

# FOR LEASE 3,984 SF

## Professional Offices Space



### LOCATION

- 111 Cooperative Way, Suite 200 Georgetown
- South Georgetown, Williamson County, near IH35
- Near Southwestern University

### OFFICE DESCRIPTION

- Professional office space with about 12 offices
- Private entrance, conference room, reception, restroom and open bull pin area
- Good natural light and beautiful landscaping
- High speed fiber internet, solar panels on site and back up generator power available

### LEASE INFORMATION

- \$22/SF/YR Gross Lease + E.,J. and Internet
- 3,655 SF of useable square footage + 9% C.A.
- Minimum lease term of 36 months
- T.I. negotiable with five year term or more
- Includes CAM and management
- Less than a mile from IH35
- Near Williamson County offices

The information contained herein has been obtained from the Owner and from other sources deemed reliable. No guarantee is made, and no liability or responsibility is assumed, for the accuracy or thoroughness of this information. The property is submitted subject to errors, omissions, changes in price or other terms, prior sale, prior lease, or withdrawal without notice.

111 Cooperative Way Suite 400 Georgetown, Texas 78626



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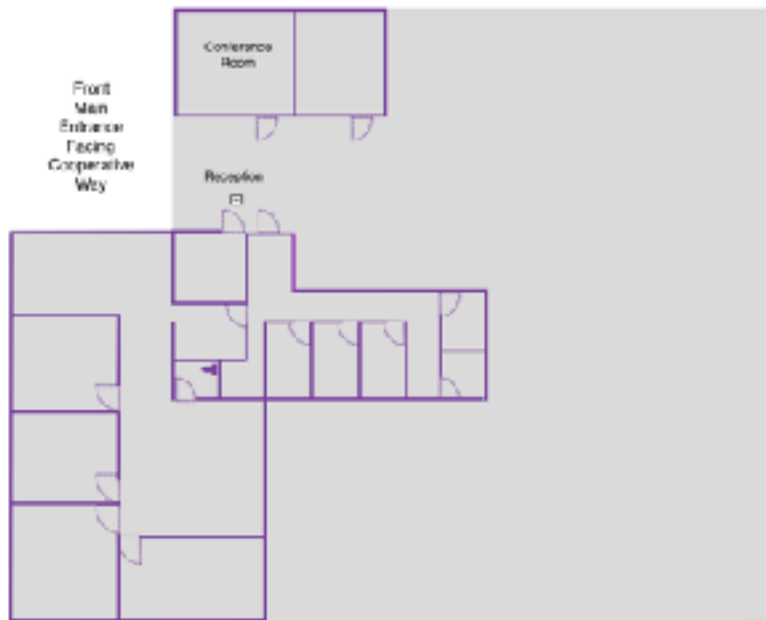
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## Office Layout



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