

Limited Time Offer -  
**Discounted Rate!**



OFFICE | GEORGETOWN | FOR LEASE

## Inner Visions Corporate Center Office

285 SE Inner Loop  
Georgetown, Texas 78626



Robert Shore  
robert@donquick.com  
(512) 814-1812

## PROPERTY DETAILS

Private, creative office space within a corporate business park environment one block east of IH-35 near the intersection of SE Inner Loop and Austin Ave.

- Each suite has own entrance
- No shared common spaces
- Tenant controls own HVAC
- Building signage opportunities
- Parking Ratio: 3.7:1,000 SF

## AVAILABILITIES

Suite 116: 2,971 SF  
Suite 118: 1,918 SF

## LEASE RATE

~~\$24.00/SF/Year + NNN~~

**Discounted rate:**  
**\$22.00/SF/Year + NNN**  
*on contracts executed in  
2023*



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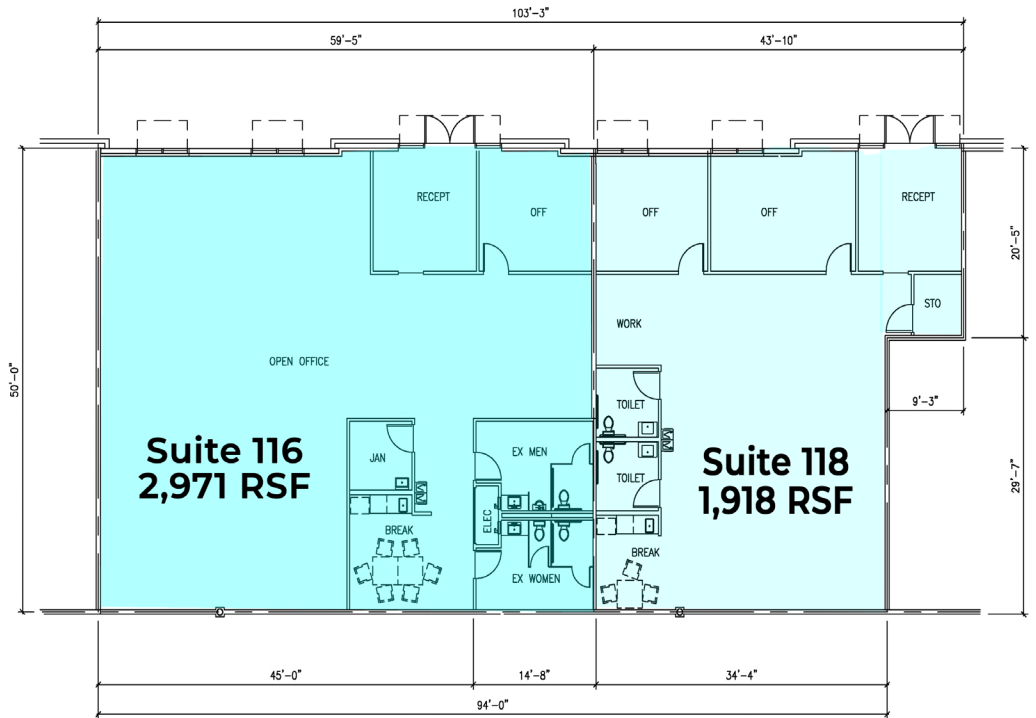
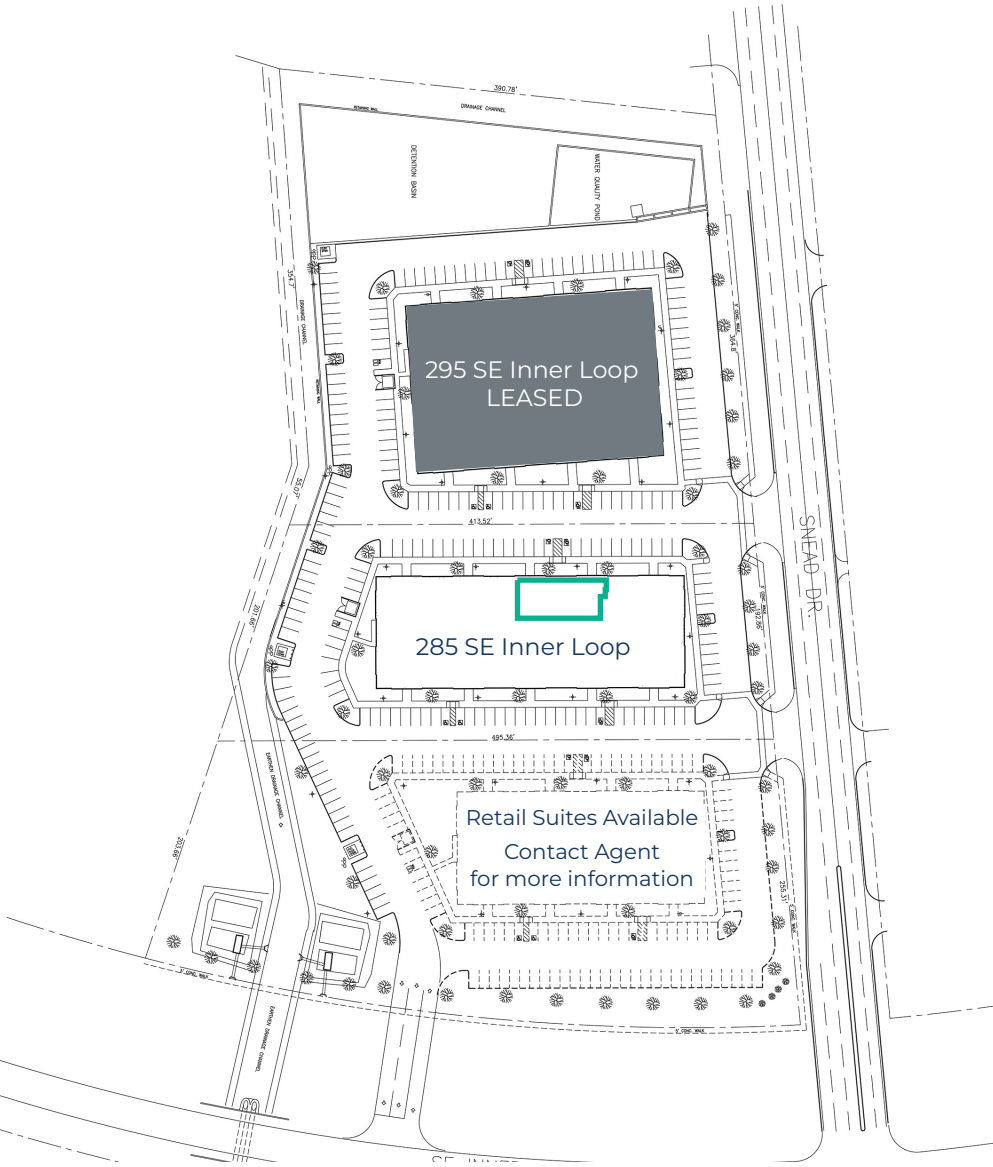
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Suite 116: 2,971 SF  
 Suite 118: 1,918 SF



**Discounted Rate:**  
 \$22.00/SF/Year + NNN on contracts executed in 2023.  
 \*Contact Agent for more details.

# Site Plan

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Wolf Ranch .....	3
Georgetown Square .....	5
Round Rock Premium Outlets .....	6
SH 130 .....	8
US 79 .....	8
SH 45 .....	10
Downtown Round Rock .....	10
La Frontera Shopping District .....	12
The Domain .....	18
Austin Executive Airport .....	22
Downtown Austin .....	24
Austin-Bergstrom Airport .....	35



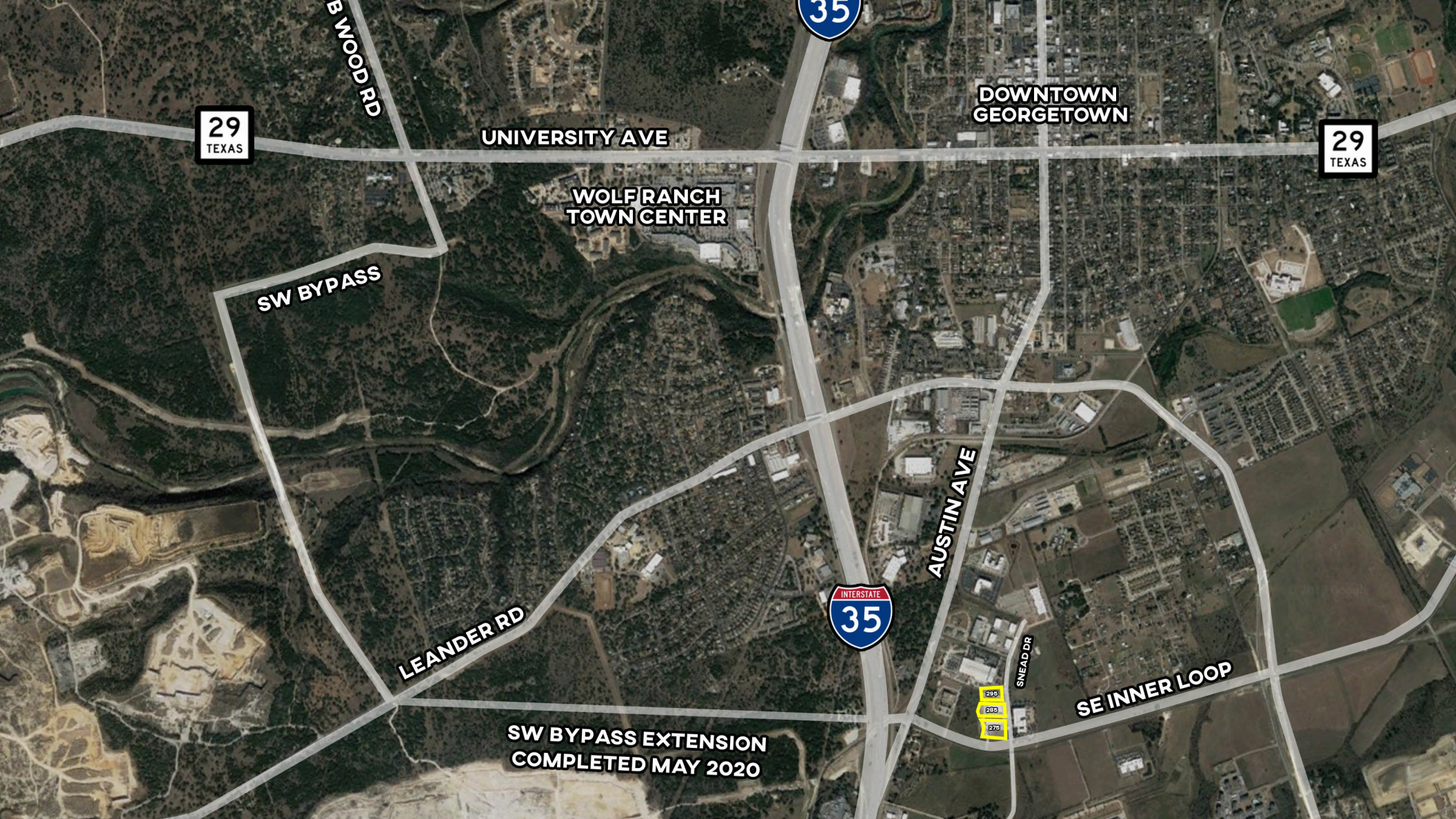
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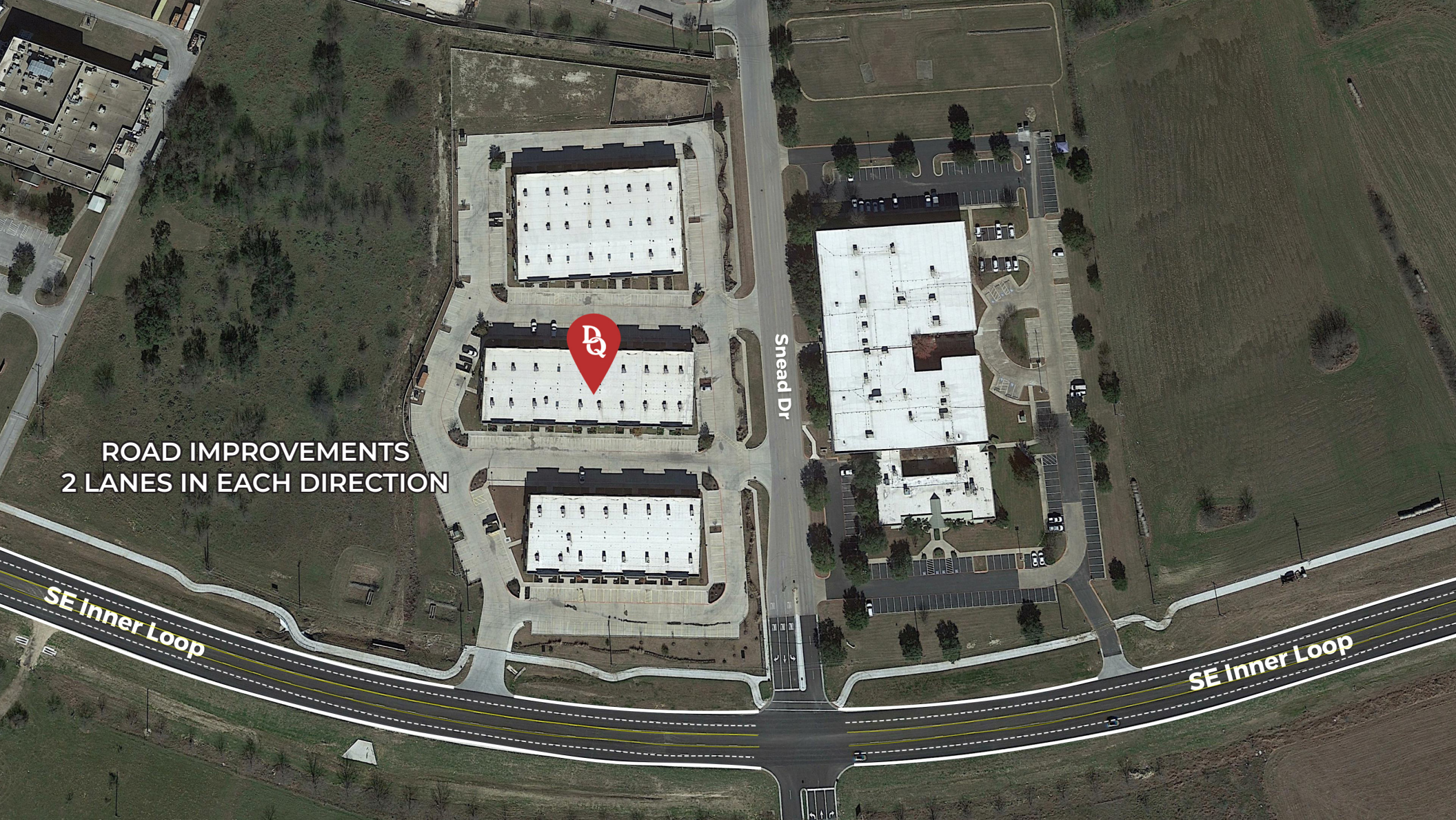
# Area Map

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ROAD IMPROVEMENTS  
2 LANES IN EACH DIRECTION

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# Road Improvements

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**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 or 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.

Don Quick & Associates, Inc.	347889	info@donquick.com	(512) 255-3000	
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
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Robert Shore	560382	robert@donquick.com	(512) 255-3000	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date