

COMMERCIAL • FOR LEASE
901 N AUSTIN AVE • GEORGETOWN, TX 78626



±6,500 SF
AVAILABLE

110' x 60'
SUITE SIZE

\$30 + \$8
RENT RATE

\$35/SF
TI ALLOWANCE

C-3
ZONING

Intersection Retail at **Williams Dr & Austin Ave**



Aerial view — 901 N Austin Ave with San Gabriel Park visible to the north

LOCATION

901 N Austin Ave

Georgetown, TX 78626

AVAILABLE SPACE

±6,500 SF · 110' × 60' building footprint

Divisible from 2,000 SF

ZONING

C-3 — General Commercial

TRAFFIC COUNTS

IH-35 — **135,946 VPD**

Williams Dr — **27,394 VPD**

PROPERTY HIGHLIGHTS

- Signalized intersection exposure
- Shadow-anchored by McDonald's, Chipotle, Starbucks & Whataburger
- Direct frontage on Austin Ave with strong visibility
- Affluent, high-growth Georgetown trade area

Site & Surrounding Area





WOLF REAL ESTATE

Lease Pricing & Terms

Lease Pricing & Terms

Five-year initial term with five-year renewal option · 3% annual rental escalations · Recommended deal structure.

Scenario	Square Feet	Base Rent (\$/SF)	NNN (\$/SF)	TI Allowance (\$/SF)	TI Total (\$)	Rent Abatement
Full Building	6,500	\$30.00	\$8.00	\$35.00	\$227,500	30 Days
Two Suites (±3,250 SF each)	3,250	\$33.00	\$8.00	\$35.00	\$113,750	30 Days
Three Suites (±2,166 SF each)	2,166	\$35.00	\$8.00	\$35.00	\$75,810	30 Days

Single-tenant Full Building lease at \$30.00 + \$8.00 NNN with \$35/SF TI (\$227,500). Smaller-suite scenarios carry premium rents to offset divisibility costs.

LANDLORD DELIVERS

- Demising walls (1-hr fire-rated, deck-to-deck)
- Separate HVAC unit & distribution per suite
- Dedicated front entrance
- Separate electric meter & service drop per suite
- Plumbing rough-in stubbed to each suite

TENANT TI ALLOWANCE COVERS

TI will Reimburse the following up to \$35/SF:

- Interior finish-out (walls, ceilings, flooring)
 - Lighting fixtures & interior electrical
- Storefront signage & branding
- Tenant-specific plumbing connections
- HVAC modifications beyond standard distribution
- Kitchen equipment & grease trap (if applicable)
- Millwork, casework & fixtures
- Specialty equipment installation
- Interior doors & hardware
- Final paint, finishes & decor
- Tenant signage on monument & building

LEASE TERMS

- 5-year initial term
- 5-year renewal option
- 3% annual rental escalations
- NNN reimbursement structure
- \$35/SF tenant improvement allowance — 30-day rent abatement
- Personal or corporate guaranty
- Triple-net (taxes, insurance, CAM)
- **IDEAL USES**
 - Retail · Service · Medical / Dental
 - Professional Office · Showroom · Fitness