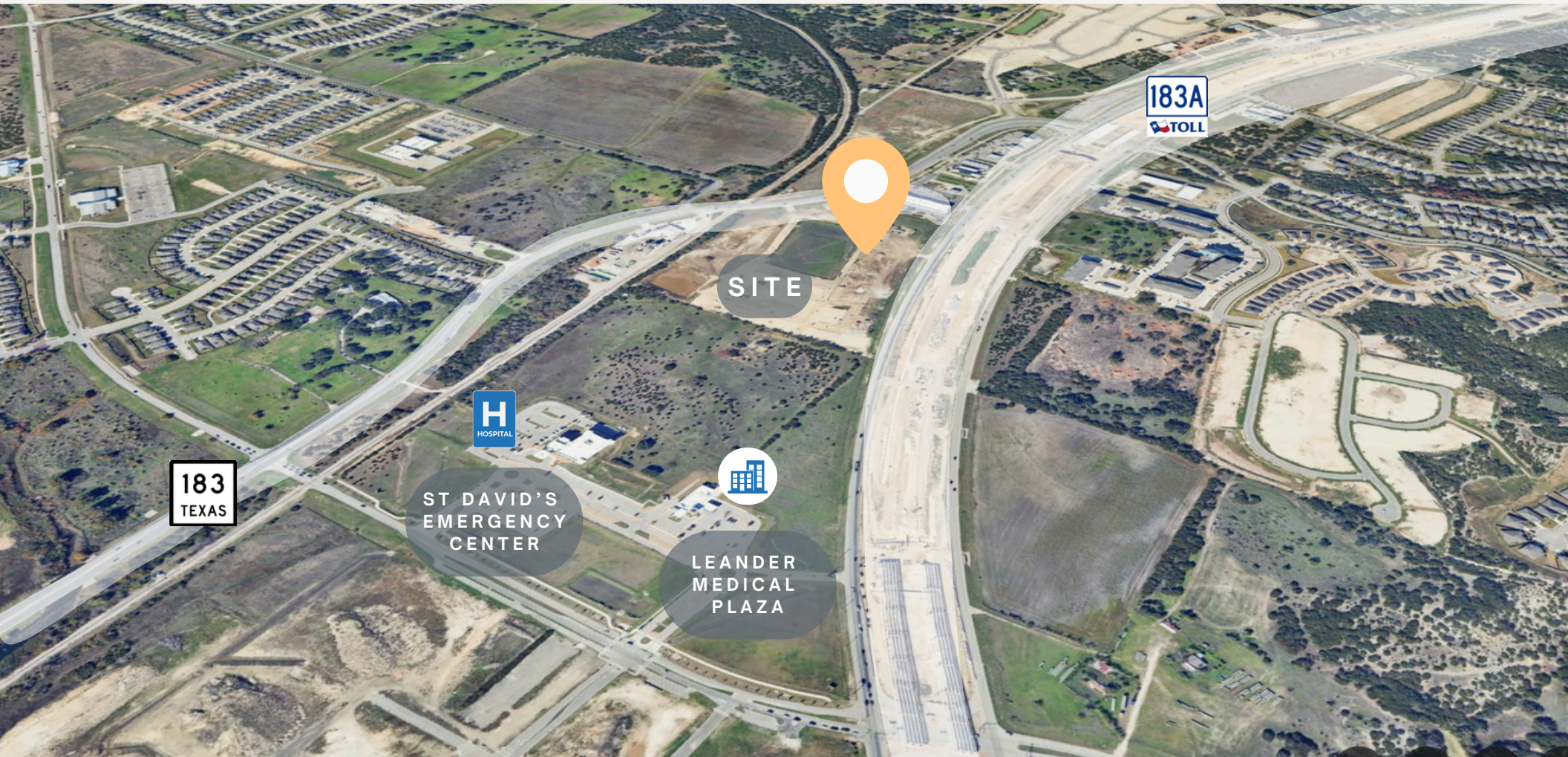


10861 183A, Leander, TX

MEDICAL/PROFESSIONAL OFFICE FOR LEASE



PRACTICE
REAL ESTATE



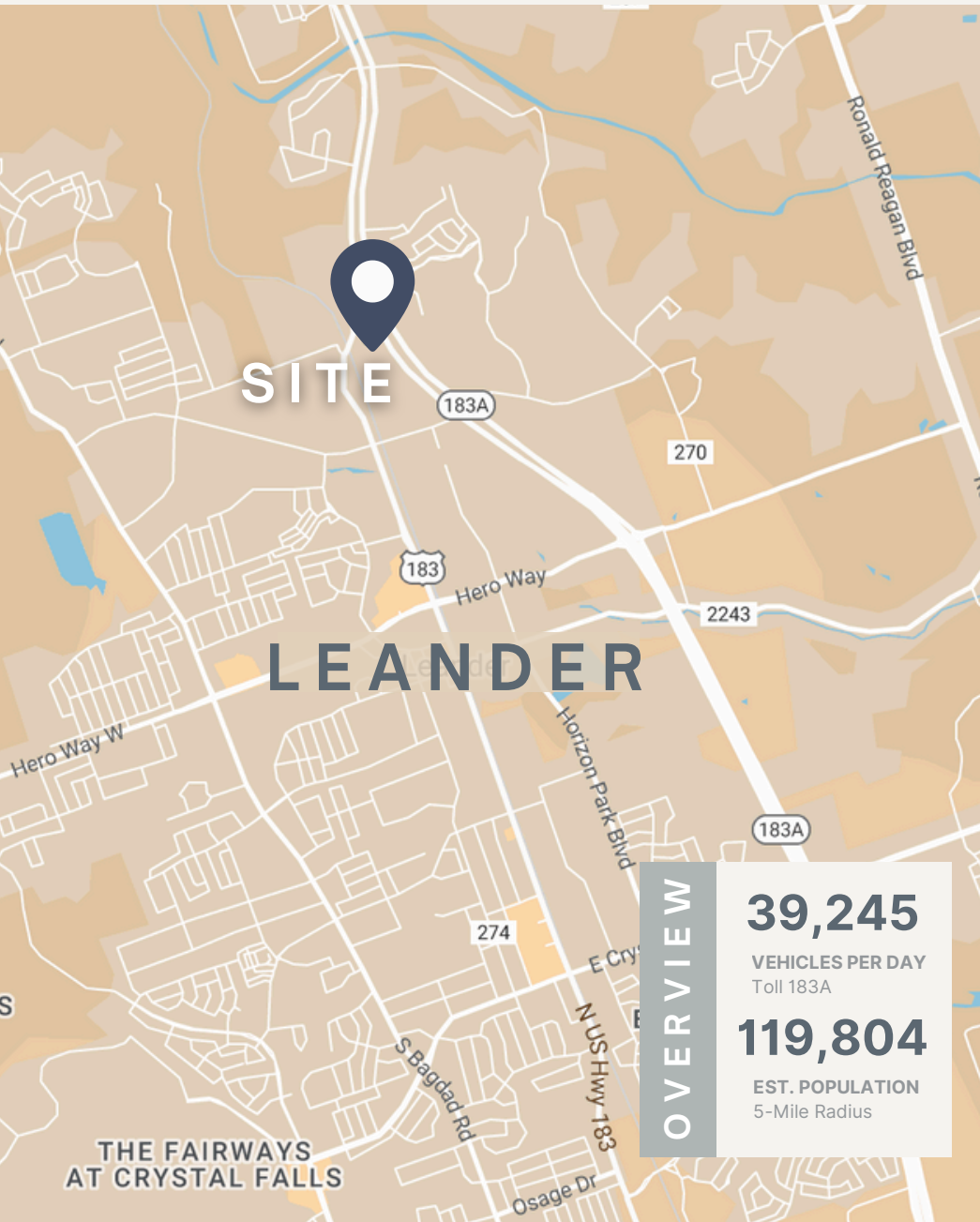
LEASE	10861 183A // LEANDER, TX // 78641	
	MEDICAL/ PROFESSIONAL OFFICE FOR LEASE	Todd Stanley TStanley@PracticeRealEstate Group.com 512/426.6145
		Shivani Kamboj SKamboj@PracticeRealEstate Group.com 512/970.7568

10861 183A, Leander, TX

MEDICAL/PROFESSIONAL OFFICE FOR LEASE



PRACTICE
REAL ESTATE



MEDICAL/ PROFESSIONAL OFFICE | FOR LEASE

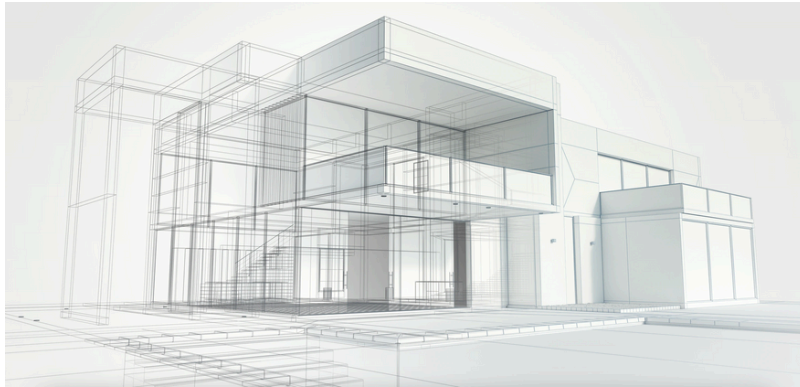
Suite 300 and Suite 400 can be combined to total 3,160 SF in Building 8 of the Pointe 183 Development in Leander, one of the fastest growing cities in America.

EXECUTIVE SUMMARY

- Incredible opportunity to establish your practice in one of the fastest growing cities in America
- Unbeatable location adjacent to St. David's Emergency Center Leander and Leander Medical Plaza
- ARA Diagnostic Imaging opening in Building 100 provides immediate referral opportunities and co-location benefits for medical tenants
- Available space has road directly connected to St. David's Emergency Center Leander
- Excellent proximity to Leander's new town hall location
- Frontage on 183 A Toll Road & Hwy 183 offers great visibility
- Shell Space to be delivered Early to Mid-2025
- Mixed use development will include: medical/professional office park retail, bank, hotel, restaurants and more
- Ideal for laboratory, imaging, family practice, specialist, surgeon, dentist



PROPERTY OVERVIEW



Pointe 183 will be a space for local businesses and medical practices to flourish. Ensuring the people of Leander have easy access to medical facilities that understand every community has different needs.

Building Type	Medical/ Professional Condo
Unit Sizes	Suite 300 (1,760 SF) Suite 400 (1,400 SF)
GLA	3,160 SF
Estimated Delivery	Mid 2025
Total Office Space	130,000 SF
Total Park Size	22.2 Acres



ALL AVAILABLE SPACE

SPACE	SIZE	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
Suite 300	1,760 SF	Available upon request	Medical or Professional	Shell Delivery	Mid 2025
Suite 400	1,400 SF	Available upon request	Medical or Professional	Shell Delivery	Mid 2025

Practice Real Estate Group extends this terrific opportunity to establish your practice in the Leander/Liberty Hill area's premiere professional development. Unbeatable location adjacent to and with direct driveway access to St. David's Hospital and Leander Medical Plaza.

- Private Office or Medical Office Space
- Potentially two separate offices each with it's own reception area or one combined space
- Estimated delivery 2025

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POINT 183 MASTER PLAN



Information About Brokerage Services

10861 183A
Leander, TX 78641

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.

For more information, contact

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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