

FOR LEASE: WILLIAMS DRIVE OFFICE CENTER

EXECUTIVE & TRADITIONAL OFFICE SPACE | 2508 WILLIAMS DRIVE, GEORGETOWN, TX





GOLD TIER

EXCLUSIVELY LISTED BY

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Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

SPACE DETAILS

AVAILABLE SPACES:

Suite 265: 285 RSF

Suite 160: 346 RSF

PRICING:

Suite 160: \$865/month

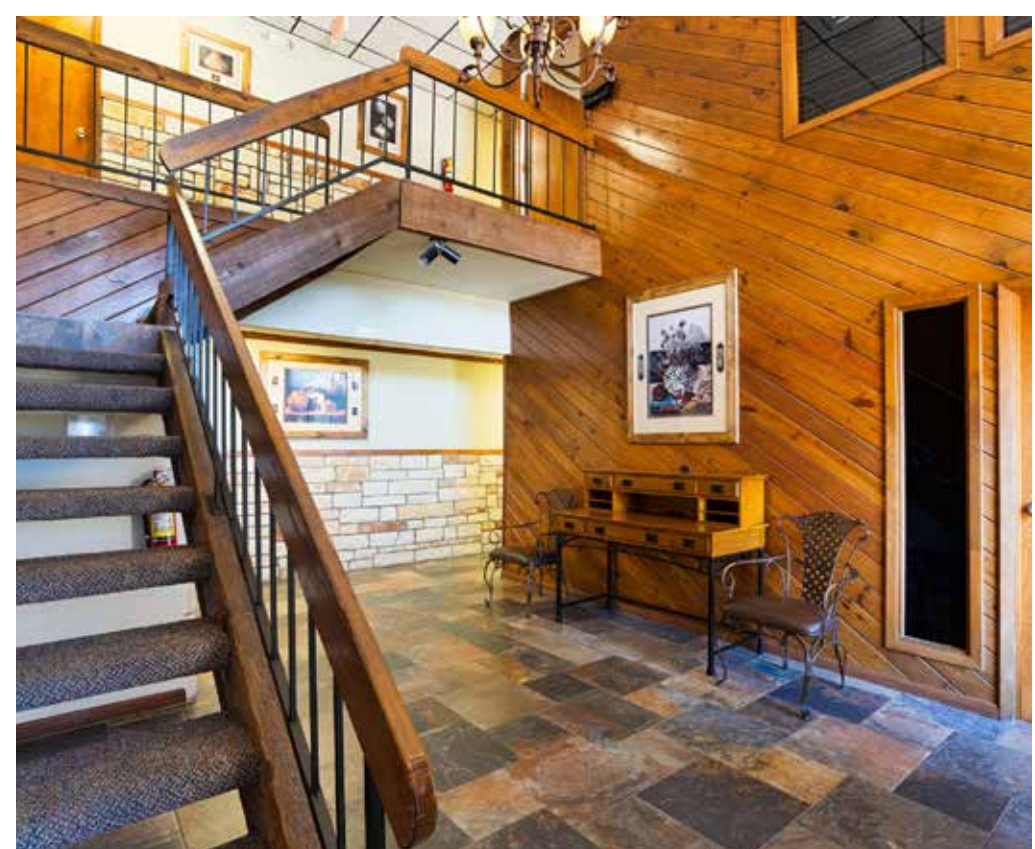
Suite 265: \$712.50/month

UTILITIES: \$0.25/sf/month fixed. Does not include internet

HIGHLIGHTS:

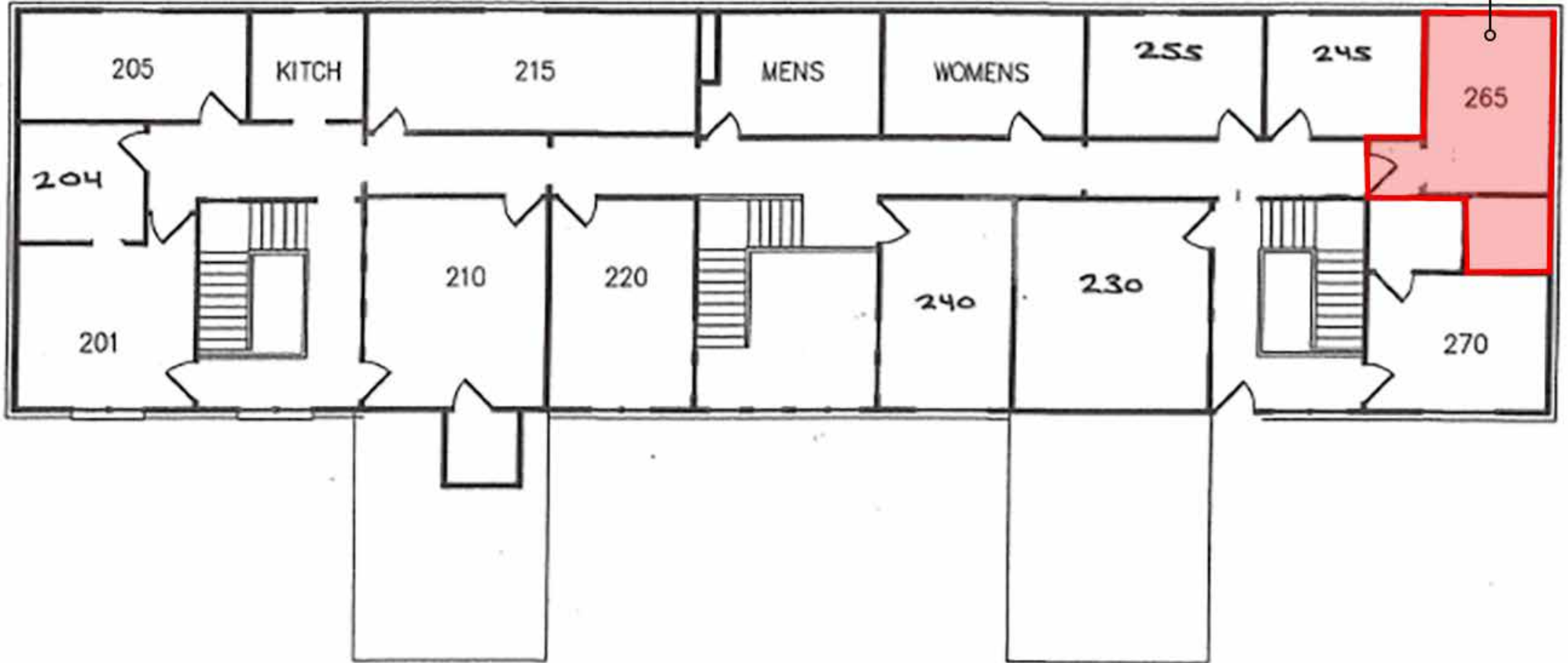
- Pylon signage available
- Plentiful parking
- Williams Drive visibility and access
- Local ownership and management
- 24/7 access
- Two common area kitchenettes
- Common waiting area



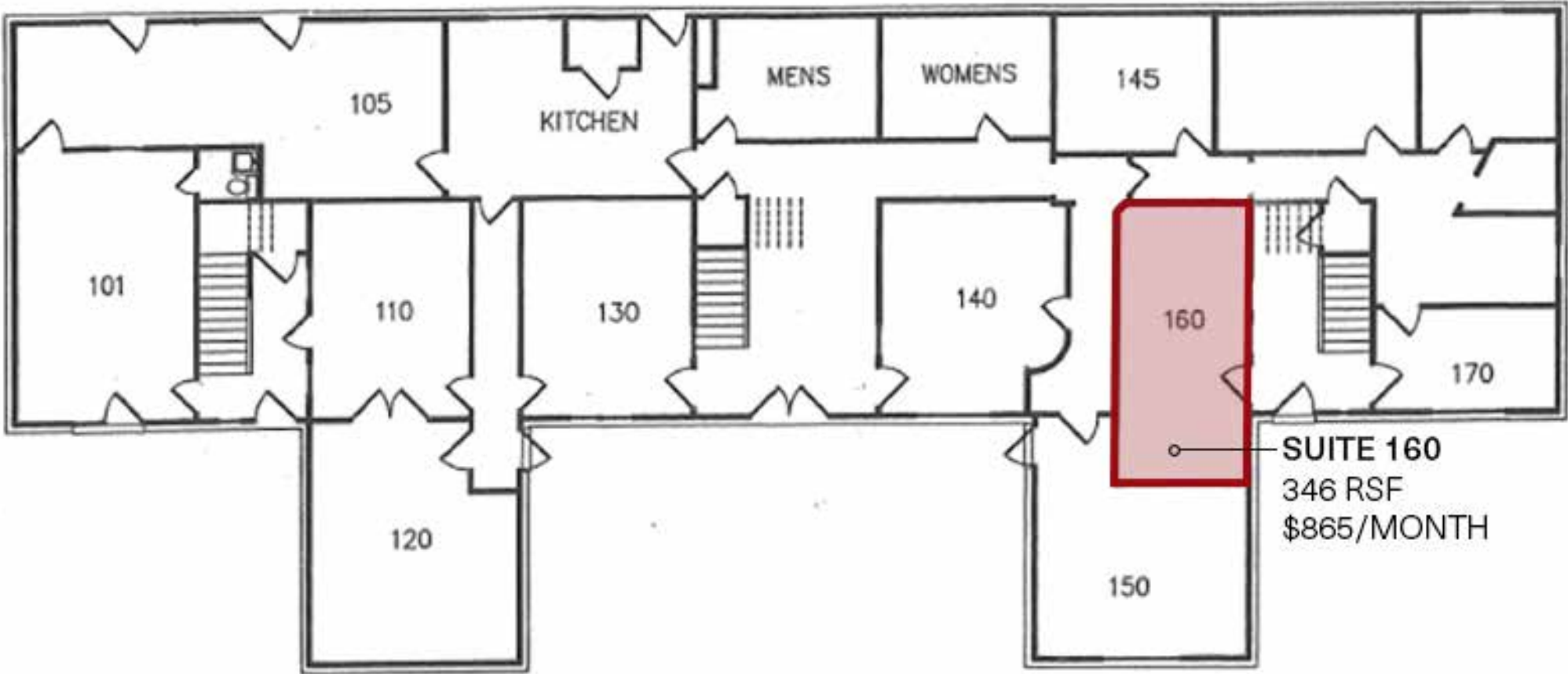


SECOND FLOOR

SUITE 265
285 RSF
\$713/MONTH



FIRST FLOOR



SUITE 160
346 RSF
\$865/MONTH



SUTHERLAND CLAYTON

WALMART
DUNKIN'
7-ELEVEN
LAMB'S
SUNBELT BANK
SECURITY BANK

SUBJECT SITE

WHISPER OAKS

MARIPOSA AT RIVERBEND

GEORGETOWN HEIGHTS

CYPRESS CREEK AT RIVERBEND

WESTWOOD TOWNHOMES

RIVERBEND HOMES

Wells Fargo

AT&T

WEIR AVE

GATEWAY NW APARTMENTS

CEDAR RIDGE APARTMENTS

WILLIAMS DRIVE

INTERSTATE 35

GEORGETOWN HIGH SCHOOL

ELEVATE APARTMENTS

PARKVIEW ESTATES

GEORGETOWN SQUARE APARTMENTS

302 NORTH APARTMENTS

RIVERY BLVD

Express

Advanced

TXB

WATER

GEORGETOWN COMMUNITY CENTER

HILLTOP AT WOLF RANCH

THE SUMMIT AT RIVERY PARK

VERA RANG

Walmart

POLAR TREE
NextCare

GEORGETOWN REC CENTER

WOLF RANCH PKWY

THE SUMMIT

McDonald's

GEORGETOWN'S GOLF & COUNTRY CLUB

CARROLL AT RIVERY PARK

THE SUMMIT

Walmart+

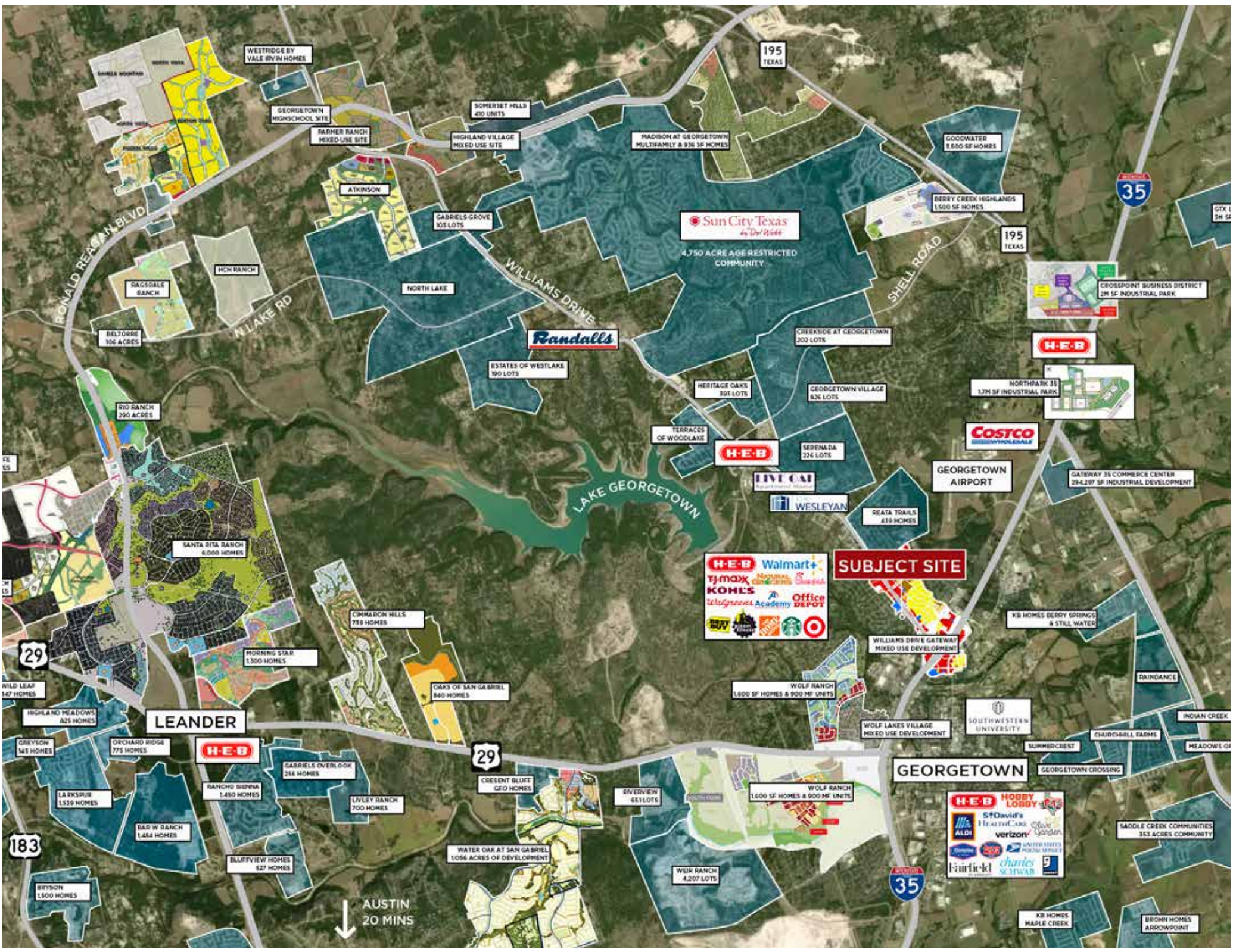
Planet Fitness

WELLS FARGO

INTERSTATE 35

VILLAGE PARK CONDOS

TWO RIVERS APARTMENTS



Sun City Texas
in The Hills

4,750 ACRE AGE RESTRICTED COMMUNITY

Randall's

SUBJECT SITE

H-E-B **Walmart+**
TJ-MAXX **HomeGoods** **Stamps.com**
KOHL'S **Office DEPOT**
Walmart Academy **Starbucks** **Target**

LEANDER

GEORGETOWN

AUSTIN
20 MINS

WESTRIDGE BY VALE BRYN HOMES

GEORGETOWN HIGH SCHOOL SITE

FATHER RANCH MIXED USE SITE

SOMERSET HILLS 430 UNITS

HIGHLAND VILLAGE MIXED USE SITE

MADISON AT GEORGETOWN MULTIFAMILY & 936 SF HOMES

GOODWATER 1,600 SF HOMES

BERRY CREEK HIGHLANDS 1,500 SF HOMES

ATKINSON

GABRIELS GROVE 105 LOTS

NORTH LAKE

ESTATES OF WESTLAKE 190 LOTS

HERITAGE OAKS 305 LOTS

CREEKSIDE AT GEORGETOWN 202 LOTS

GEORGETOWN VILLAGE 836 LOTS

NORTH PARK 35 1,274 SF INDUSTRIAL PARK

BELFORD 106 ACRES

910 RANCH 290 ACRES

SANTA RITA RANCH 6,000 HOMES

CIMARRON HILLS 786 HOMES

MORNING STAR 1,300 HOMES

OAKS OF SAN GABRIEL 840 HOMES

WOLF RANCH 1,600 SF HOMES & 900 MF UNITS

WILLIAMS DRIVE GATEWAY MIXED USE DEVELOPMENT

KB HOMES BERRY SPRINGS & STILL WATER

29

183

29

35

195 TEXAS

195 TEXAS

35

CROSSPOINT BUSINESS DISTRICT 2M SF INDUSTRIAL PARK

H-E-B

Costco

GEORGETOWN AIRPORT

GATEWAY 35 COMMERCE CENTER 294,297 SF INDUSTRIAL DEVELOPMENT

H-E-B

LIVE! CAL

WESLEYAN

SEATA TRAILS 455 HOMES

RAINDANCE

INDIAN CREEK

SUMNERCREST

CHURCH-HILL EAGLES

MEADOWS OF

H-E-B

GABRIELS OVERLOOK 268 HOMES

RANCHO SIENNA 1,480 HOMES

LIVELY RANCH 700 HOMES

CRESCENT BLUFF 650 HOMES

RIVERVIEW 481 LOTS

WOLF RANCH 1,600 SF HOMES & 900 MF UNITS

WOLF LAKES VILLAGE MIXED USE DEVELOPMENT

SOUTHWESTERN UNIVERSITY

GEORGETOWN CROSSING

H-E-B **HOBBY LOBBY**
StDavid's **HEALTHCARE**
ALDI **verizon**
United States **FAIRFIELD**
chance **SCHWAB**

SADDLE CREEK COMMUNITIES 353 ACRES COMMUNITY

KB HOMES MAPLE CREEK

BROWN HOMES ARROWPOINT



Information About Brokerage Services

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 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date