

FOR LEASE



Park Place



2401 Pecan Street
Pflugerville | Texas | 78660

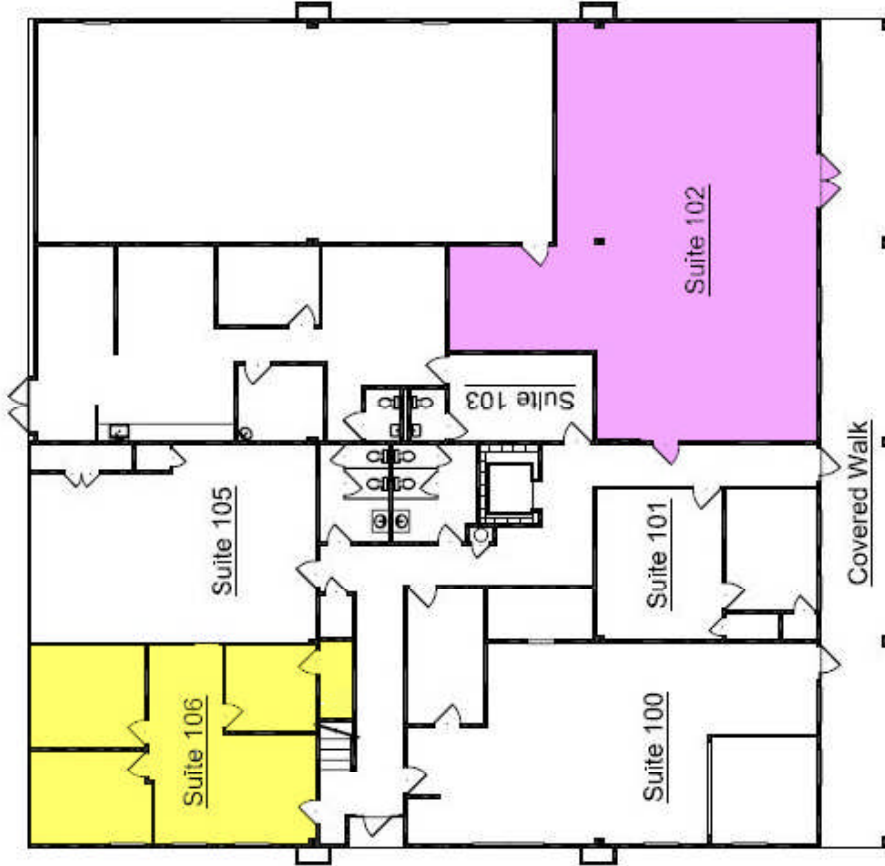
- Located one mile east of IH 35 on FM 1825 (Pecan Street) in Pflugerville.
- 14,734 SF office building:
 - Suite 102: 3,406 RSF.
 - Suite 106: 879 RSF.
 - Suite 200: 1,843 RSF.
 - Suite 203: 778 RSF.
 - Suite 204: 1,105 RSF.
 - Suite 208: 1,860 RSF.
- Specific Use: Medical Office.
- Ample parking for tenants and visitors.
- 24 hour access.
- Rate: \$1.00 PSF + NNN.

**DON
QUICK**
& associates, inc.

Contact
Brent Campbell, Realtor®
Matt Fain, Realtor®
512.255.3000
Brent@donquick.com
Matt@donquick.com

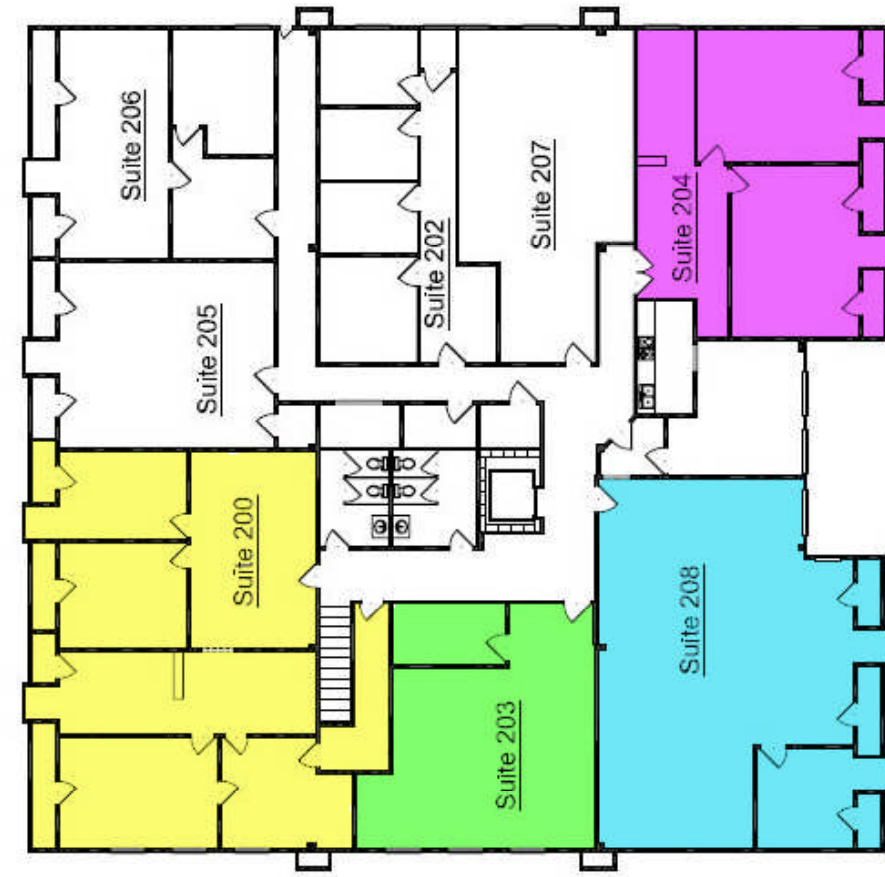
1000 N. IH-35, Suite A | Round Rock | TX | 78681
Phone 512.255.3000 www.DonQuick.com

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Floor 1

Suite 100:	1209	usf	1365	rsf
Suite 101:	441	usf	498	rsf
Suite 102:	3017	usf	3406	rsf
Suite 103:	1216	usf	1373	rsf
Suite 105:	735	usf	830	rsf
Suite 106:	779	usf	879	rsf
Floor 1 Common:	863	sf		
floor 1 area:	8260	s.f.		
floor 2 area:	8690	s.f.		
total area:	16,950	s.f.		
total common:	1935	s.f.	or 12.89 %	



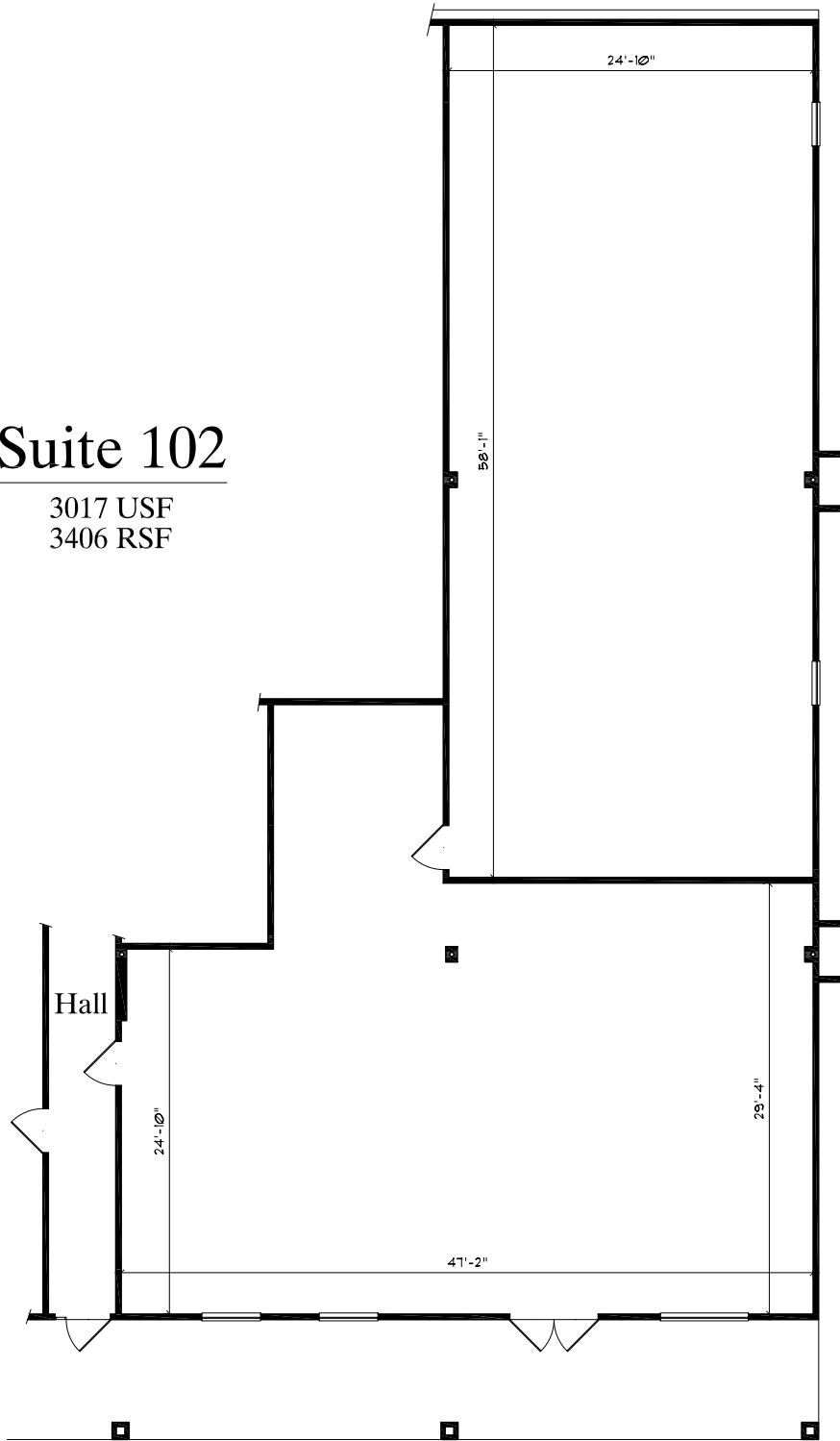
Floor 2

Suite 200:	1633	usf	1843	rsf
Suite 202:	653	usf	737	rsf
Suite 203:	689	usf	778	rsf
Suite 204:	979	usf	1105	rsf
Suite 205:	621	usf	701	rsf
Suite 206:	741	usf	837	rsf
Suite 207:	654	usf	738	rsf
Suite 208:	1648	usf	1860	rsf
Floor 2 Common:	1072	sf		

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Suite 102

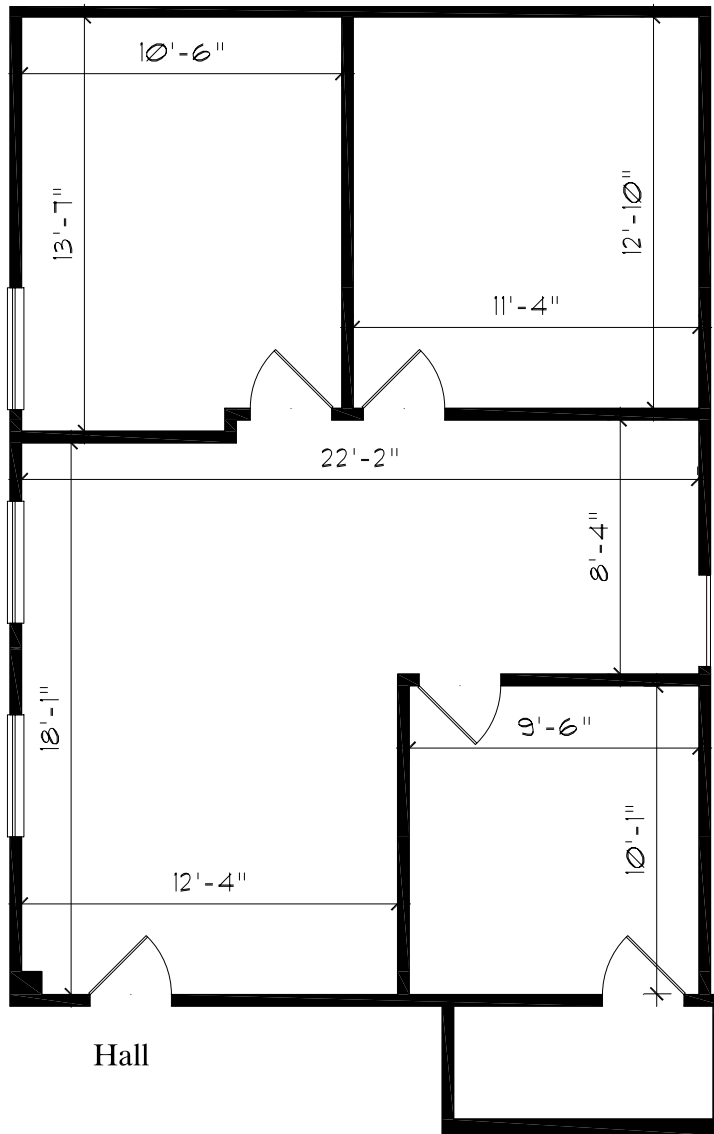
3017 USF
3406 RSF



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Note: dimensions and details are approximates only



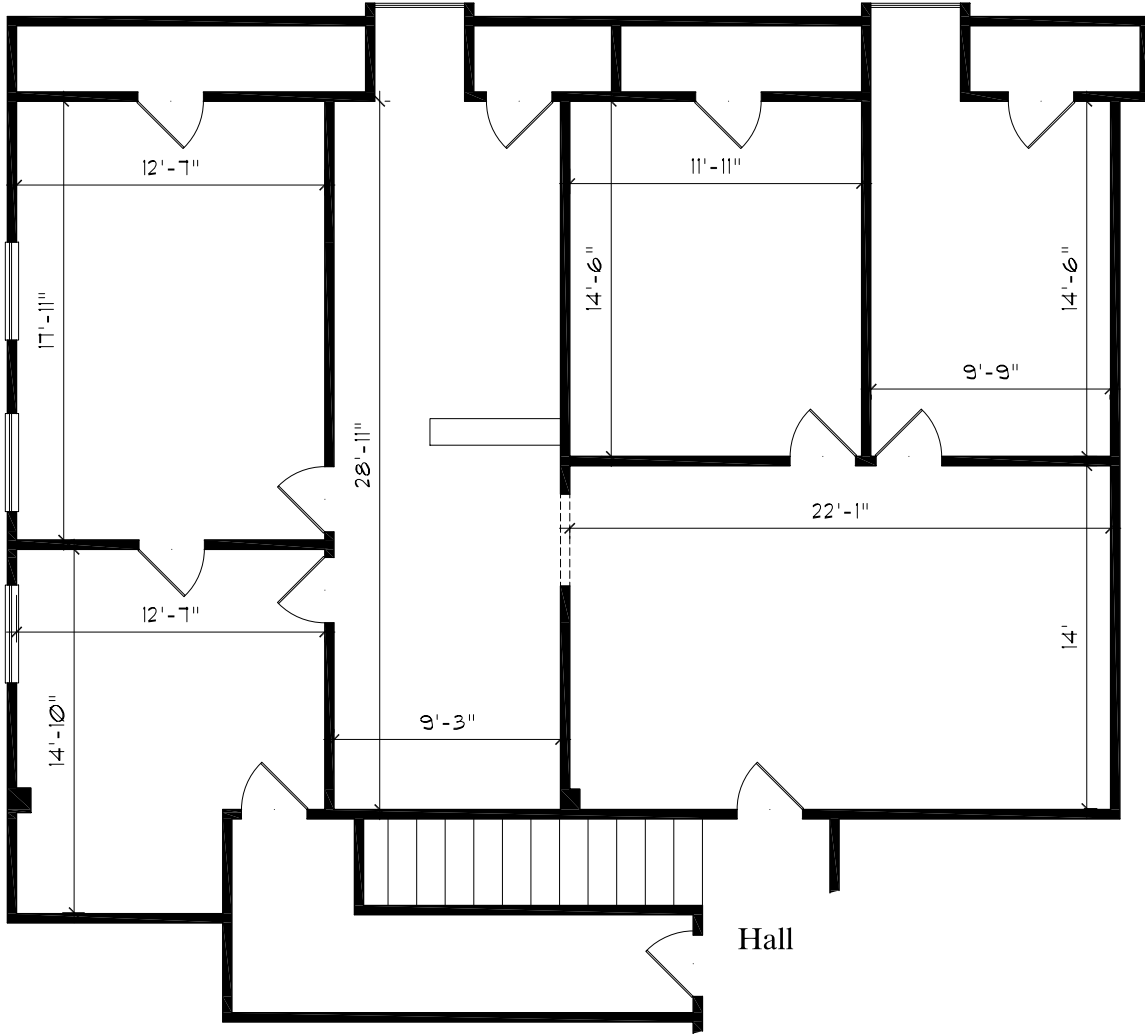
Suite 106

779 USF
879 RSF

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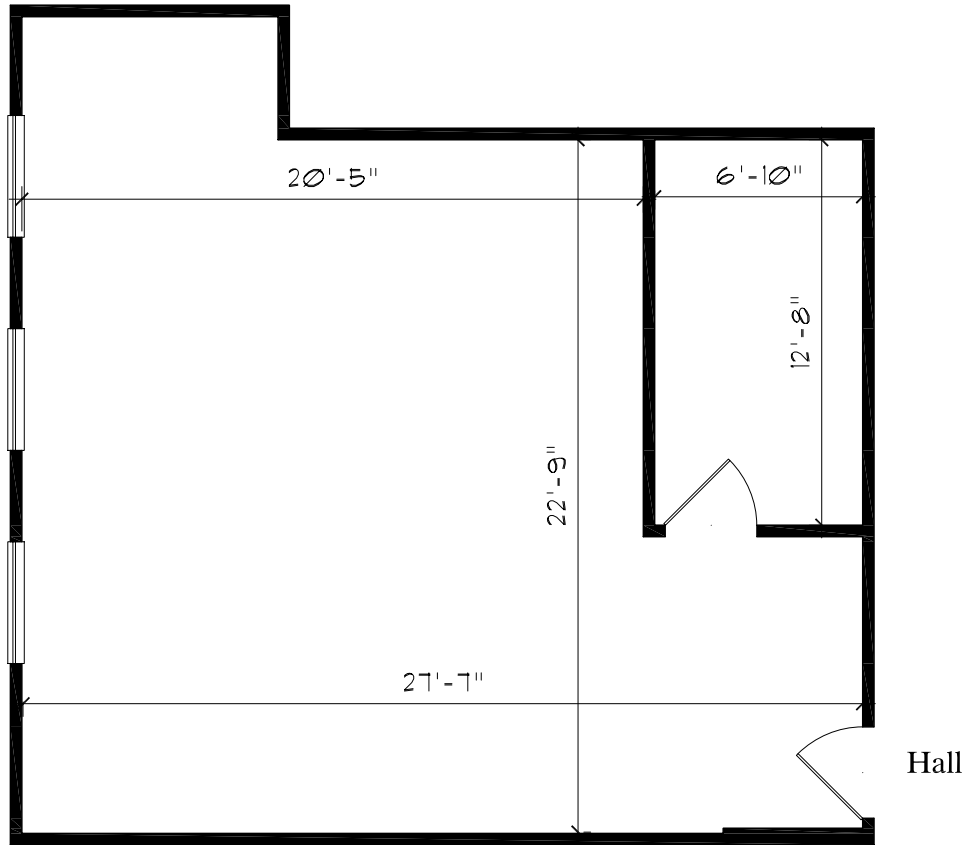
Suite 200

1633 USF
1843 RSF

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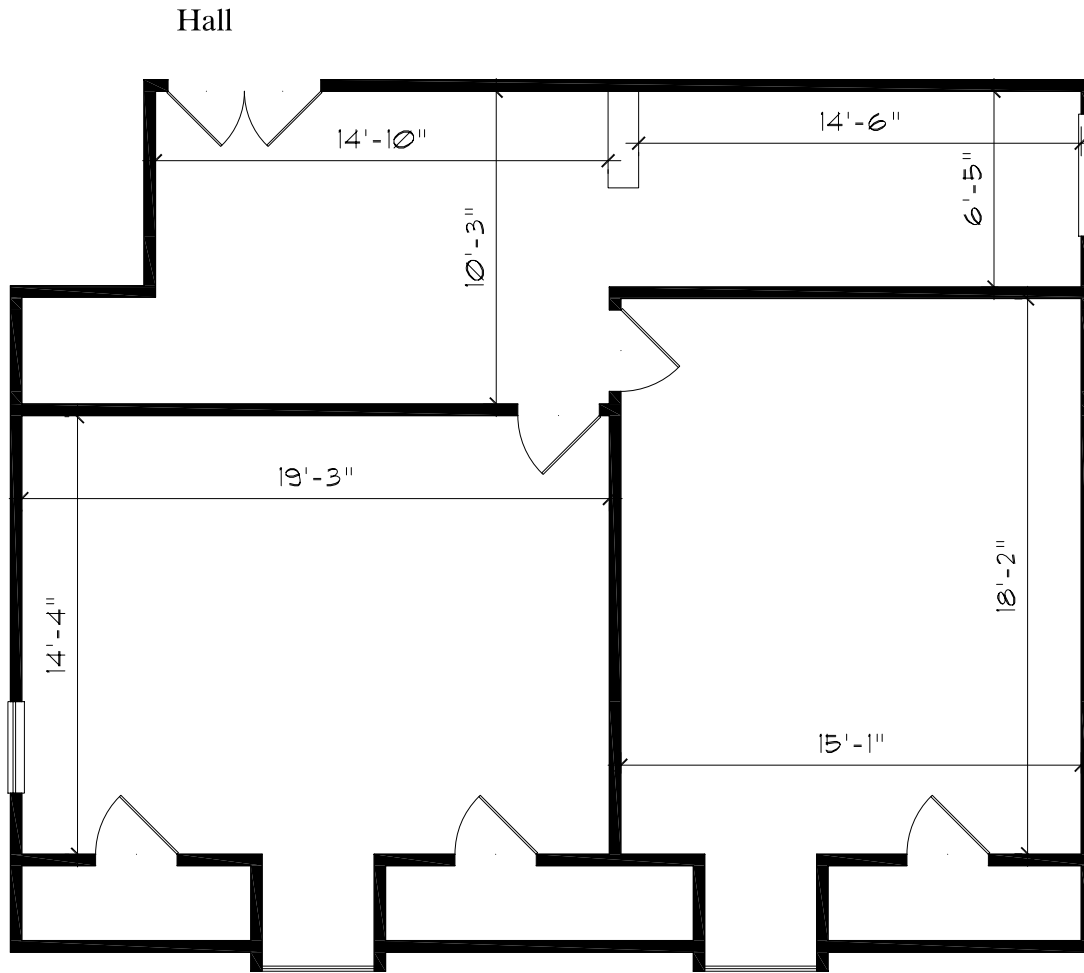
Suite 203

689 USF
778 RSF

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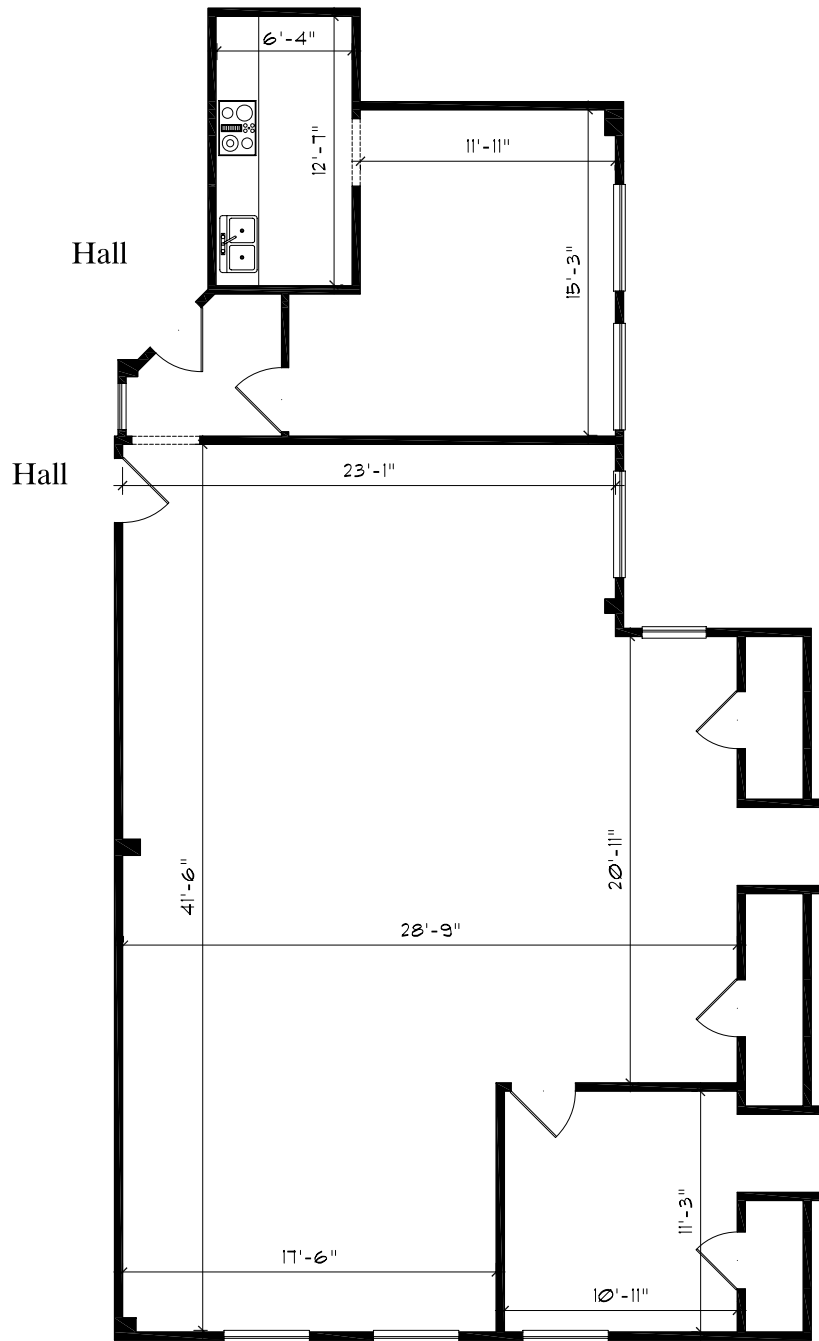
Suite 204

979 USF
1105 RSF

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Suite 208

1648 USF
1860 RSF

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



(TAR-2501) 1/1/96

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TREC No. OP-K

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