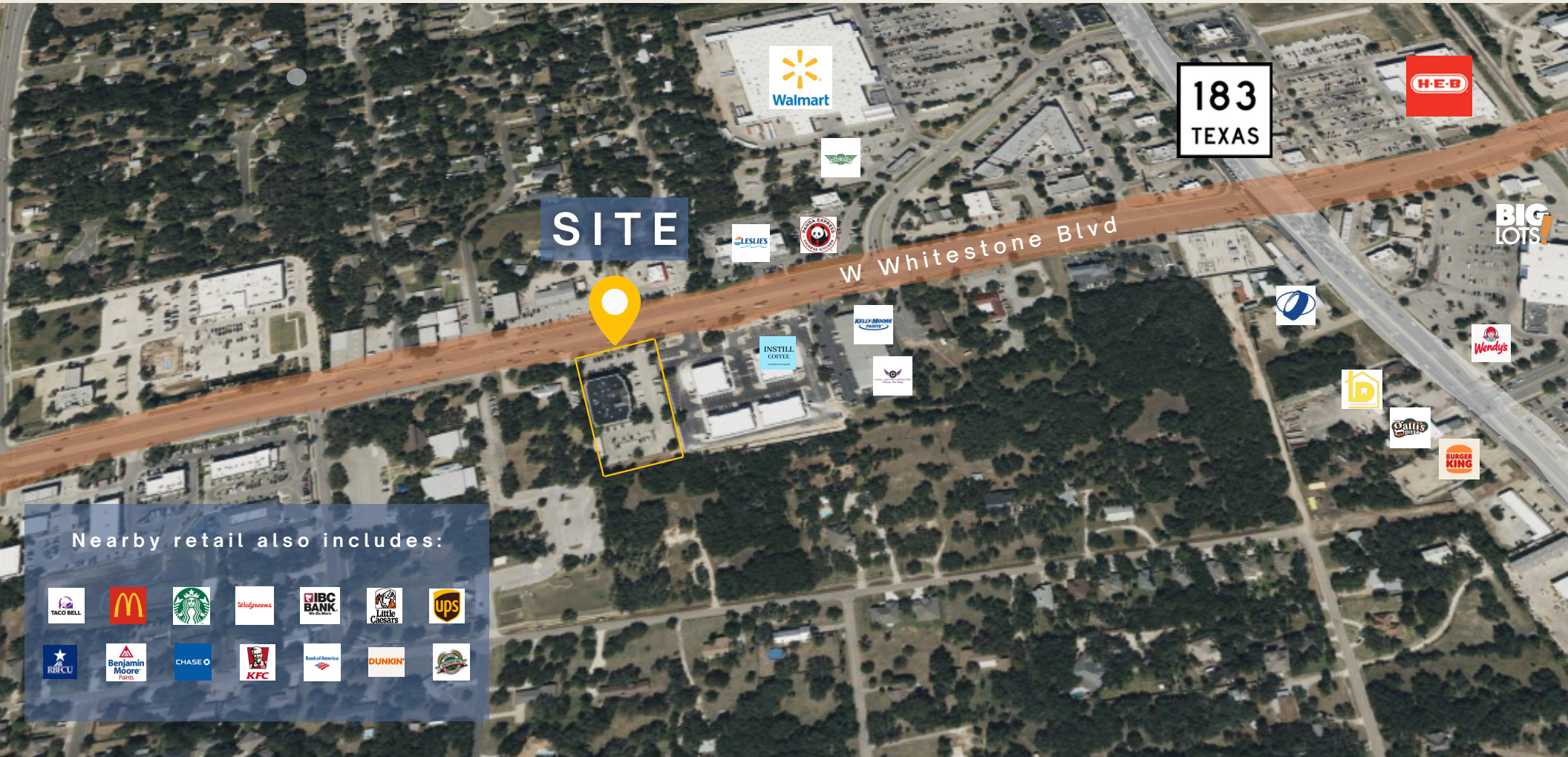


## MEDICAL OFFICE SPACE FOR LEASE



A grid of 14 logos for various brands, including Taco Bell, McDonald's, Starbucks, Walgreens, IBC Bank, Little Caesars, UPS, RBCU, Benjamin Moore, Chase, KFC, Bank of America, Dunkin', and a ribbon logo.

500 W WHITESTONE BLVD // CEDAR PARK, TX // 78613

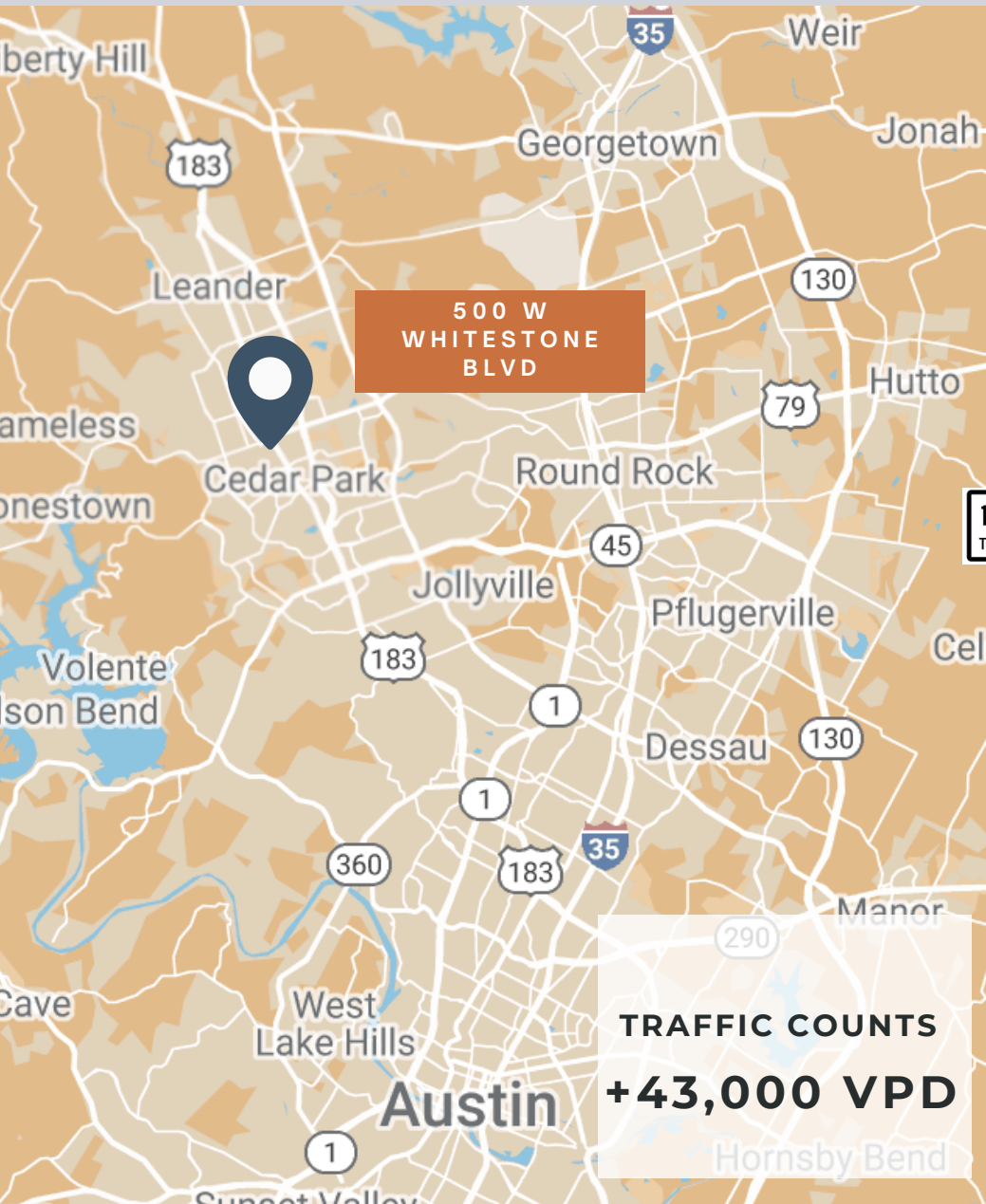
**MEDICAL  
OFFICE SPACE  
FOR LEASE**

Ryan Frey  
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214/450.8645



# 500 W Whitestone Blvd

MEDICAL OFFICE SPACE FOR LEASE



## EXECUTIVE SUMMARY

- Large medical building with great tenants like Scott & White, Cedar Park Regional Clinic, and Balcones Pain Consultants.
- Property is situated in the heart of Cedar Park on Hwy 1431 (Whitestone Blvd), 18 miles from downtown Austin.
- The facility sports several features such as 24-hour access, a security system, and visible signage.
- Heavy traffic with over 43,000 VPD and pylon sign.

## PROPERTY FACTS

Building Type	Office
Building Height	Two Stories
Building Class	B
Unfinished Ceiling Height	9'
Parking	125 Surface Parking Spaces, 8 Covered Parking Spaces
Year Built/ Renovated	2000/2020
Building Size	32,000 SF
Typical Floor Size	16,000 SF

## CURRENT HEALTHCARE TENANTS

FLOOR	TENANT NAME
First	Whitestone Dental Center
First	Baylor Scott & White Physical Therapy
First	Cedar Park Regional Clinic
First	Ellie Mental Health
Second	Balcones Pain



## SPACE AVAILABILITY - 230

Second Floor						
Space	Size	Term	Rental Rate	Space Use	Condition	Available
Suite 230	1,670 SF	Negotiable	\$24.95 /SF/YR	Medical	Standard Medical	Now

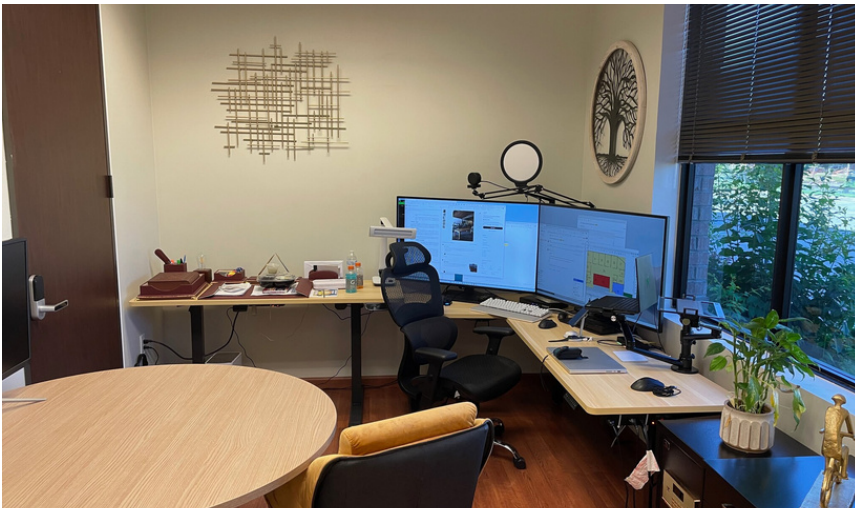
- Five treatment rooms with generous space for a lab, C-arm, or other specialty equipment
- Waiting area available
- Can be built out to the tenant specification
- Office intensive layout
- High ceiling with large windows in some rooms
- Fully built out as standard medical space
- Space is in excellent condition

# 500 W Whitestone Blvd

MEDICAL OFFICE SPACE FOR LEASE



## SUITE 230



500 W WHITESTONE BLVD // CEDAR PARK, TX // 78613

## SPACE AVAILABILITY

Second Floor						
Space	Size	Term	Rental Rate	Space Use	Condition	Available
Suite 275	2,500 - 5,000 SF	3 Years	\$24.95 /SF/YR	Medical	Standard Medical	Now

- 2,500 - 5,000 SF
- Soundproofed internal facing units for privacy
- LL willing to demise
- Back entrance leads straight to the unit
- Office intensive layout
- Fully built out as standard medical space
- Space is in excellent condition



# 500 W Whitestone Blvd

MEDICAL OFFICE SPACE FOR LEASE



## SUITE 275



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# 500 W Whitestone Blvd

PROPERTY IMAGES





# 500 W Whitestone Blvd

PROPERTY IMAGES





# 500 W Whitestone Blvd

PROPERTY IMAGES



# 500 W Whitestone Blvd

PROPERTY IMAGES





500 W Whitestone Blvd  
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For more information, contact

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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.

### 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 interest 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 say 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 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 interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	