

# FOR LEASE

750 Sq Ft of Office Space

703 S. Church St. Georgetown TX



Historic  
Downtown

Downtown  
Georgetown



Headwater Commercial Realty, LLC

512.763.4444 | info@hw-companies.com | www.hw-companies.com

# PROPERTY DETAILS

- **FRONTAGE / ACCESS:**

- Dedicated entrance access via 8th Street with convenient downtown Georgetown visibility and walkability

- **PROPERTY TYPE:**

- Approximately ±750 SF move-in ready second-floor office suite located within First Presbyterian Church – Building 2

- **INTERIOR FEATURES:**

- Functional professional layout including 3 private offices, conference room, and reception area with built-in desk

- **AMENITIES / BUILDING FEATURES:**

- Shared restrooms and private secured rear stairwell with keyed entry access

- **UTILITIES:**

- Gross lease structure with utilities included (tenant responsible for internet, cable, and telephone services)

- **ENVIRONMENT:**

- Quiet, professional office setting with large windows and abundant natural light throughout

- **ZONING / USE:**

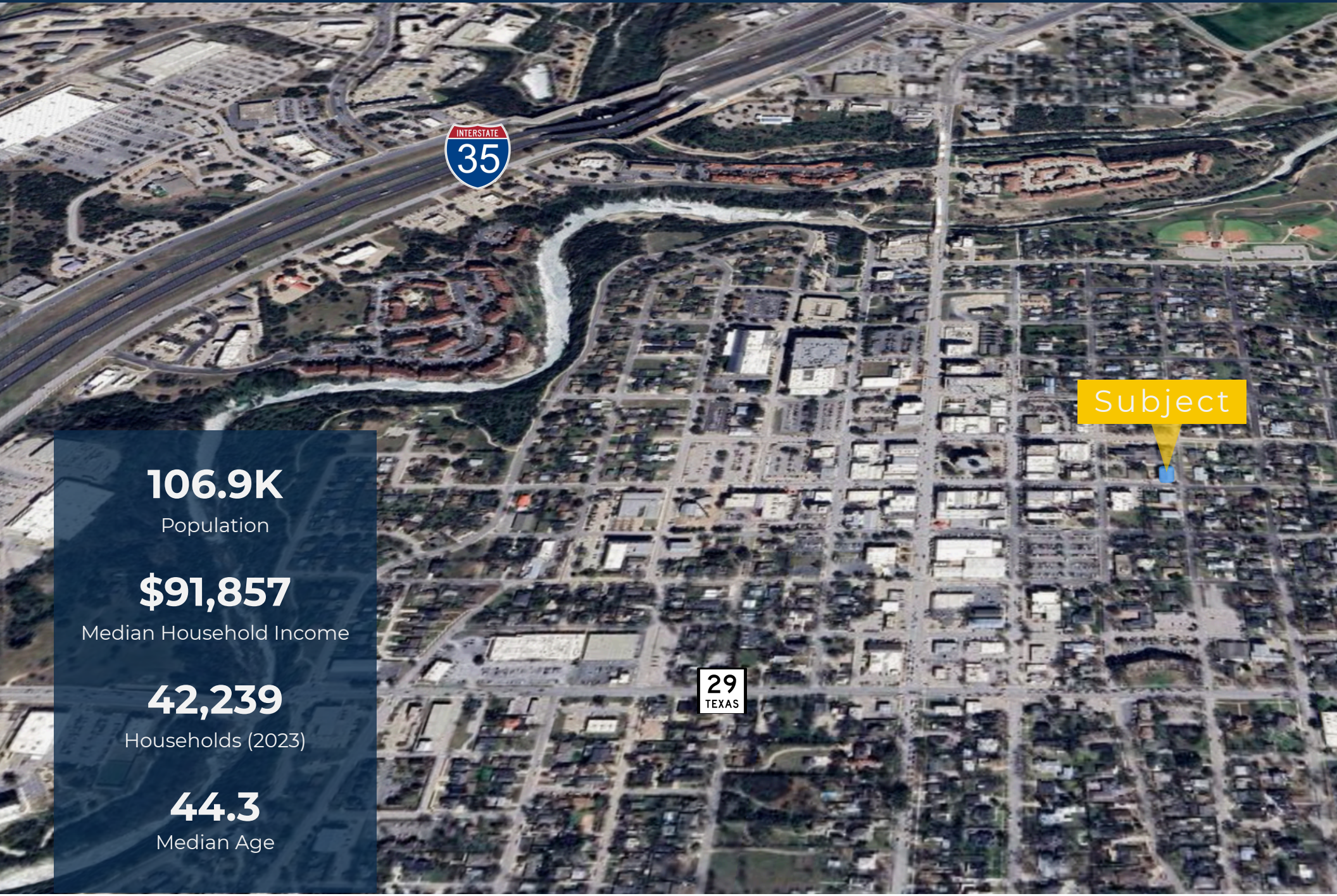
- Ideal for counseling, nonprofit organizations, coaching, administrative, or general professional office use

- **LOCATION HIGHLIGHTS:**

- Prime downtown Georgetown location within walking distance to the Square, restaurants, retail, and local amenities



# LOCATION AND DEMOGRAPHICS



Subject

**106.9K**

Population

**\$91,857**

Median Household Income

**42,239**

Households (2023)

**44.3**

Median Age



# LOCATION AND PROXIMITY



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703 S. Church St. Georgetown TX



**Stacey Loessin**

*Brokers Agent*

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