



SUBLEASE: 4000 Sunrise Rd, Suite A100

ROUND ROCK, TX 78665



OFFICE BUILDING SUBLEASE

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

PRESENTED BY:

FRANCES CROSSLEY
Commercial Agent
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TX #624525

4000 SUNRISE RD, SUITE A 100

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PROPERTY DESCRIPTION

Quiet office/medical complex with 4,717 SF available for Sublease. Suite consists of minimum 9 private office space, 2 large conference rooms, men and woman's bathroom, break room/kitchenette, storage rooms and a front reception area.

- Build Synergy with On-Site Daycare, Wellness Center and Family/Pediatric Dentist
- Beautiful ± 4 acre park and walking trail right behind property for added ambiance
- Large, Fenced Storage Area Available with Access from Interior
- Front Door Parking and Signage Opportunity
- Windows in almost every office
- Generous parking available
- Local and responsive ownership

LOCATION DESCRIPTION

Located in the Heart of the Teravista Community between IKEA & Teravista Country Club. Access to Primary/Secondary Road Systems including Hwy 35 / 29 / 1431 / 3406 / Toll 45 & 130.

Convenient access to: BS&W / Seton Hospitals, Texas State University Campus, Texas A&M Health Science Center, IKEA, Round Rock Outlets, HEB, Bass Pro Shop, Growing Teravista Residential Community and Area, Georgetown, Cedar Park, Leander, N/NW Austin, Hutto, Taylor, Restaurants and Business Services Everywhere!

OFFERING SUMMARY

Lease Rate:	\$21.60 + NNN
Available SF:	4,717 SF
Building Size:	5,804 SF

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SUBLEASE: 4,717 SF OFFICE/MEDICAL

SUBLEASE | 4,717 SF OFFICE CONDO | ROUND ROCK, TX

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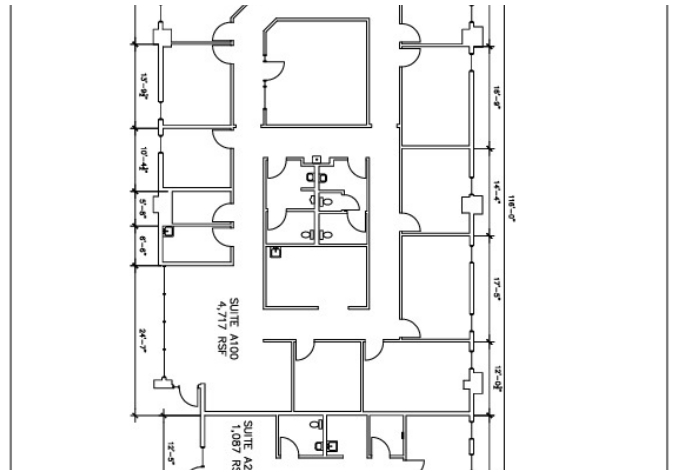
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OFFICE FOR LEASE

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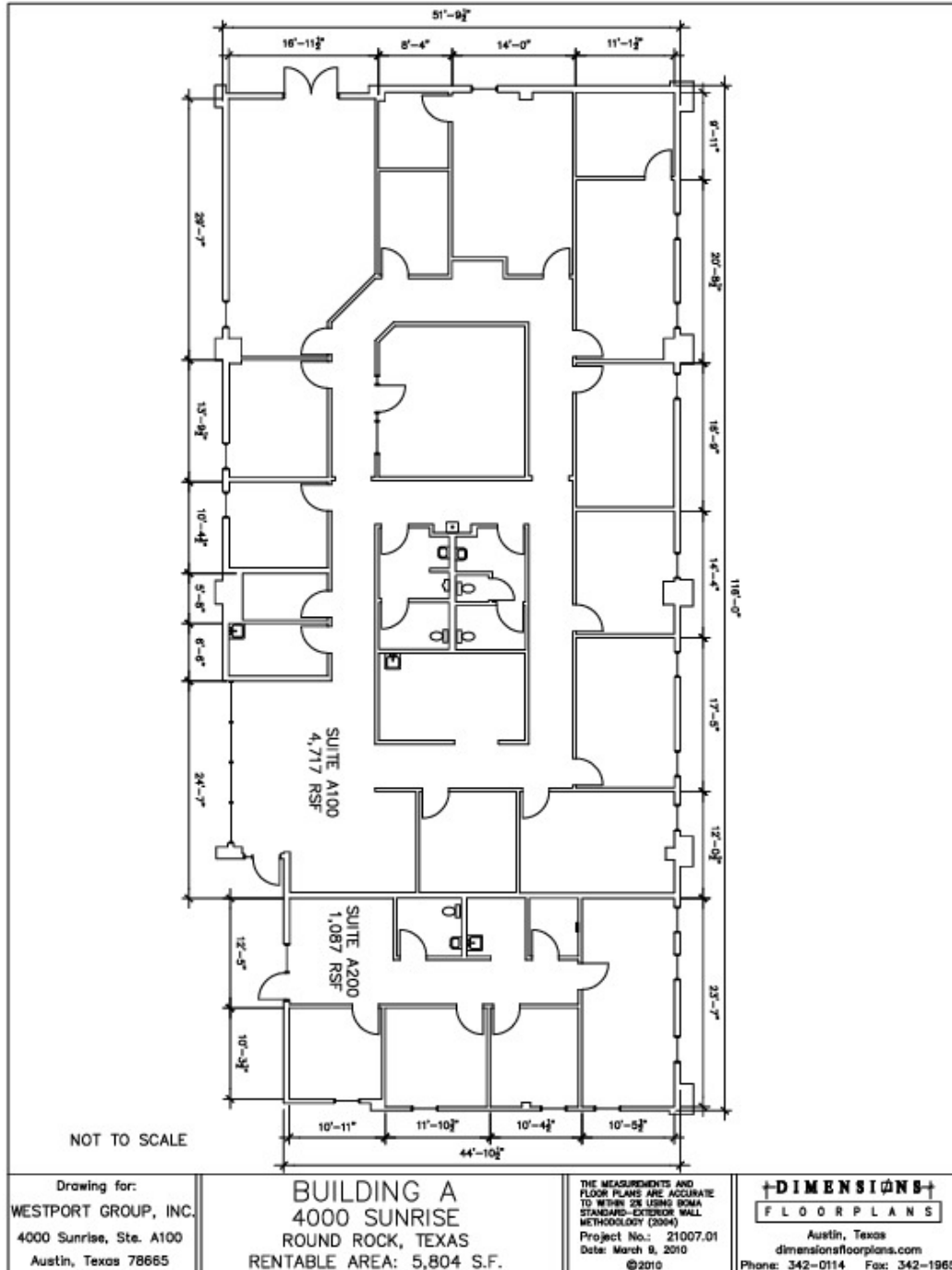
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FLOOR PLAN 4,717 SF OFFICE/MEDICAL OFFICE CONDO

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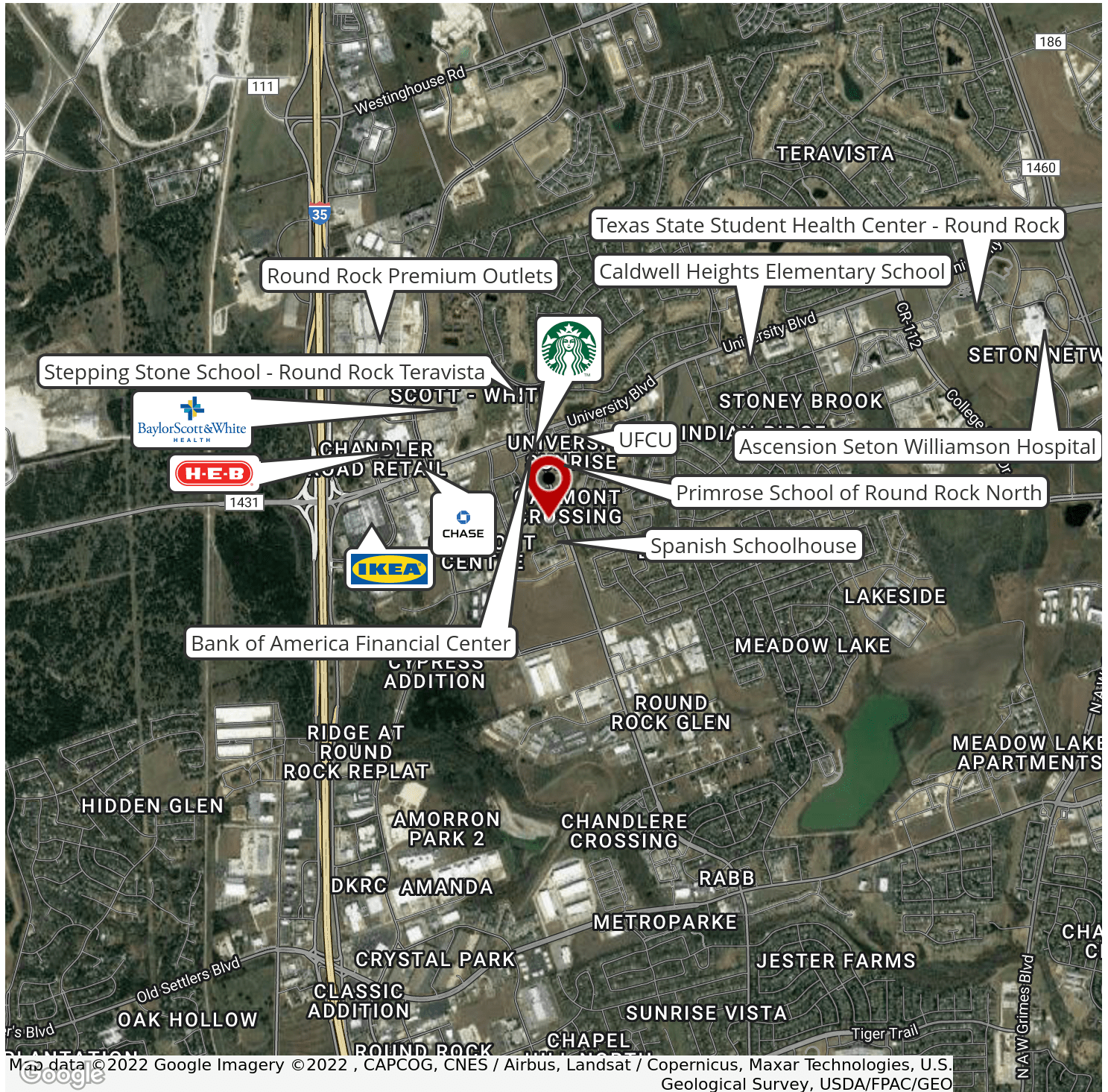
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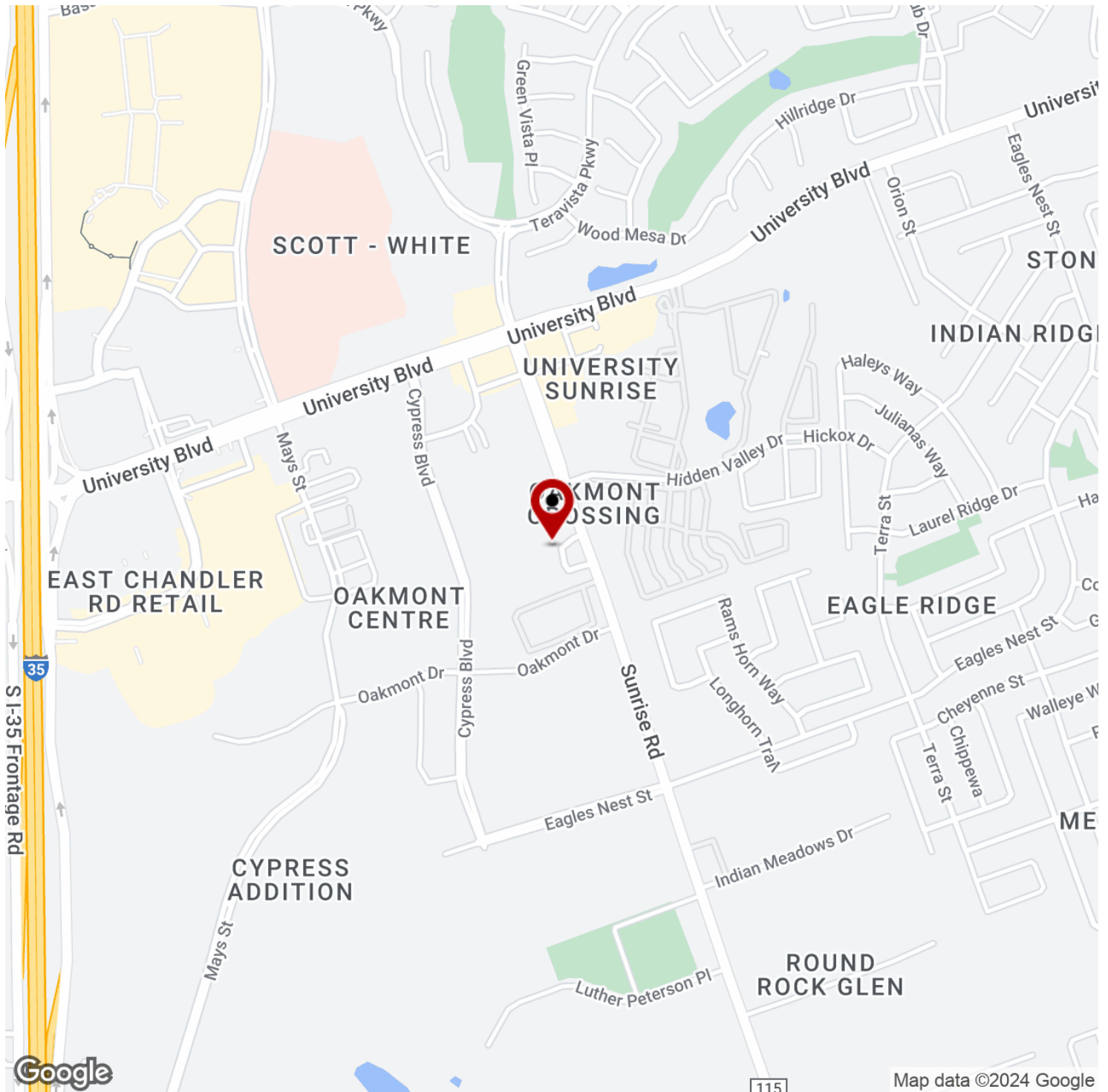
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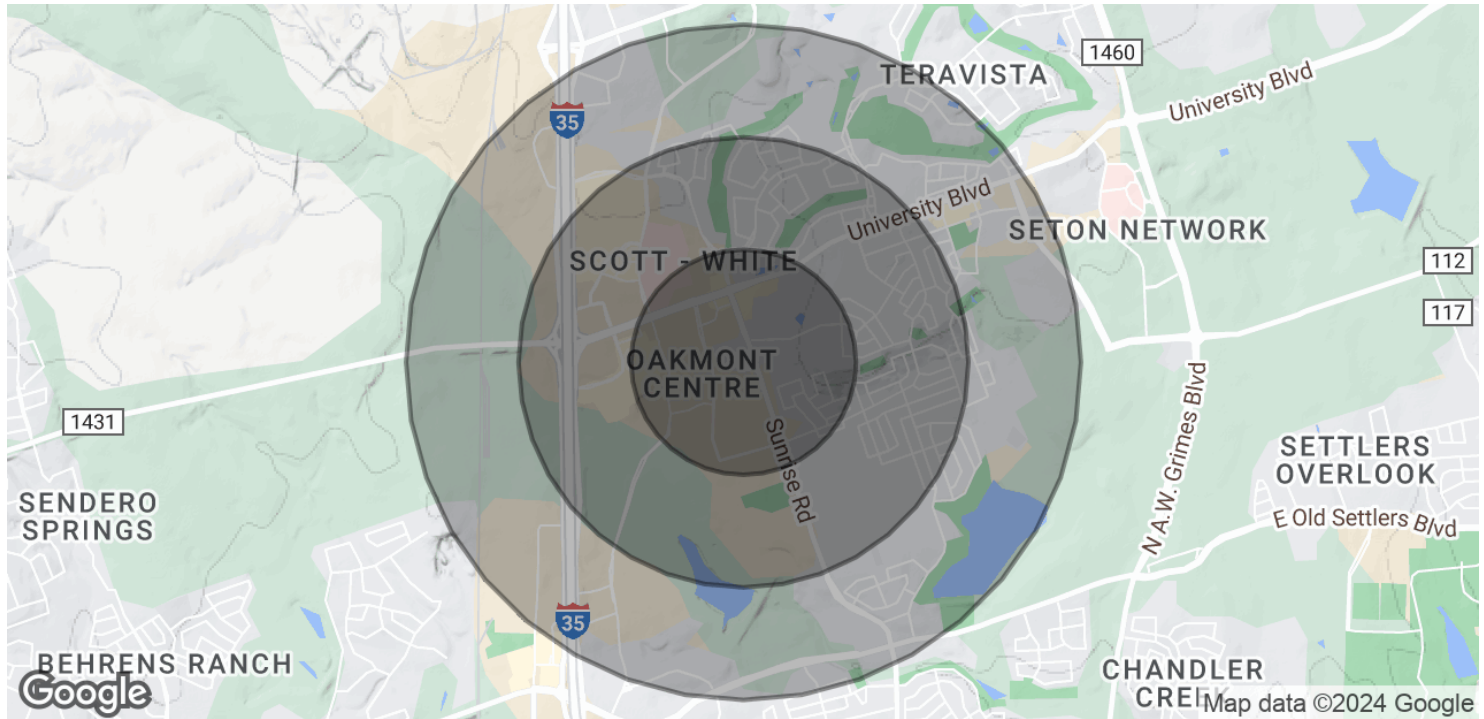
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	4,193	13,480	20,336
Average Age	32.3	34.1	34.3
Average Age (Male)	34.5	34.3	32.3
Average Age (Female)	27.5	32.2	33.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,005	5,427	7,848
# of Persons per HH	2.1	2.5	2.6
Average HH Income	\$100,380	\$104,579	\$103,768
Average House Value	\$185,394	\$186,919	\$192,374

* Demographic data derived from 2020 ACS - US Census

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Keller Williams Realty/SGMM LTD	486695	klrw241@kw.com	(512)255-5050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Avis Wukasch	284667	avis@kw.com	(512)255-5050
Designated Broker of Firm	License No.	Email	Phone
Avis Wukasch	284667	avis@kw.com	(512)255-5050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frances Crossley	624525	frances@kwcommercial.com	(512)751-0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date