



## FOR LEASE OR SALE

401 RANCH ROAD 620 SOUTH #210 AND #225  
LAKEWAY, TX 78734



**2,450-6,300 Square Feet Available**

**Lease: \$24 NNN (\$9.50)**

**Purchase: \$325 Per Square Foot**

### Overview

Built in 2007, the Tuscan Hills Office Condominiums are located in the scenic hills of Lakeway at the corner of Flamingo Drive and 620. With almost 49,000 cars per day on 620, covered parking, common area bathrooms and Class A finishes the project is perfect for any medical or administrative office user needing great visibility and exposure. Suite 210 is a total of 2,450 square feet and currently consists of a spacious waiting area, six private offices between 120 and 144 square feet, a large break room with extensive storage space, a private bathroom with a shower and a 260 square foot doctor-consultation room or conference room for group meetings. Suite 225 is a total of 3,850 square feet and has ten private offices, two break areas and two conference rooms. Both units are in great condition and 210 is ready for occupancy immediately. Suite 225 will be available April 1<sup>st</sup>, 2021. Shell pricing for office in the area is ranging from \$300-\$365 per square foot so this is a great value. The term and TI are negotiable on leases.

### Contact

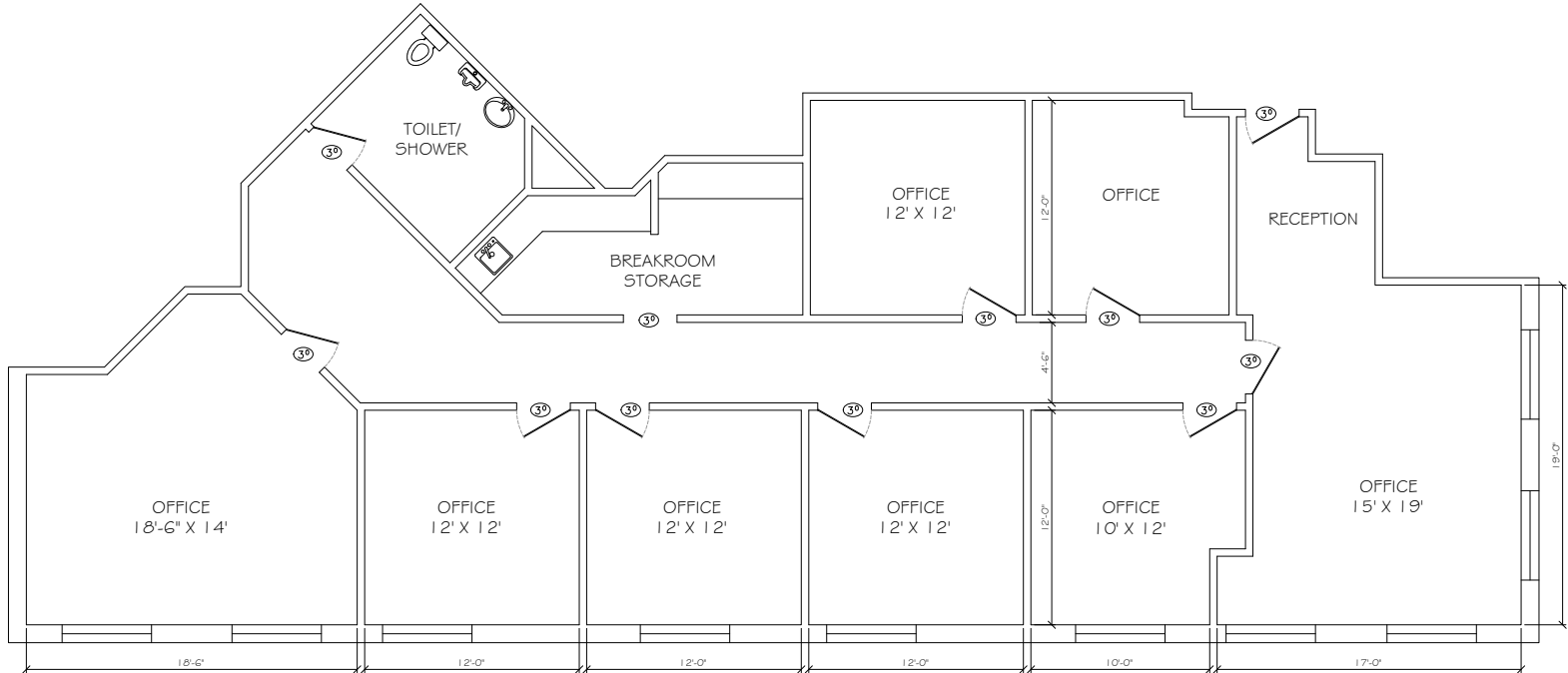
**John Cummings**

**[John@QuestRealtyAustin.com](mailto:John@QuestRealtyAustin.com)**

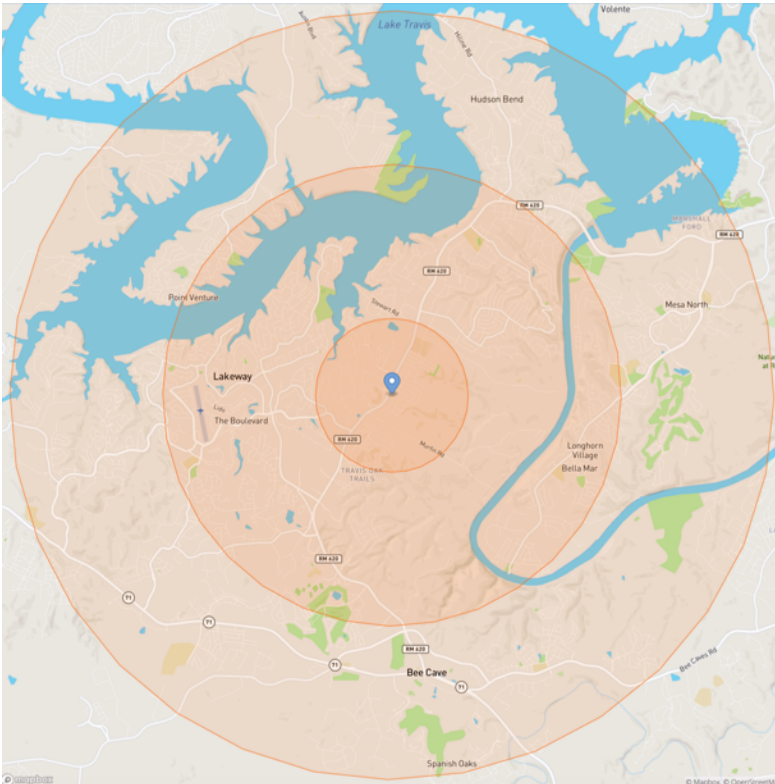
**512.415.8508**

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## Demographics



2018 Demographics	1-Mile	3-Mile	5-Mile
<b>Population</b>	2,435	27,783	53,227
<b>Households</b>	939	10,531	19,618
<b>Income</b>	\$124,258	\$122,484	\$126,339

### Housing Unit Value

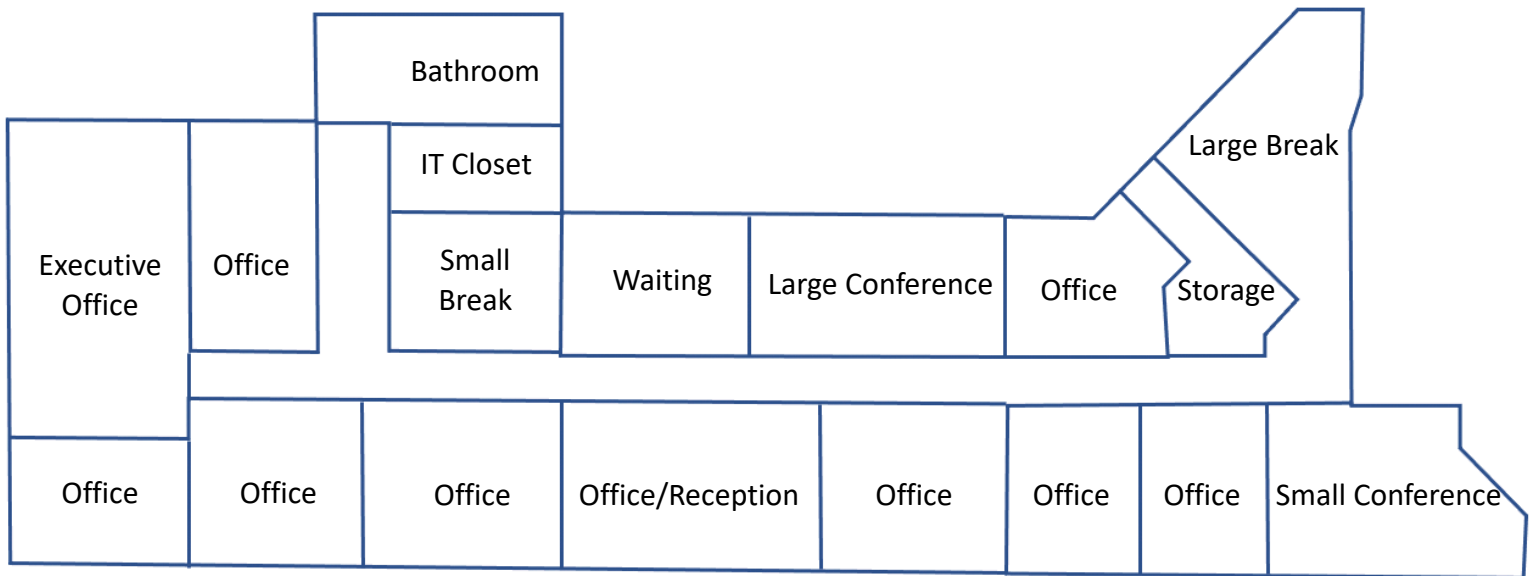
	1 mile		3 miles		5 miles	
Owner Occupied Housing Units	765		8,273		15,238	
Less than \$100,000	29	4%	195	2%	287	2%
\$100,000 to \$199,999	11	1%	448	5%	834	5%
\$200,000 to \$299,999	76	10%	870	11%	1,326	9%
\$300,000 to \$399,999	240	31%	1,823	22%	2,899	19%
\$400,000 to \$499,999	187	24%	1,872	23%	3,185	21%
\$500,000 or more	222	29%	3,064	37%	6,707	44%

Source: U.S. Census Bureau, 2018 American Community Survey, Tables B25075



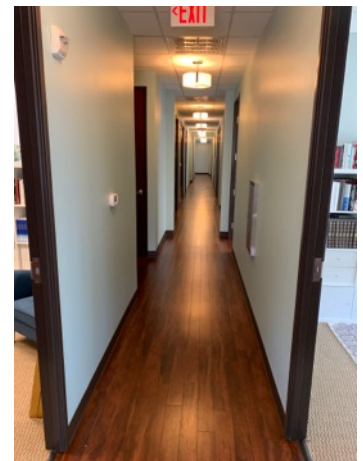
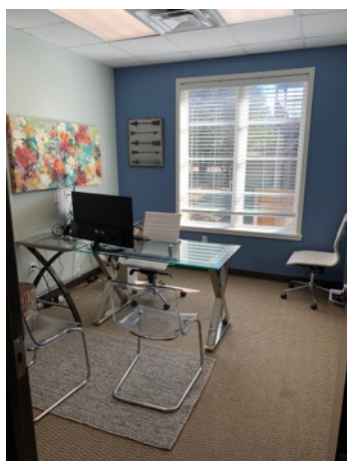
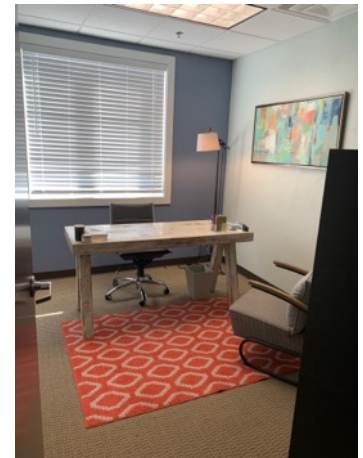
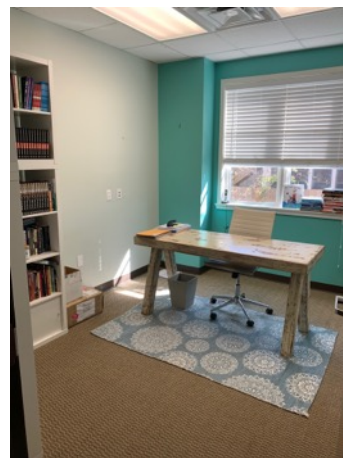
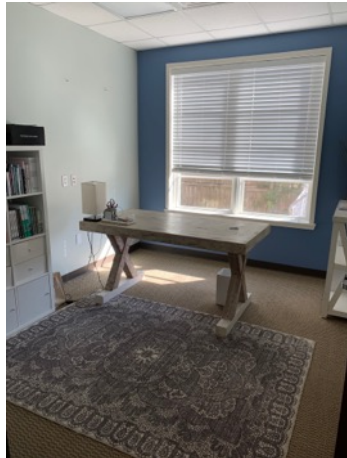


**Unit is currently 3,850 SF**  
**Could be Combined with #210 for 6,300 SF**



**\*Floor Plan is Not to Scale**







11/2/2015



### Information About Brokerage Services

*Texas law requires all real estate licensees 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 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 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 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 or any other 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 the interests of the owner first.

#### 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
 Designated Broker of Firm	 License No.	 Email	 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TAR-2501

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**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

Kang Package

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