



## FOR LEASE

### Texas Heritage Plaza Office building, 102 W. Morrow at Austin Ave. - 4,317 SF for \$12 Per SF plus NNN

- LOCATION:** Located at the corner of Austin Ave. and W. Morrow, in central Georgetown. A major traffic corridor. Excellent location, next to Regions bank.
- LEGAL:** Block A, Lot 2, Texas Heritage Place PUD, Georgetown, Williamson County, Texas
- FRONTAGE:** Property has frontage on Austin Ave. and on W. Morrow
- UTILITIES:** Electricity: City of Georgetown  
Water: City of Georgetown  
Wastewater: City of Georgetown
- ZONING:** C-3 Commercial  
The remainder of the building contains various office uses.
- FLOOD PLAIN:** According to the FEMA maps, the building is not in the 100 year flood plain.
- IMPROVEMENTS:** Building is approximately 12,400 square feet, total, and **4,317 SF** available for lease. This could be split into two spaces.
- LEASE RATE:** **\$12 per SF, NNN**, minimum 3 year lease.
- COMMENTS:** Property is well suited for a variety of uses. Excellent traffic count, signaled corner lot. Offices overlooking the North San Gabriel River, and adjacent to the hike and bike trail. Great office location. A great space for a **great price!**

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.

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