

1008 Ranch Road 620

MEDICAL OFFICE FOR LEASE



PRACTICE
REAL ESTATE



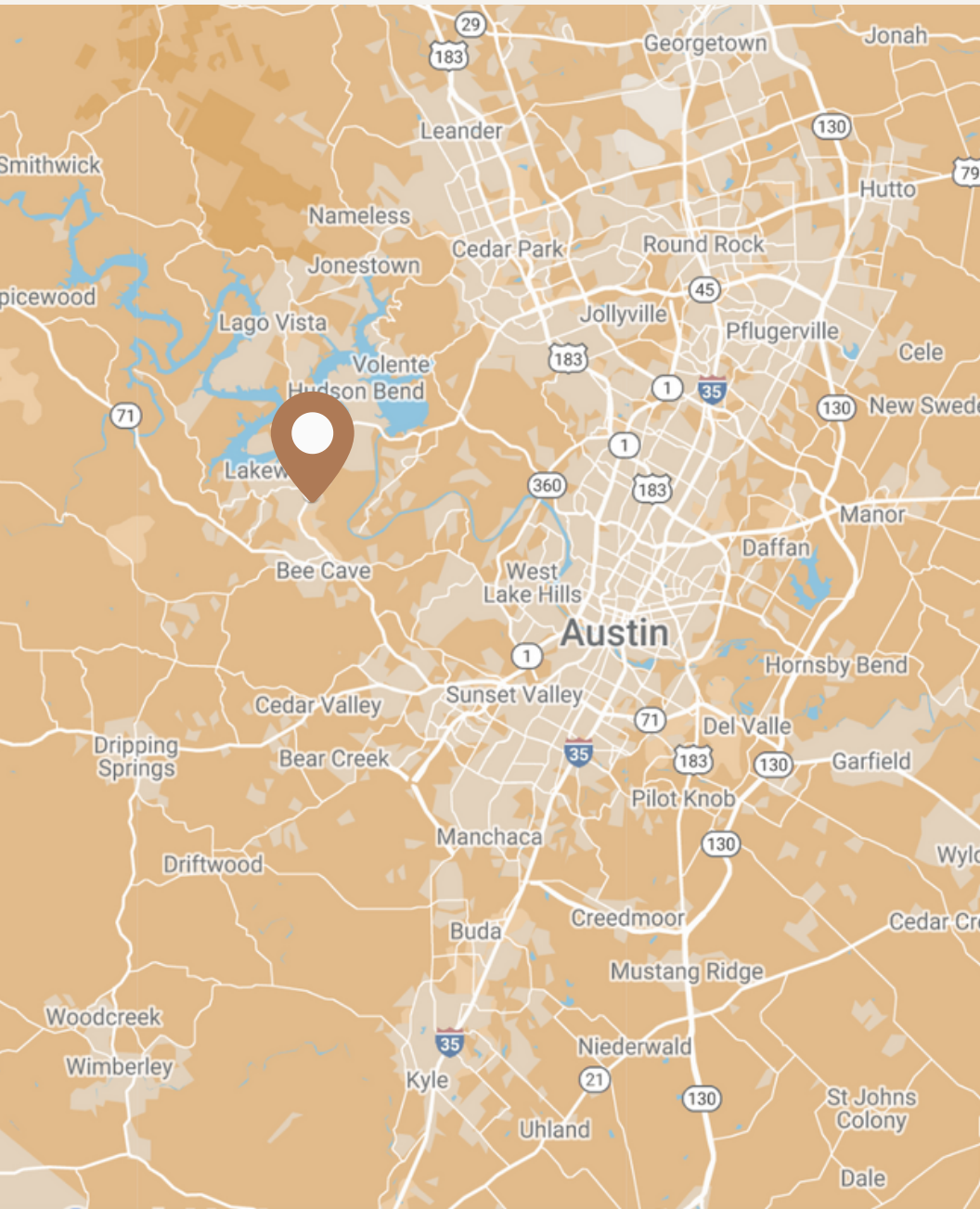
LEASE	1008 RANCH ROAD 620 // AUSTIN, TX // 78734	
	MEDICAL OFFICE FOR LEASE	Ryan Frey RFrey@PracticeRealEstateGroup.com 214/450.8645

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Prime opportunity in Lakeway with three second-generation medical office suites offering excellent location and amenities, including two suites fully furnished and equipped.

EXECUTIVE SUMMARY

- Prime location within Lakeway's 'Entrance to Lakeway' multiunit office complex.
- Excellent visibility and road frontage along RR 620 and Lakeway Boulevard.
- Area residents boast a strong median household income of \$230,000.
- Proximity to Lake Travis schools and multiple golf courses.
- Surrounded by a mix of retail and medical facilities.
- Just one mile from the new Baylor Scott & White Medical Center - Lakeway.
- Ideal for medical tenants seeking well-maintained second-generation spaces.
- Suites 200 and 201 come fully furnished and equipped for immediate use.

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ALL AVAILABLE SPACE

SPACE	SIZE	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor, Ste 100	1,900 SF	Upon Request	Medical Office	2nd Gen	Now
2nd Floor, Ste 200	2,550 SF	Upon Request	Medical Office	2nd Gen	Now
2nd Floor, Ste 201	3,120 SF	Upon Request	Medical Office	2nd Gen	Now

- Suite 200: furniture available
- Suite 201: new dental furniture, fixtures, and equipment available
- All suites are second- generation and in excellent condition with exceptional build-outs

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BUILDING



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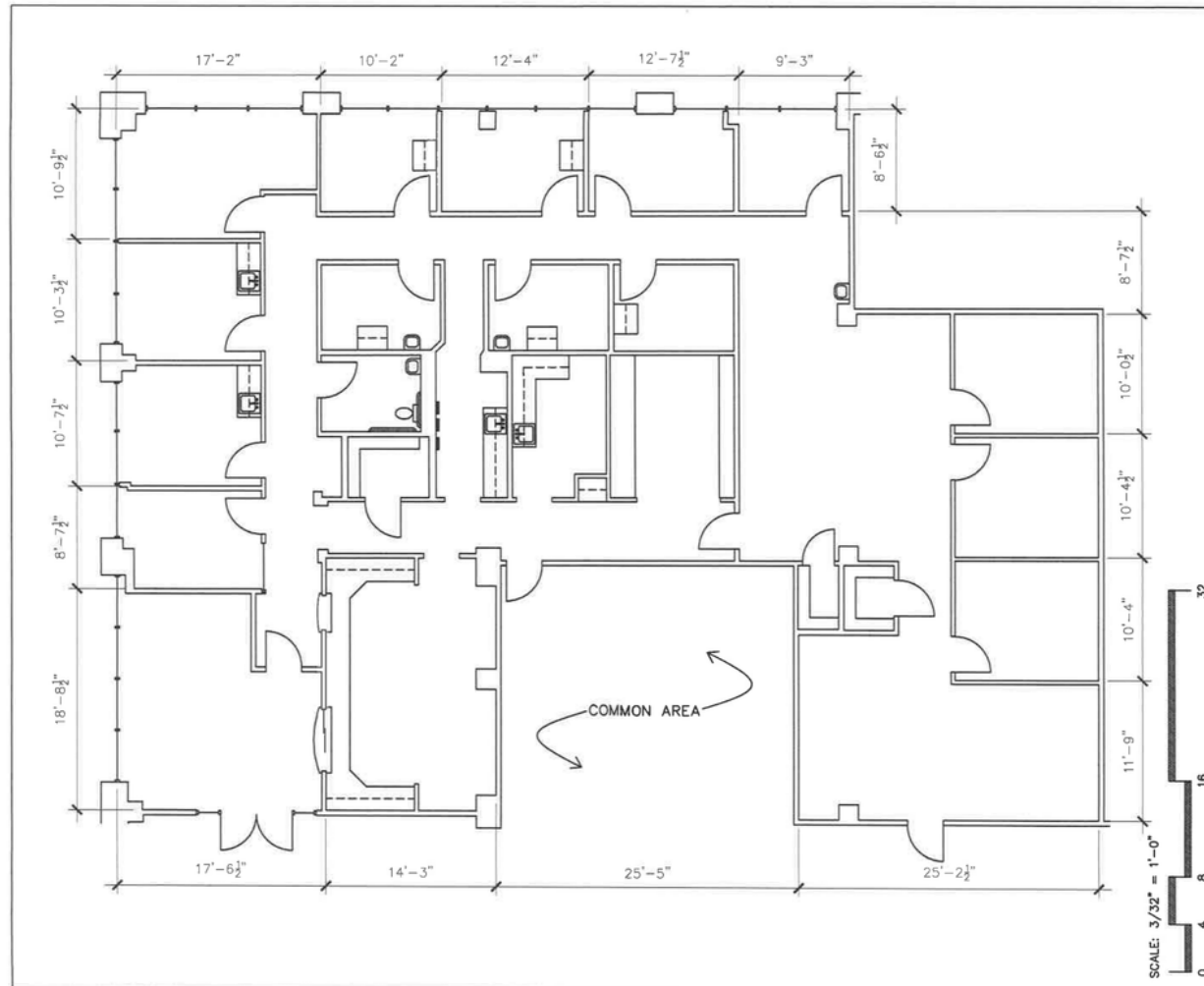
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SITE PLAN | SUITE 200



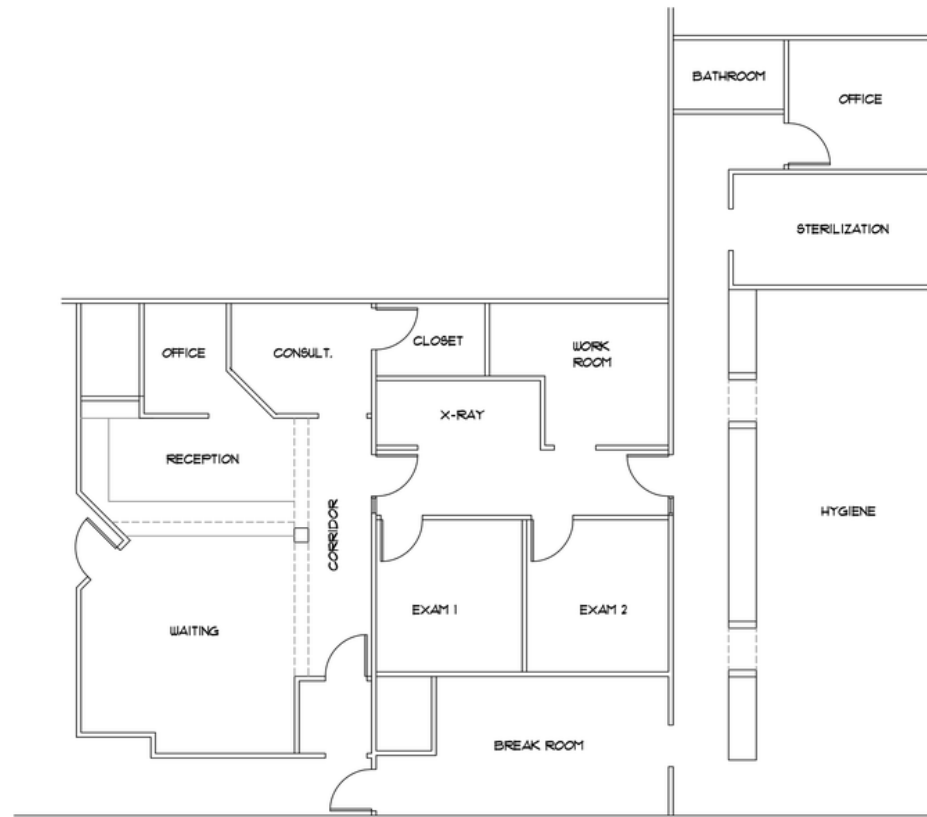
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SITE PLAN | SUITE 201



1008 Ranch Road 620
Lakeway, TX 78734



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.

For more information, contact

RYAN FREY
RFREY@PRACTICEREALESTATEGROUP.COM
M 214/450.8645

Thomas Allen	576767	TAllen@PracticeRealEstateGroup.com	713/299.4602
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Frey	520419	RFrey@PracticeRealEstateGroup.com	214/450.8645
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

PRACTICE REAL ESTATE GROUP
7800 SHOAL CREEK BLVD SUITE 231S
AUSTIN, TEXAS 78757
PRACTICEREALESTATEGROUP.COM

Regulated by the Texas Real Estate Commission

Information available at
www.trec.texas.gov