

Property Features

Convenient, high-quality office/warehouse "flex" space available, consisting of 20% office and 80% warehouse areas, located in the master-planned 150-acre Chandler Creek Business Park, centered among Round Rock's premier healthcare, education and retail services.

Building Size:	11,168 Rentable Square Feet
Year Built:	2006
Building Location:	Oakmont Drive near Cypress Blvd
Available Space:	Suite 310 – 5,636 Rentable Square Feet
Building Type:	Class B Flex
Parking Ratio:	4.0/1,000 Square Feet
Notes:	 Easy access to IH-35 and SH-130 Flexible office and R&D uses Near Baylor Scott & White Round Rock, Round Rock Premium Outlets and IKEA
Nearby Restaurants:	BJ's, Chick-fil-A, Fuzzy's Taco Shop, Chipotle, Mighty Fine Burgers, Freebirds World Burrito, Salata, and Zoe's Kitchen

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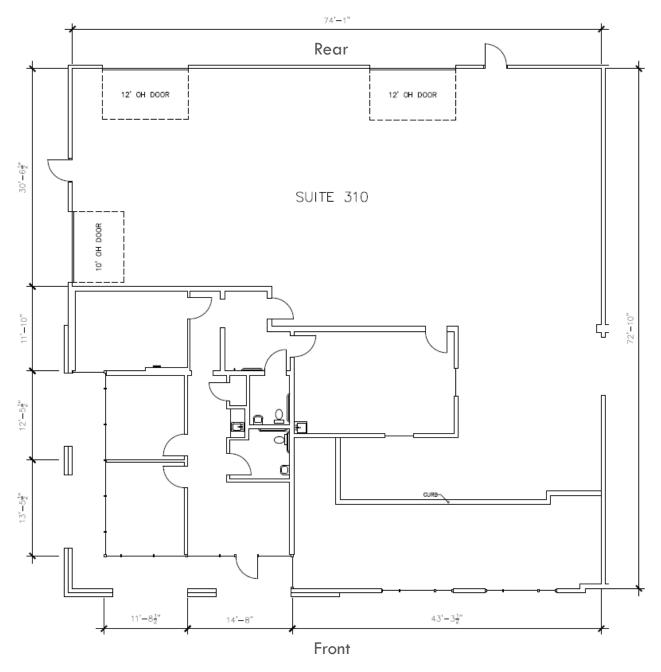
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Suite 310



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For Lease RKMARSHALL ASSOCIATES 2590 Oakmont Dr – Suite 310 Round Rock, Texas N Ma Club Soil Conservation Service Site University Blvd Seton Medical 35 16 Center Reservoir Satellite VW Williamson d Teravista Greenbelt ity Blvd

CR 112 Blvd N AW Grimes F erra S NAW Grimes Blud N Bluffstone Dr SUBJECT 35 E Old Settlers Blvd Luther Lake Dr Peterson Meadow Lake Greenbelt Park Brenda N AW Grimes Blvd N Mays St In E Old Settlers Blvd **Chandler Creek** Greenbelt len elt 6mi

Nearby Restaurants

1.	Panda Express
2.	Razoo's
3.	Chipotle
4.	Raisin Cane's
5.	Starbucks
6.	Mimi's Café
7.	Mooyah Burgers
8.	Zoe's Kitchen
9.	BJ's Brewhouse
10.	In-N-Out Burger
11.	McDonald's
12.	Chick-fil-A
13.	Salt Trader's
14.	Hopdoddy
15.	Jack Allen's Kitchen
16.	Rudy's
17.	Chuy's

Points of Interest

- Round Rock Premium Outlets
- Cinemark Movie Theater

1.

2.

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- HEB Grocery
- IKEA & University Oaks
- Baylor Scott & White
- Seton Medical Center
- 7. ACC-Round Rock
 - Texas A&M Health & Sciences
 - Texas State University-Round Rock

Hotels & Lodging

- Springhill Suites
- Tru by Hilton
- Courtyard Austin
- Holiday Inn
- Holiday Inn Express
- Hilton Garden Inn

Drive Times

IH 35:	3 Minutes
SH 130:	10 Minutes
SH 45:	10 Minutes
Austin Int. Airport:	28 Minutes
Austin CBD:	30 Minutes
San Antonio CBD:	1.75 Hours
Houston CBD:	2.75 Hours
Dallas CBD:	2.50 Hours

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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 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 listin 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 informatio 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 FORrBUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representatio 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 transactio 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 transactio. 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 partie ' 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:
 - o that the owner will accept a price less than the writte asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidentia information or any other information that a party specificl ly 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 fir t.

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.

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Buyer/Te	nant/Seller/Landlor	d Initials Date	

Regulated by the Texas Real Estate Commission