



FOR LEASE

The Fountains, 101 Cooperative Way, Georgetown, Texas 850 SF to 6,000 SF Available, some FREE rent possible

- LOCATION:** Located at the corner of Austin Ave. and Cooperative Way, in south Georgetown, an excellent location.
- LEGAL:** 5.448 acres, Inner Loop Commercial Park, Sec. 4, Lot 1, Block A, resub of Block A, Lot 1, City of Georgetown, Williamson County, Texas
- FRONTAGE:** Property has frontage on Austin Ave. and Cooperative Way, with the entrance being on Cooperative Way
- UTILITIES:** Electricity: City of Georgetown
Water: City of Georgetown
Wastewater: City of Georgetown
- ZONING:** Industrial
- FUTURE LAND USE:** Employment Center/
Integrated Office Center
- TOPOGRAPHY:** flat
- FLOOD PLAIN:** According to the FEMA maps, the property is not in the 100 year flood plain.
- IMPROVEMENTS:** Two buildings are complete, totaling 12,800 SF. Four more buildings are approved, which will total another 26,400 SF.
- LEASE RATE:** \$17 per SF, plus NNN (est. \$4)
- COMMENTS:** Property is well suited for medical or professional office use. Excellent traffic count, corner lot, highly visible location, with beautiful fountain and nice amenity. Some space is ready for occupancy, the rest could be finished out quickly. Some is already finished in medical office.

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.

GEORGETOWN COMMERCIAL PROPERTIES

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