



Office Space For Lease

3214 Great Valley

3214 Great Valley Drive, Cedar Park, TX 78613

JIM ROURKE
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FOR LEASE

Property Summary



VIDEO

PROPERTY DESCRIPTION

130 square foot office suite available for lease in multi-tenant office building, located right off N. RR 620, at 3214 Great Valley Drive, Cedar Park, TX. Includes access to shared break room, restroom, and parking. Available for professional office uses. Co-tenants include a seamstress and photography studio. Contact broker for further details or if you'd like to schedule a tour.

PROPERTY HIGHLIGHTS

- Convenient access to N FM 620 for easy commuting and client visits
- Shared break room for staff use throughout the day
- On-site restroom facilities
- Dedicated parking for tenants and visitors
- Welcoming waiting area suited to client-facing professional services
- Shared back deck and garden

LOCATION DESCRIPTION

Located near US-183 and RR-620 in Cedar Park, TX. This small office is located four blocks north of RR-620, on Great Valley Drive.

OFFERING SUMMARY

Lease Rate:	See broker for rate
Available SF:	130 SF
Lot Size:	0.155 Acres
Building Size:	1,360 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,257	39,715	81,166
Total Population	14,522	95,354	198,819
Average HH Income	\$114,563	\$139,159	\$144,776

The information contained herein was obtained from sources deemed reliable. SAGE COMMERCIAL, however, makes no guarantees, warranties or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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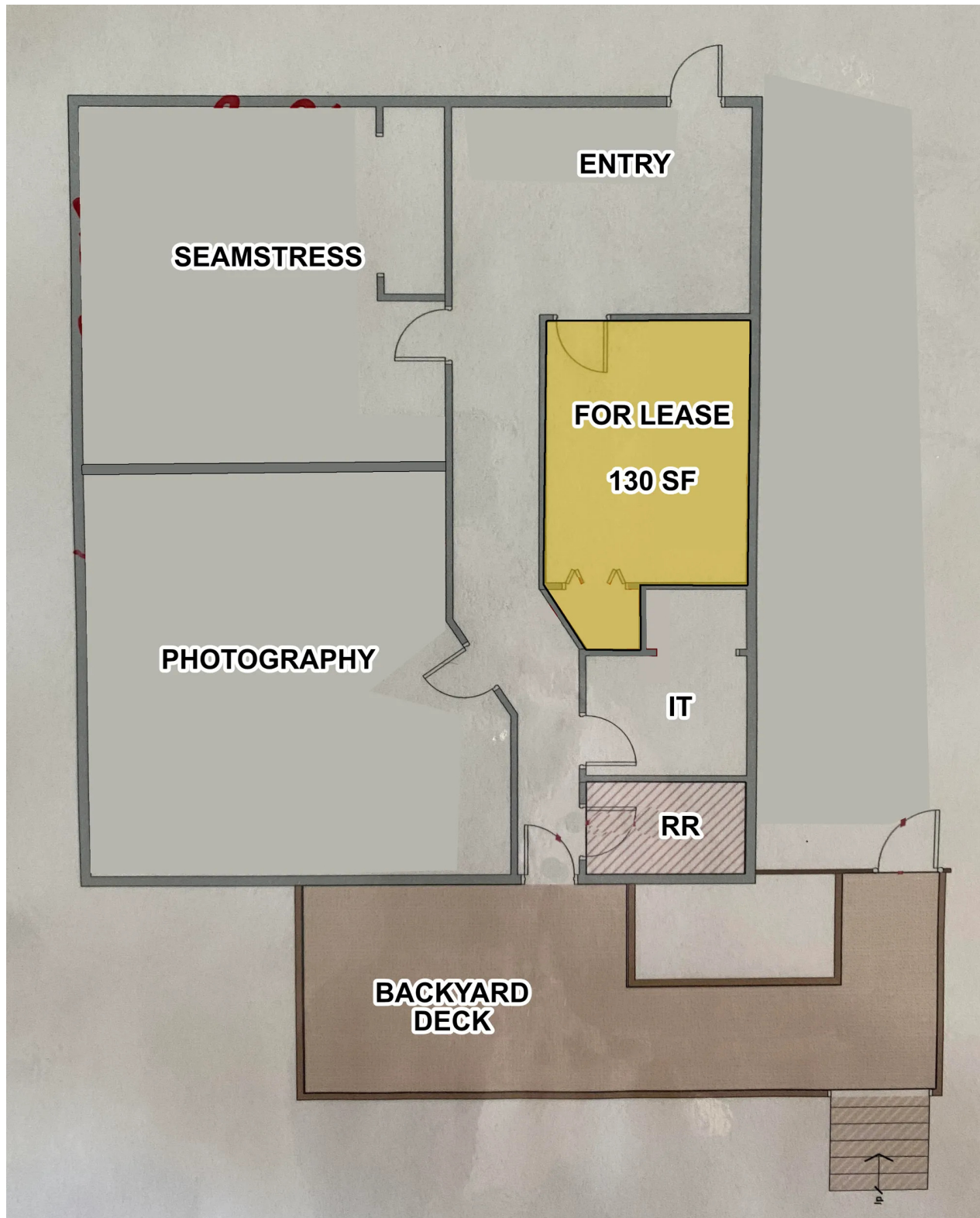
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Floor Plan



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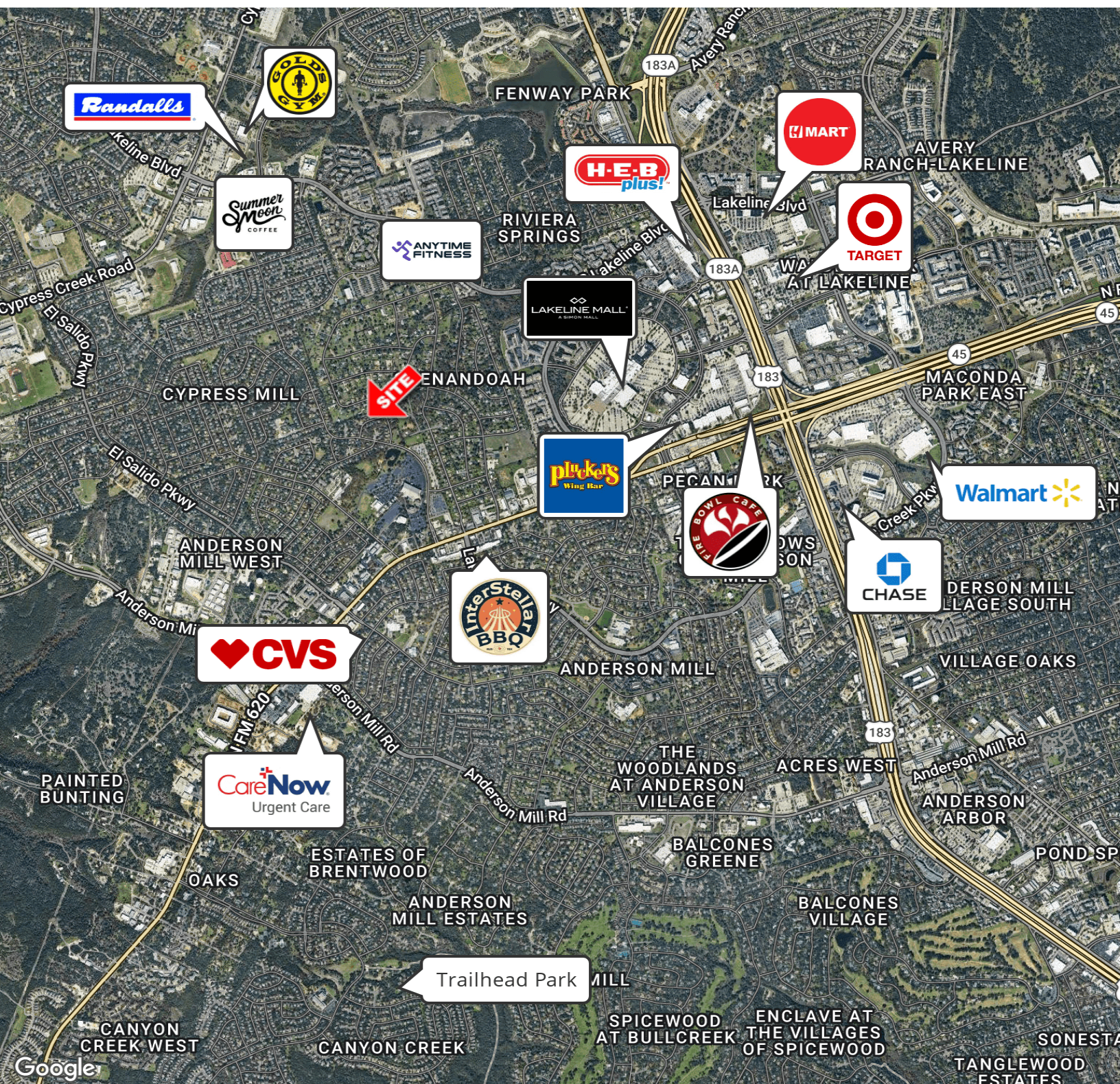
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Aerial Overview



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Additional Photos



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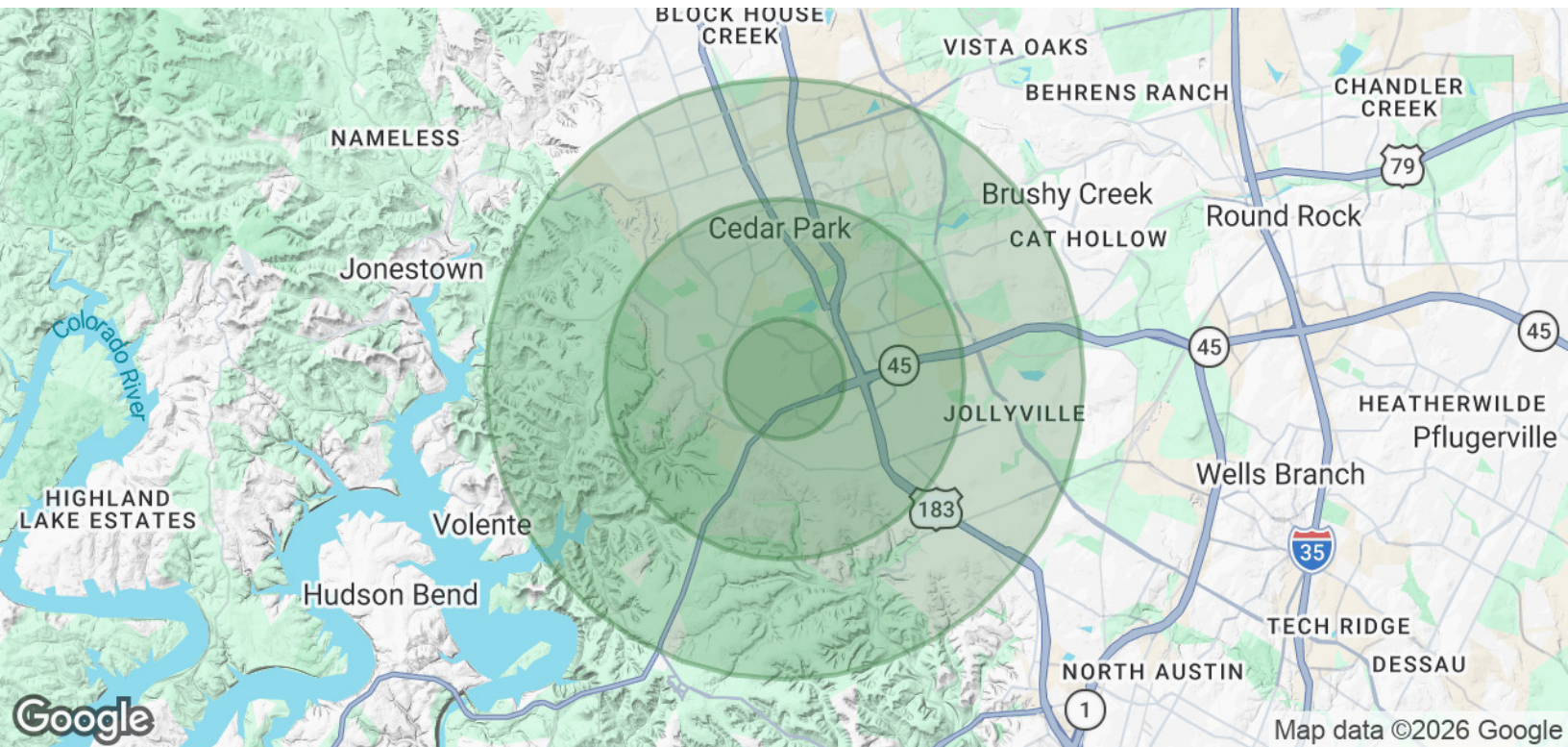
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,522	95,354	198,819
Average Age	38.4	38.0	37.6
Average Age (Male)	34.7	36.5	36.8
Average Age (Female)	42.7	39.2	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,257	39,715	81,166
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$114,563	\$139,159	\$144,776
Average House Value	\$426,682	\$520,023	\$542,306
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	10,671	62,806	123,317
Total Population - Black	402	4,061	9,918
Total Population - Asian	1,333	13,669	31,974
Total Population - Hawaiian	119	193	244
Total Population - American Indian	42	395	757

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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.

11-2-2015



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JAMES ROURKE	559994	jim@sagecommercialtx.com	(512) 921-1234
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date