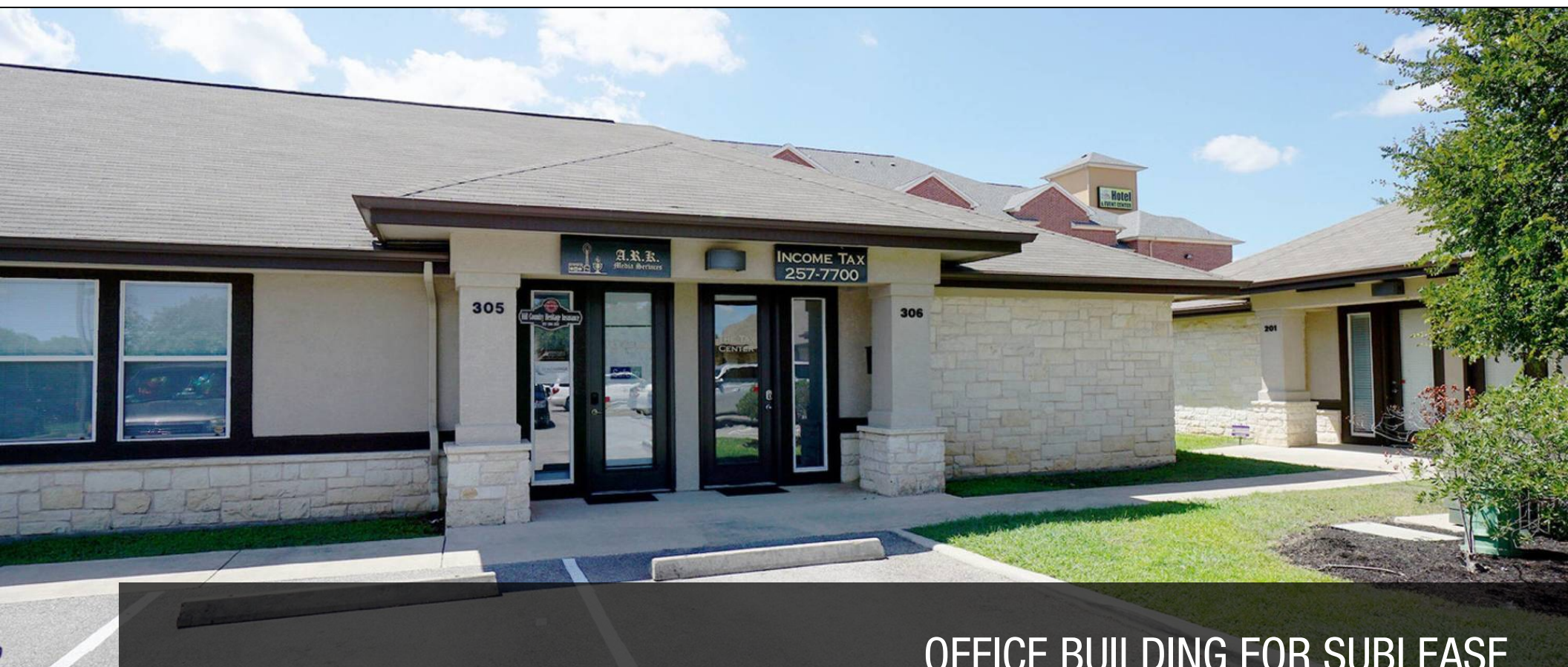


SUBLEASE: Creek Bend Office Condo

930 S. BELL BLVD., BLDG 3 UNIT 306, CEDAR PARK, TX



OFFICE BUILDING FOR SUBLEASE

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

PRESENTED BY:

FRANCES CROSSLEY
Commercial Agent
O: 512.439.3785
C: 512.751.0004
frances@kwcommercial.com
TX #624525

CREEK BEND OFFICE CONDO

930 S Bell Blvd, Suite 306, Cedar Park, TX 78613



LOCATION DESCRIPTION

Creek Bend Office Condos are centrally located between Lakeline Rd to the south and Whitestone Blvd to the north. Less than half a mile from E Cypress Creek Rd and less than a mile to the 183A Toll.

PROPERTY HIGHLIGHTS

- 4 Offices
- Reception Area
- Kitchenette
- ADA Restroom

OFFERING SUMMARY

| | |
|------------------|--------------|
| Lease Rate: | Negotiable |
| Number of Units: | 1 |
| Available SF: | Fully Leased |
| Building Size: | 972 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 3,832 | 31,735 | 73,518 |
| Total Population | 11,179 | 86,614 | 206,144 |
| Average HH Income | \$102,605 | \$107,634 | \$116,782 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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972 SF OFFICE FOR SUBLEASE

CREEK BEND OFFICE CONDO

930 S Bell Blvd, Suite 306, Cedar Park, TX 78613



PROPERTY DESCRIPTION

Suite 306

972 SF Office Condo

Available For Immediate Move-In

Property Highlights:

4 Offices

Reception Area

Kitchenette

ADA Restroom

Lease Rate: \$1,725 Per Mo MOD Gross Lease

Sublease through 12/31/2023

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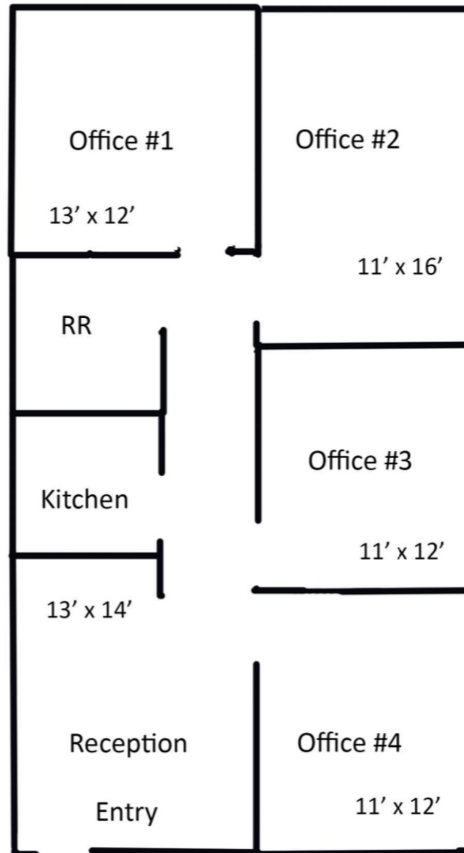
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FLOORPLAN

CREEK BEND OFFICE CONDO

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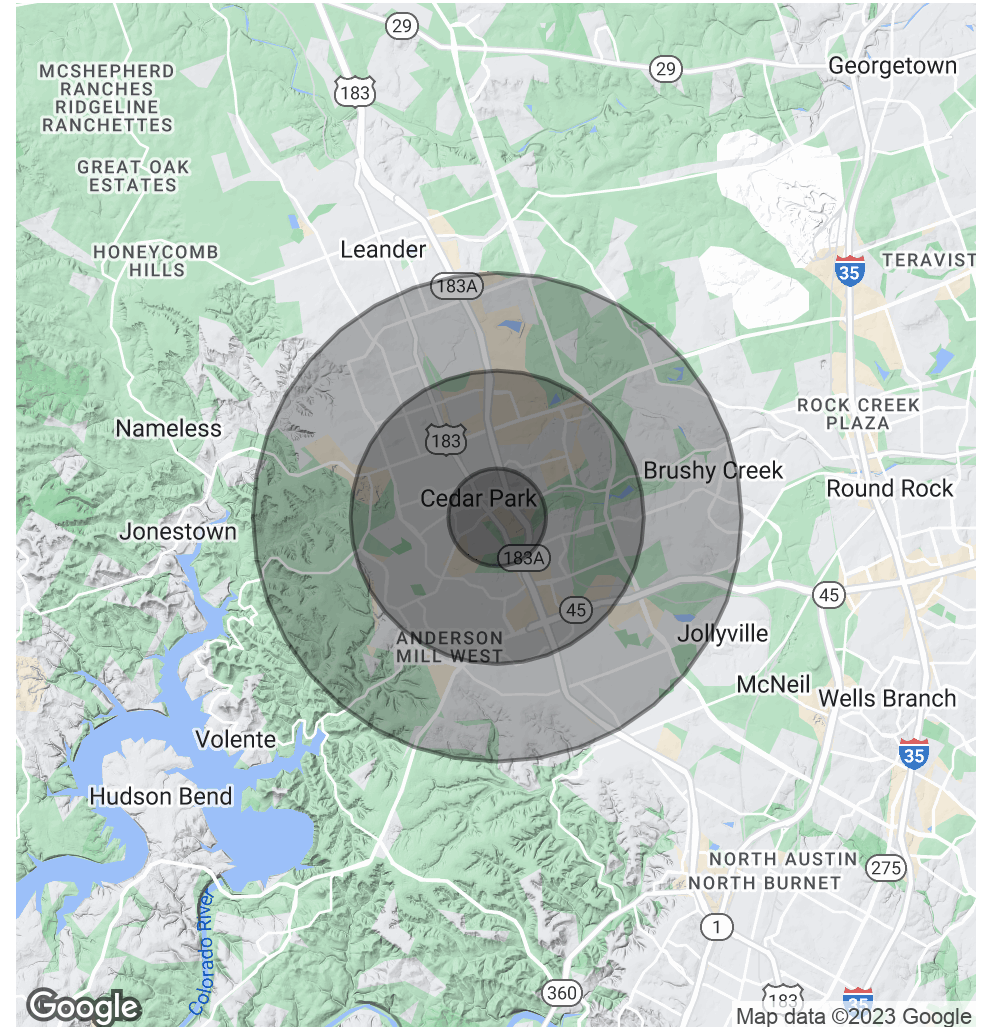
930 S Bell Blvd, Suite 306, Cedar Park, TX 78613



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 11,179 | 86,614 | 206,144 |
| Average Age | 33.2 | 36.0 | 36.4 |
| Average Age (Male) | 32.7 | 34.2 | 34.7 |
| Average Age (Female) | 33.3 | 37.1 | 37.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,832 | 31,735 | 73,518 |
| # of Persons per HH | 2.9 | 2.7 | 2.8 |
| Average HH Income | \$102,605 | \$107,634 | \$116,782 |
| Average House Value | \$292,743 | \$297,940 | \$324,298 |

* Demographic data derived from 2020 ACS - US Census



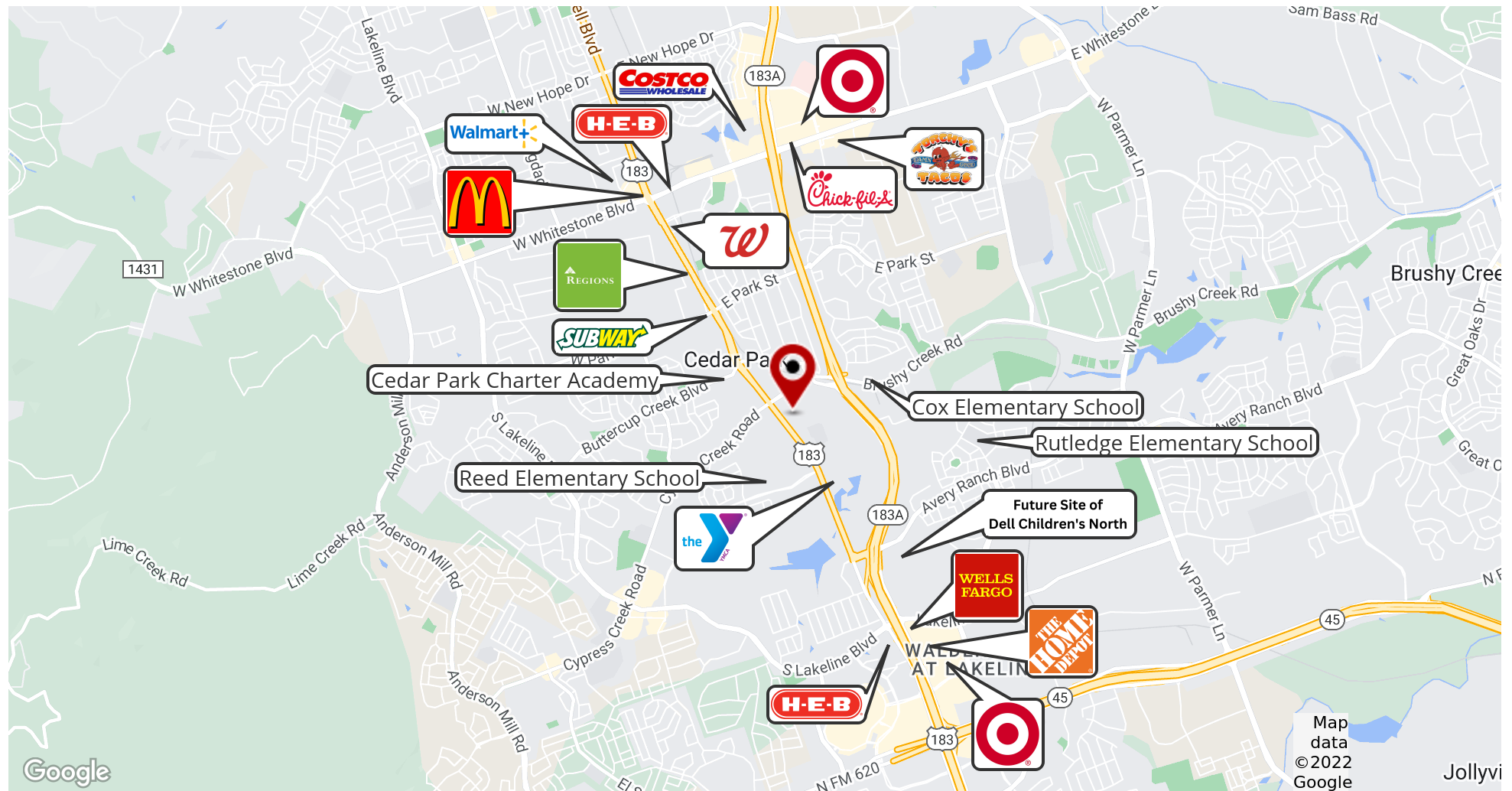
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Information About Brokerage Services

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