

14008 Shadowglen Blvd

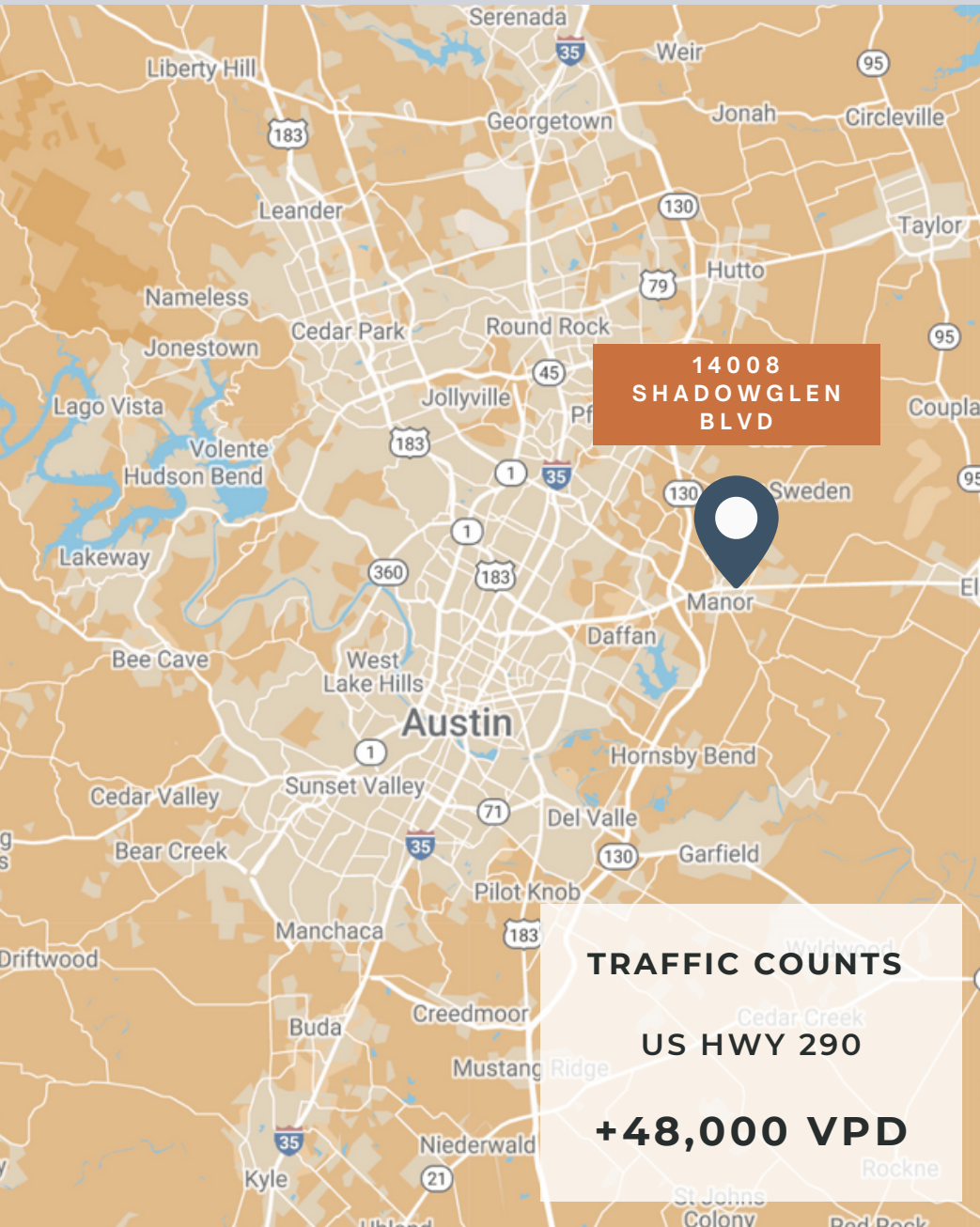
MEDICAL/OFFICE SPACE FOR LEASE



FOR LEASE	14008 SHADOWGLEN BLVD // MANOR, TX // 78653	
	MEDICAL OFFICE SPACE FOR LEASE	Ryan Frey RFrey@PracticeRealEstateGroup.com 214/450.8645

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MEDICAL/OFFICE SPACE FOR LEASE



Fully built-out, turnkey 2,870 SF medical space available for lease in Medical Towers at Shadowglen. Excellent access to Highway 290, just 20 minutes away from downtown Austin. All equipment available for purchase.

EXECUTIVE SUMMARY

- Excellent condition, turnkey-ready space
- All new equipment available
- Space is divisible down to 1,000 SF
- Premier visibility and location with convenient access to Highway 290.
- High-growth area with dense commercial and retail surroundings
- Excellent opportunity for exposure with building and lobby signage available
- First-floor lobby space

PROPERTY FACTS

Building Type	Class B Office/Medical
Stories	3
RBA	33,684 SF
Typical Floor	11,228 SF
Parking	180 Reserved Spaces available
Year Built	2015

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CURRENT HEALTHCARE SUBTENANT

Tenant	SF Occupied	Floor(s)	Industry
Airrosti	500	1	Healthcare and Social Assistance



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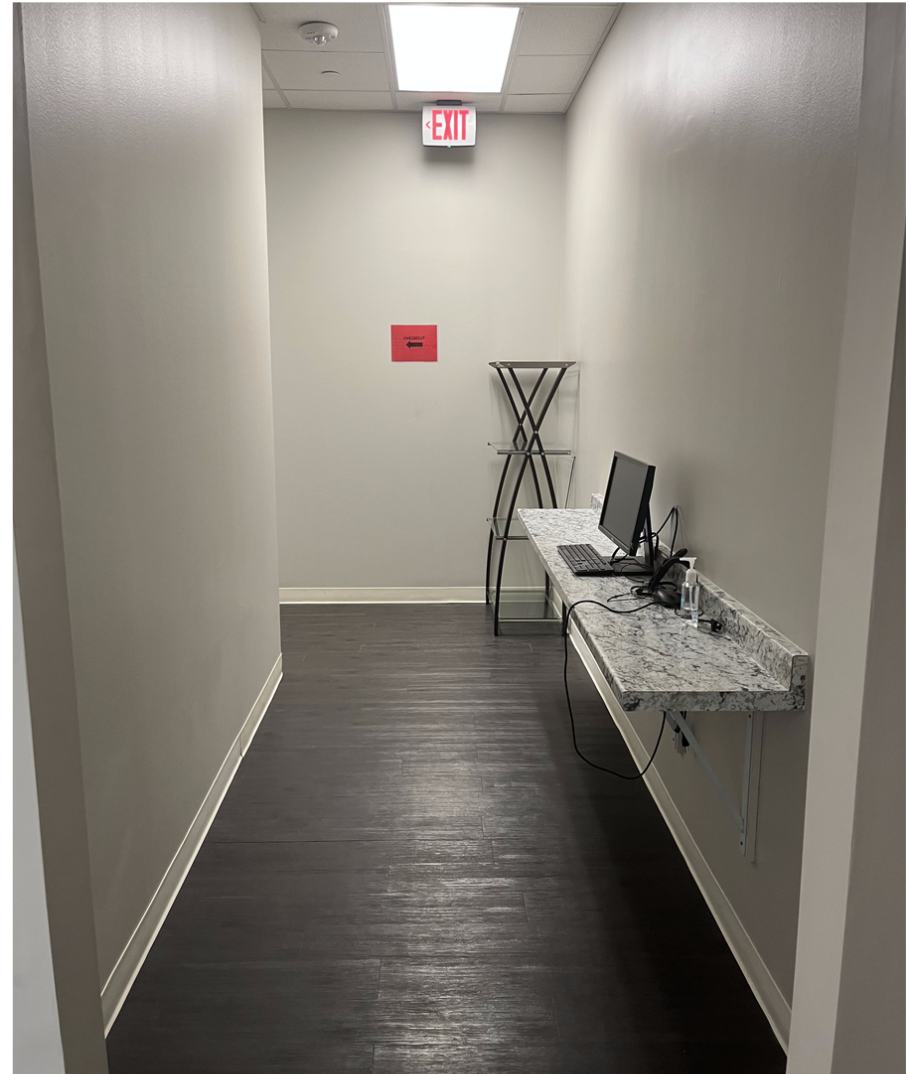
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ADJACENT SPACE AVAILABLE

- Additional adjacent space available
- Shell condition
- Offers opportunity for expansion



14008 Shadowglen Blvd
 Manor, TX 78653

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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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

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