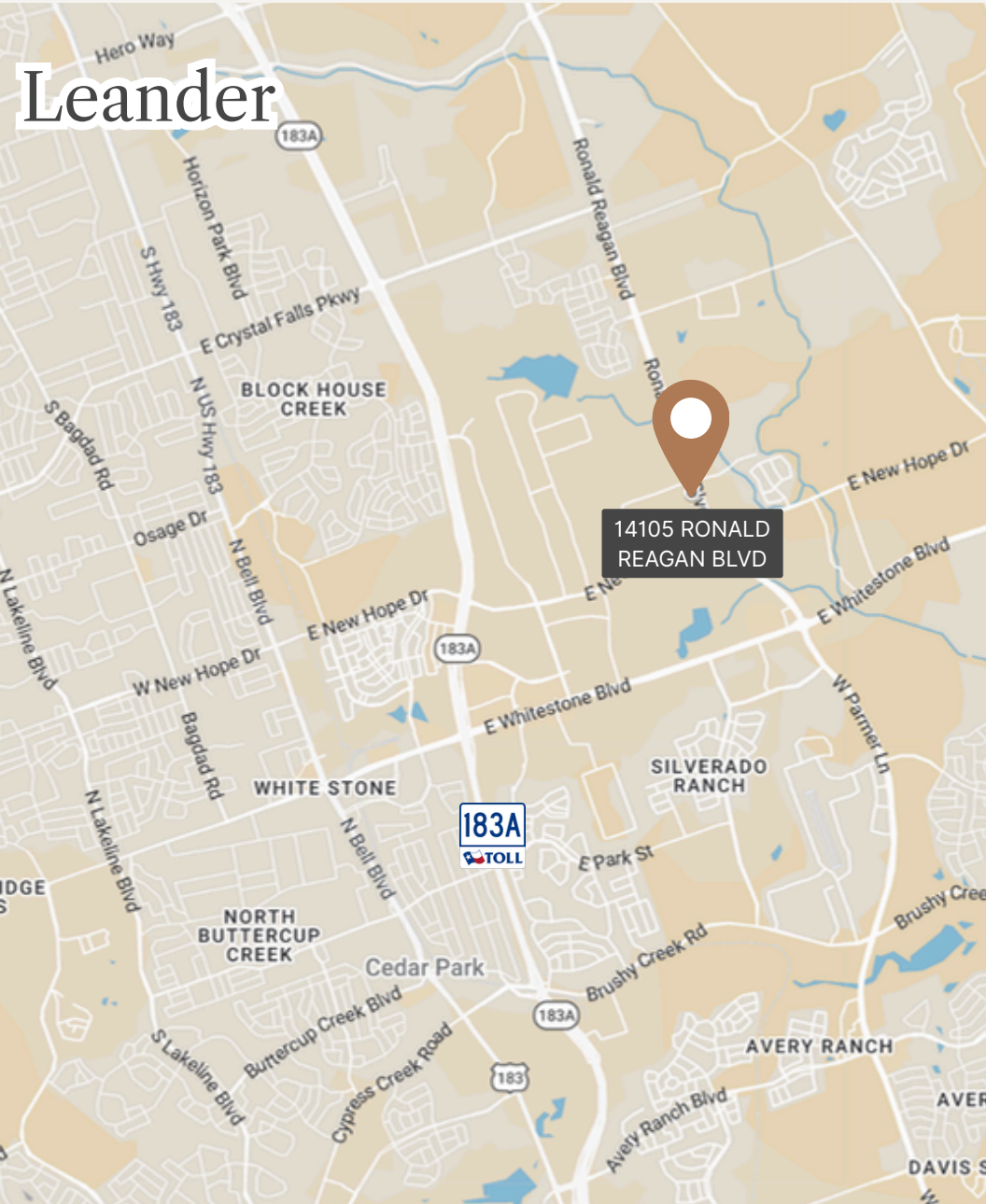
PRACTICE
REAL ESTATE



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|--------------|--|--|
| SUB LEASE | 14105 RONALD REAGAN BLVD, STE. 203 // LEANDER, TX // 78641 | |
| | MEDICAL OFFICE FOR SUBLEASE | Todd Stanley TStanley@PracticeRealEstateGroup.com 512/426.6145 |

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OVERVIEW

The Ronald Reagan Retail Center is ideally positioned near Cedar Park, at the gateway of the Reserve at Caballo Ranch - an established residential community of 1,000+ homes. Boasting an estimated 6% annual population growth within a 2-mile radius over the next five years, this high-visibility location presents an exceptional opportunity for businesses looking to grow alongside a thriving market.

Property Highlights

- Rare turnkey opportunity to sublease in booming Cedar Park
- 3,029 SF fully built-out MedSpa space
- Median break on Ronald Reagan Blvd for traffic access from both directions
- Gorgeous finishes with furniture and equipment available at discounted price
- Ideal for MedSpa, Dermatology, ENT, Plastic Surgery, etc.
- Incredible visibility with premier co-tenants including Carpe Diem Private Preschool, ISI Elite Training, and tasteful restaurants, retail and entertainment
- Currently a sublease at \$25.88/SF with 3.00% annual escalations + approx \$12NNN

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SPACE AVAILABLE

| SPACE | SIZE | RENTAL RATE | SPACE USE | CONDITION | AVAILABLE |
|---------------------|----------|----------------|-----------------|----------------|-----------|
| Retail Center Condo | 3,029 SF | \$25.88/SF NNN | Medical, MedSpa | Full build-out | Now |

14105 Ronald Reagan Blvd is in excellent condition and fully built out with beautiful finishes. All equipment and furniture is available for discounted purchase.

- Second- generation medical space available
- Turnkey, custom build-out
- Ample parking
- Ronald Reagan Blvd Frontage and Neighborhood Access
- Median household income: \$136,792 within 3-mile radius
- Annual projected growth: 2.8% within 3-mile radius (2025-2030)



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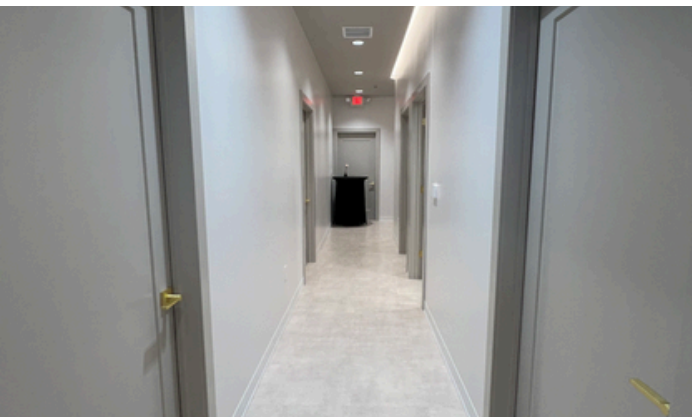


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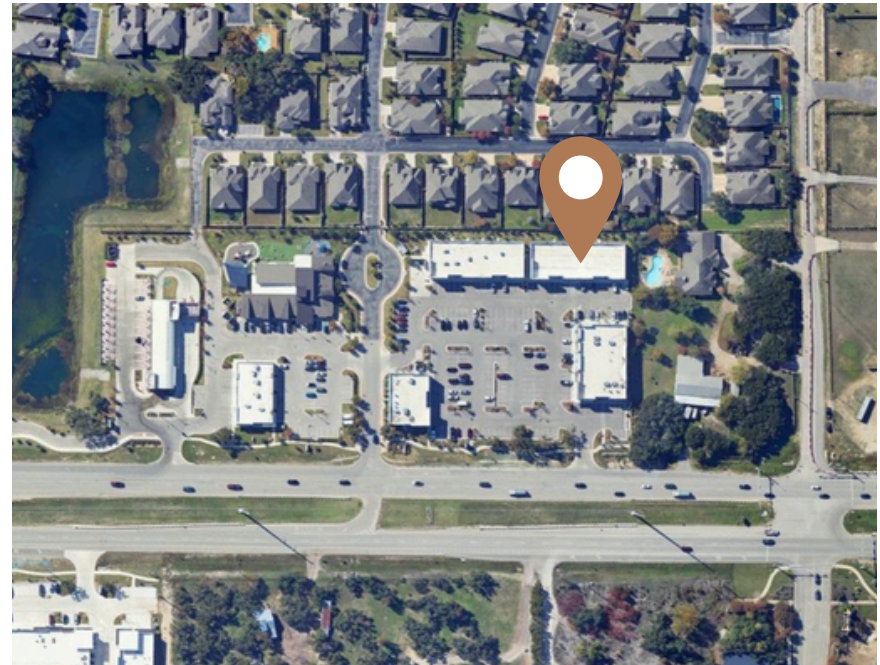
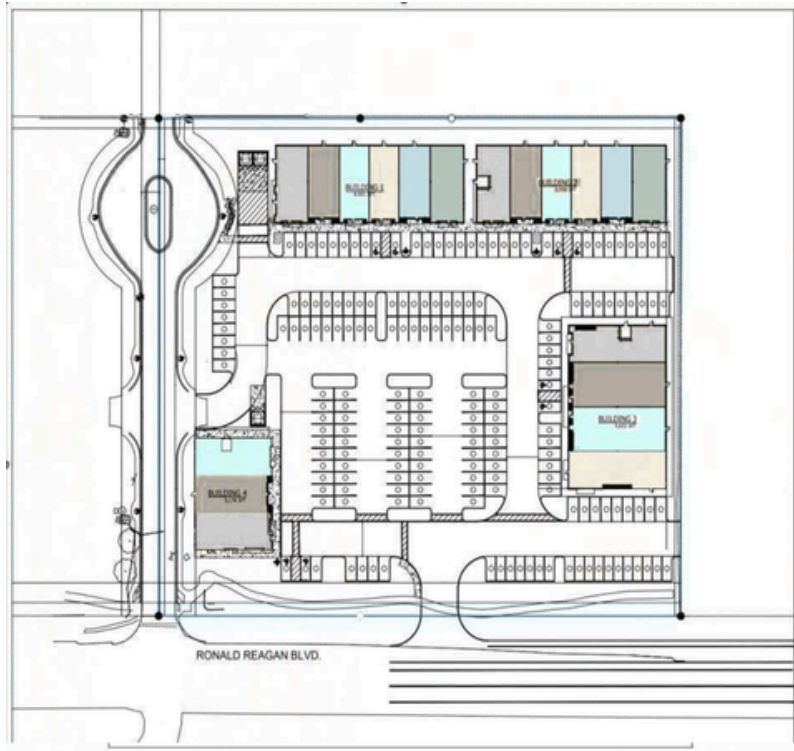


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Building 2 | 3,029 SF

14105 Ronald Reagan Blvd,
Ste. 203
Leander, TX 78641

For more information,
contact:

Todd Stanley

TStanley@PracticeRealEstateGroup.com

512/426.6145



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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

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|---|-------------|--------------------------------------|--------------|
| Thomas Allen | 576767 | TAllen@PracticeRealEstateGroup.com | 713/299.4602 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Designated Broker of Firm | License No. | Email | Phone |
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| Todd Stanley | 768179 | TStanley@PracticeRealEstateGroup.com | 512/426.6145 |
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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