

STANDALONE SHOWROOM WAREHOUSE

11215 CONROY LANE | UNIT 3 | MANCHACA | TX | 78652



FOR LEASE



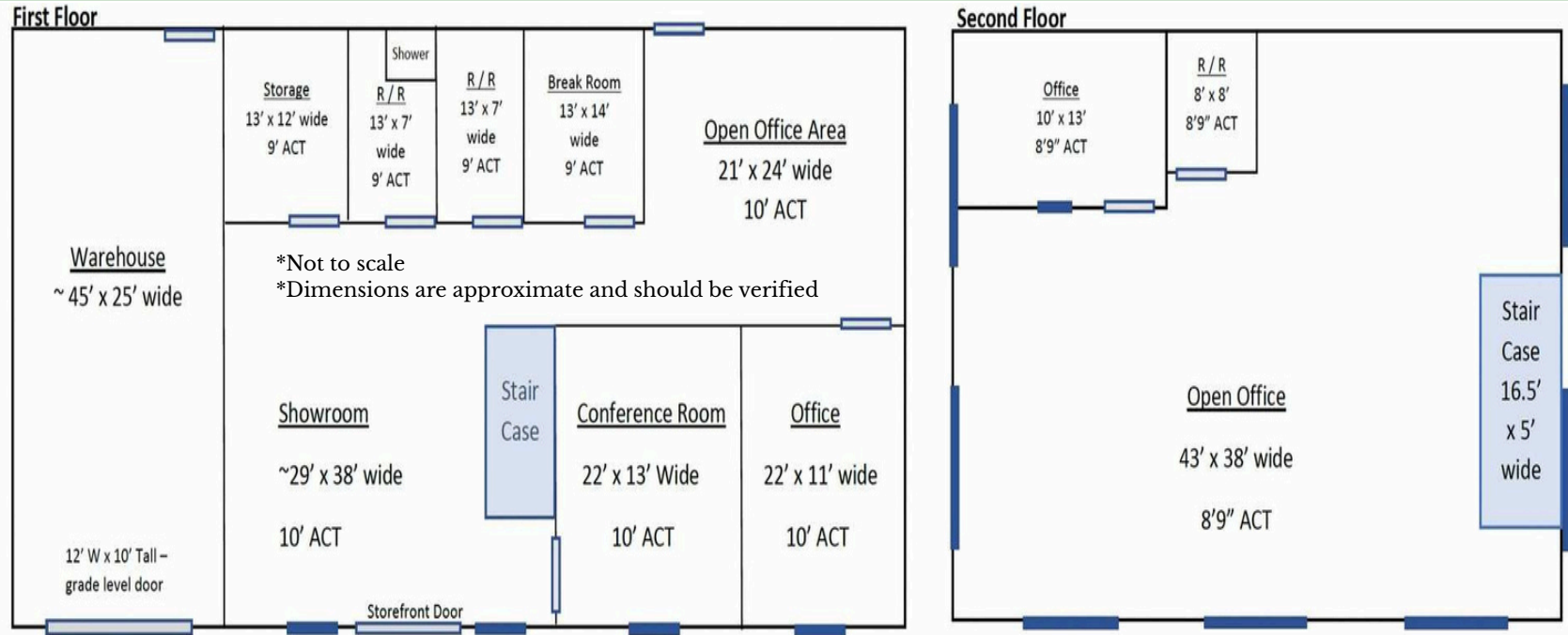
MATT DELAHOSSAYE
matt@cmeatx.com // 512.585.5313



BAILEY MORSE
bailey@cmeatx // 512.630.9888

PROPERTY SUMMARY

11215 CONROY LANE | UNIT 3 | MANCHACA | TX | 78652



PROPERTY OVERVIEW

6,288 SF Office/Warehouse for lease. 1st Floor is made up of a 1,125 SF warehouse, large showroom, office, 2 oversized conference rooms and 2 restrooms, one of which has a shower. 2nd floor is a large open concept area with one private office and a private restroom. Building is equipped with 3 new HVAC systems in the office area, and two mini-splits in the warehouse. Built in 2019. Sealed Concrete floors throughout, 10' acoustical ceilings throughout first floor, except in Restrooms, Breakroom, and storage room which have 9' acoustical ceilings. Acoustical ceilings on second floor at 8'9". Great open layout that is easy to modify.

OFFERING SUMMARY

Lease Rate:.....\$15.50 PSF
 NNN(Annual):.....Contact Broker
 Zoning:.....Austin ETJ
 Unit Size (SF):.....6,288
 Parking.....8 Stalls

PROPERTY HIGHLIGHTS

- 100% HVAC
- Nice modern finish out
- Great showroom space
- +/- 17% warehouse
- In Austin ETJ
- .6 miles from I-35
- 8 parking spots

MATT DELAHOSSAYE

matt@cmeatx.com // 512.585.5313



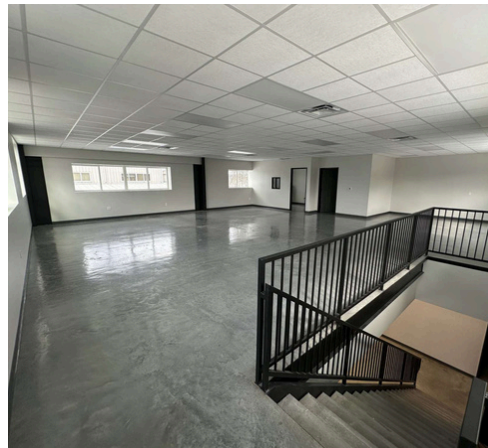
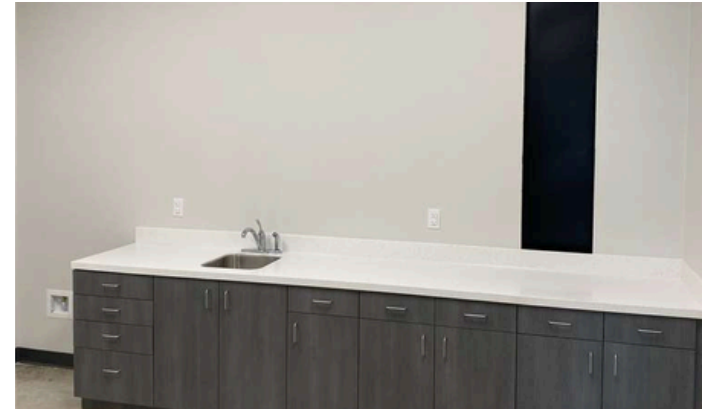
CMEATX.COM

BAILEY MORSE

bailey@cmeatx.com // 512.630.9888

INTERIOR PHOTOS

11215 CONROY LANE | UNIT 3 | MANCHACA | TX | 78652



MATT DELAHOSSAYE
matt@cmeatx.com // 512.585.5313



BAILEY MORSE
bailey@cmeatx.com // 512.630.9888

AERIAL RETAIL MAP

11215 CONROY LANE | UNIT 3 | MANCHACA | TX | 78652



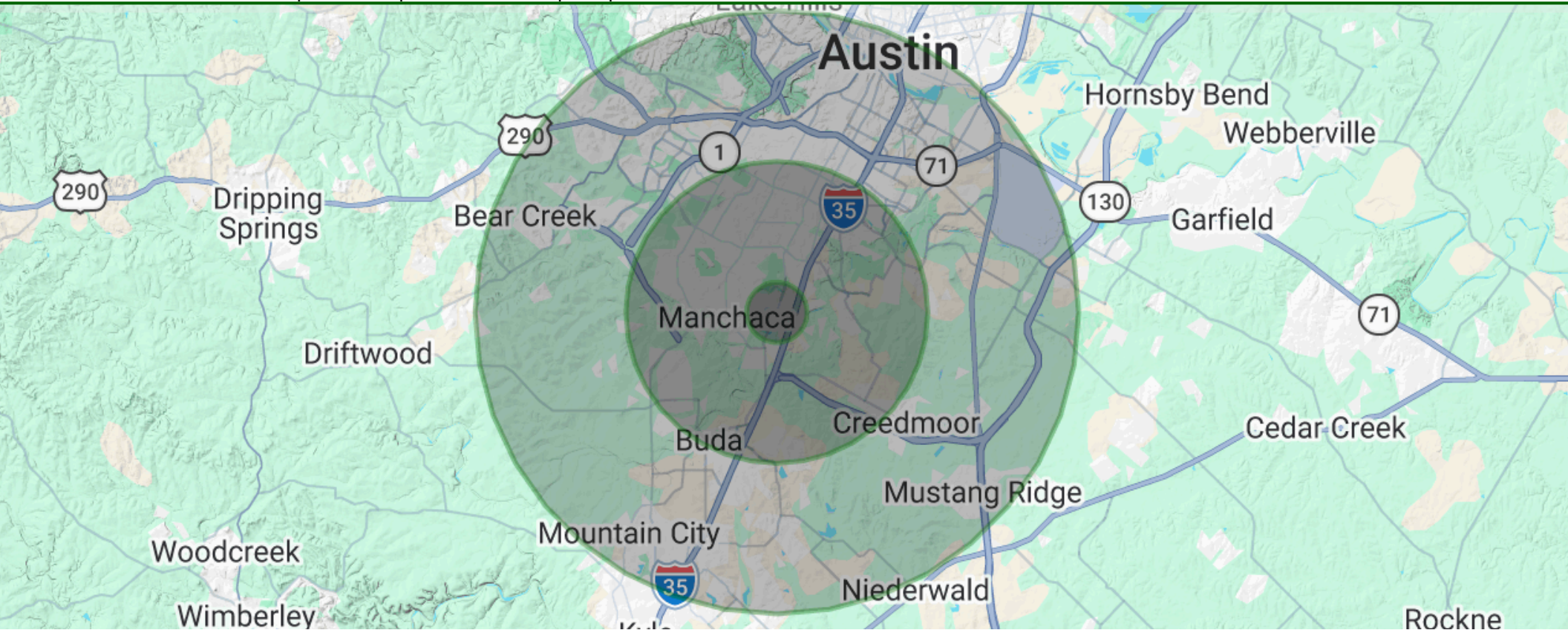
MATT DELAHOSSAYE
matt@cmeatx.com // 512.585.5313



BAILEY MORSE
bailey@cmeatx.com // 512.630.9888

AREA DEMOGRAPHICS

11215 CONROY LANE | UNIT 3 | MANCHACA | TX | 78652



POPULATION

Total Population

Average Age

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

Demographics data derived from AlphaMap

1 MILE

2,230

37.3

1 MILE

930

2.4

\$86,512

\$235,566

5 MILES

132,675

32.3

5 MILES

51,899

2.6

\$66,973

\$195,700

10 MILES

410,174

32.3

10 MILES

165,148

2.5

\$72,869

\$234,103

MATT DELAHOSSAYE

matt@cmeatx.com // 512.585.5313



CMEATX.COM

BAILEY MORSE

bailey@cmeatx.com // 512.630.9888



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 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.

Commercial Market Exchange LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003840 License No.	infocmeatx.com Email	(512)774-9520 Phone
Matt Delahoussaye Designated Broker of Firm	535200 License No.	matt@cmeatx.com Email	(512)535-5313 Phone
Jennifer Bernstein Licensed Supervisor of Sales Agent/ Associate	603557 License No.	jennifer@cmeatx.com Email	(512)774-9520 Phone
Bailey Morse Sales Agent/Associate's Name	776559 License No.	Bailey@cmeatx.com Email	(512)630-9888 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date