

FOR LEASE

THE FOUNTAINS OF GEORGETOWN

101 Cooperative Way
Georgetown, TX 78626

- Versatile floor plans
- Effortless access for clients and employees
- Easily accessible to I35 and the charming downtown Georgetown

± 12,800 SF
OFFICE/MEDICAL OFFICE

SUMMARY

Property Specs

LEASE PRICE	\$26.00/SF + \$7.50 NNN
AVAILABLE SF	± 8,050 SF
TI ALLOWENCE	Negotiable

- Newly delivered professional buildings at The Fountains of Georgetown
- Perfect for office and medical tenants
- Located at the corner of South Austin and Cooperative Way with excellent visibility
- Flexible floor plans with options starting at 1,700 SF up to 6,800 SF per building
- Easy access for clients and employees, with convenient parking in front of each suite
- Accessible to I35 and downtown Georgetown
- Tenant Improvement allowance available for well qualified Tenants
- Modern facilities and amenities



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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PHOTOS



MASTER PLAN

SPACES AVAILABLE	SUITE SIZE
BLDG 1 - STE 105 2ND GEN MEDICAL	3,000 SF
BLDG 4 - SHELL SPACE	5,050 SF



AREA MAP

- Shops/Tenants
- Schools/Hospitals
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	4,267	50,054	104,020
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	1,807	18,376	39,087
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$101,450	\$142,285	\$133,463

Traffic Counts

STREET	VPD
S Austin Ave	5.5K
SE Inner Loop	12.6K

Cities Nearby

Pecos, Texas	392 miles
Odessa, Texas	341 miles
Lubbock, Texas	357 miles
Abilene, Texas	201 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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