



Medical / Office / Retail Space For Lease

2,556 RSF



Crystal Falls Medical Center

601 Crystal Falls Parkway Suite #200
Leander Tx, 78641

- Medical / Office / Retail Suite #200 - End-cap
- Adjacent Tenant - Wellmed Medical Group - Senior Health Care
- Adjacent Building - Ophthalmology Clinic
- 2,556 RSF
- Rate \$25.00
- Estimated NNN's \$13.44
- Turn-key "Build to Suit" Interior Per Spec Plan Attached Below -
Estimated September Delivery
- Tenant Controlled HVAC System 24/7
- Exterior Signage - Optional
- Berm Sign Available
- Drive Up Parking - Parking Ratio 1:199 SF
- Located Just West of Old 183 and S Bagdad Rd.



Thomas C Heaton & Co

Broker

Tom Heaton 512-219-7732
Tom@HEATONcre.com

Realtor

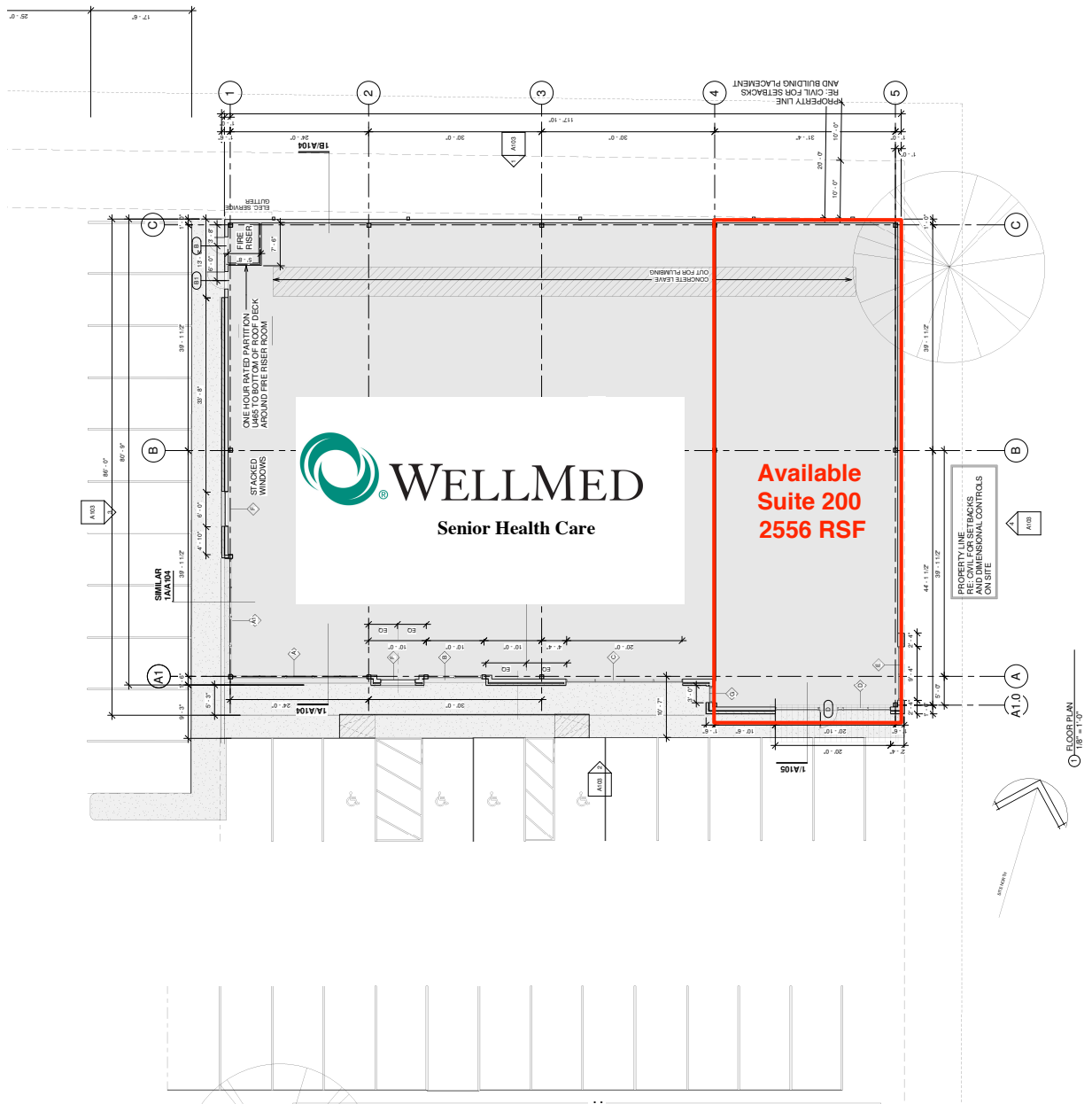
Lesley Heaton 512-921-2960
Lesley@HEATONcre.com

The information contained herein was obtained from sources deemed reliable; however, Tom C Heaton & Co makes no guaranties, warranties or representations to the completeness accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



Site Plan

Available 2,556 RSF

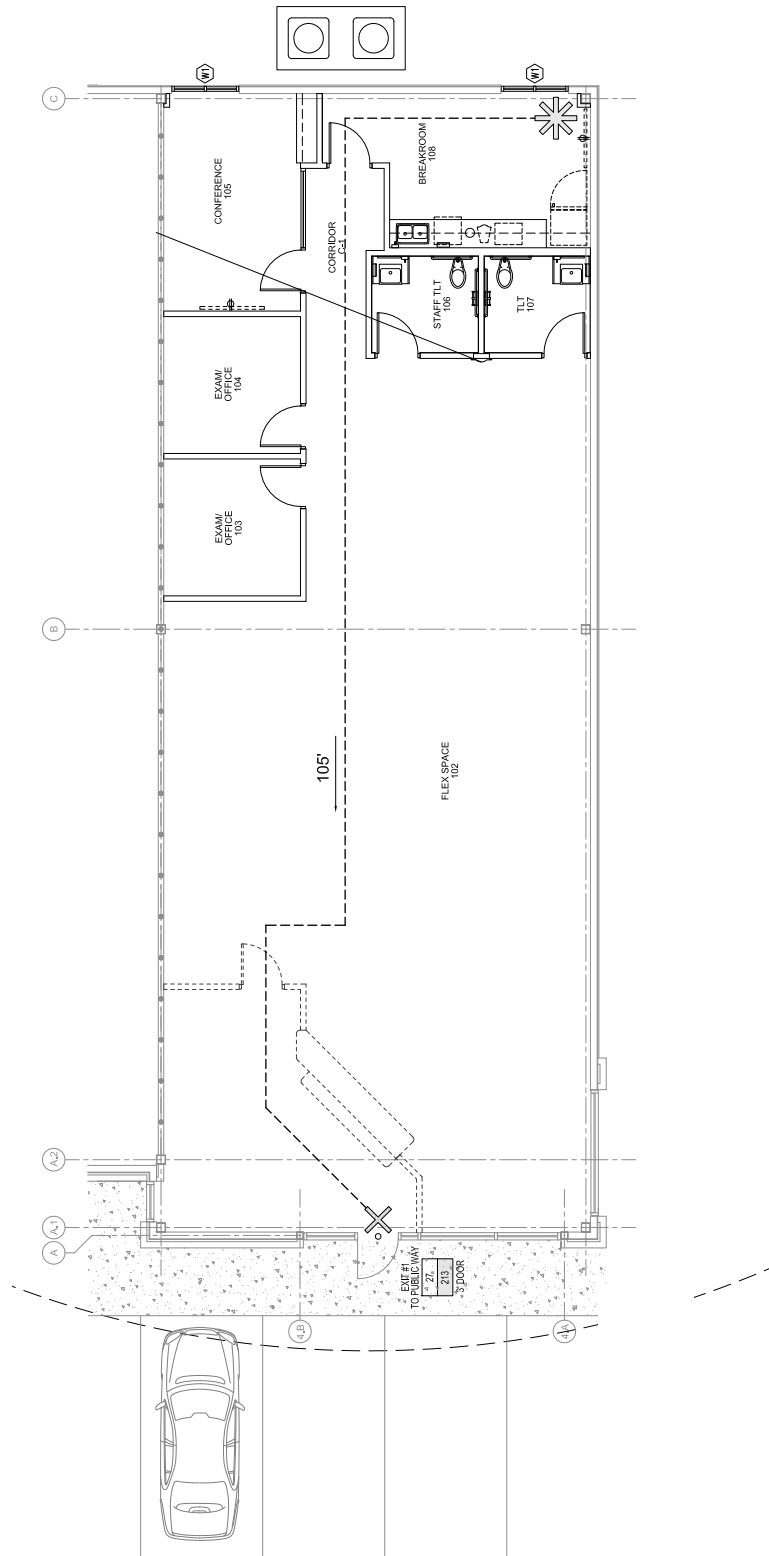


The information contained herein was obtained from sources deemed reliable; however, Tom C Heaton & Co makes no guaranties, warranties or representations to the completeness accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



Spec Plan

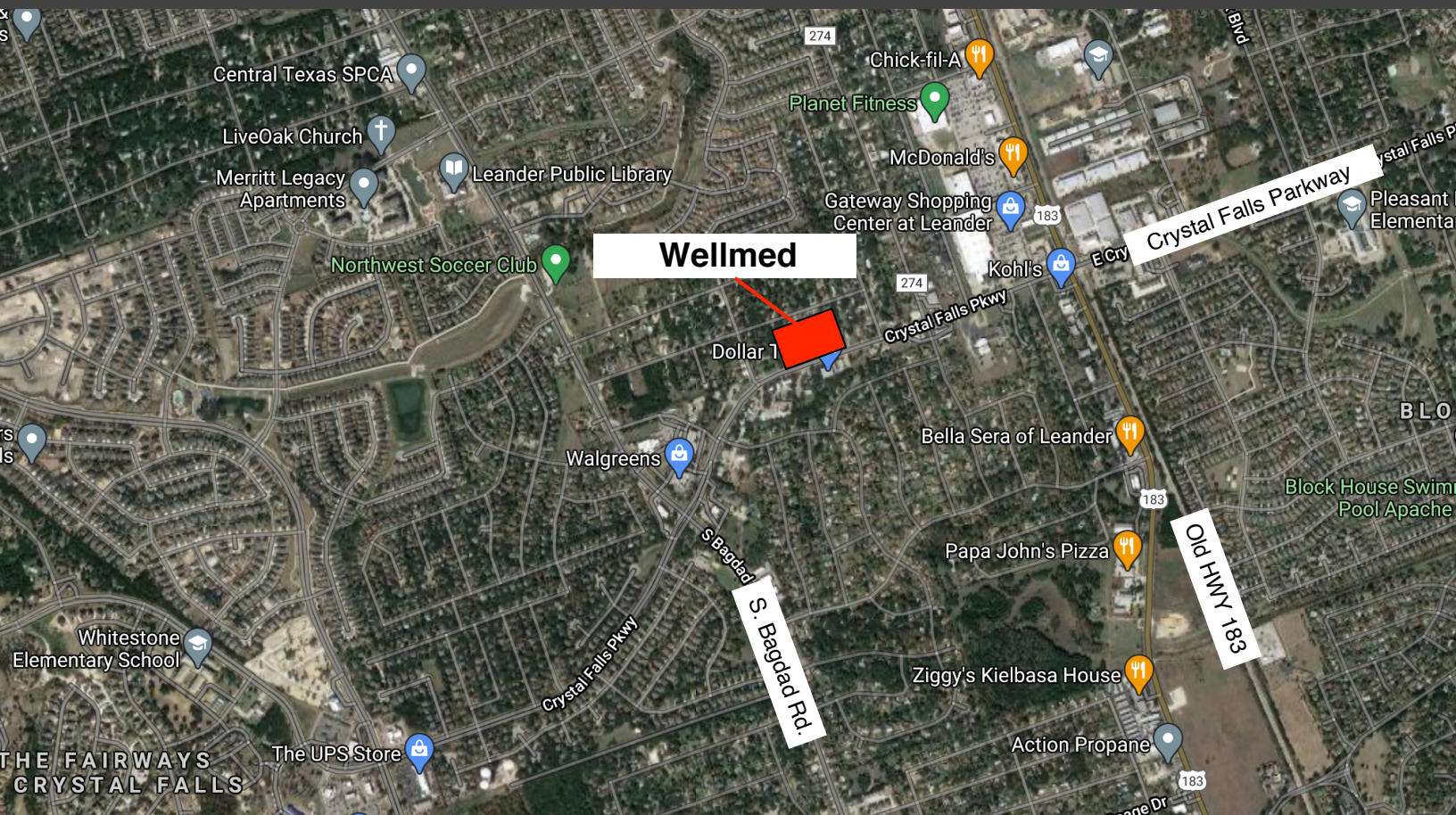
Available 2,556 RSF



The information contained herein was obtained from sources deemed reliable; however, Tom C Heaton & Co makes no guaranties, warranties or representations to the completeness accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



Locator Map



Crystal Falls Medical Center

601 Crystal Falls Parkway Suite #200

Leander Tx, 78641

The City of Leander is one of the fastest growing cities providing many job opportunities. Crystal Falls Medical Center is conveniently located in the heart of Leander just west of Old 183 and east of South Bagdad Road.

Nearby Medical Services

Ophthalmology Clinic

Texas Family Eye Care

Crystal Falls Dental

Hill Country Allergy and Asthma

Leander Pediatrics Dentistry

Whitestone Physical Therapy

Clarity Eye Center

Austin Regional Clinic

The information contained herein was obtained from sources deemed reliable; however, Tom C Heaton & Co makes no guaranties, warranties or representations to the completeness accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



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 coincidental 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.

Thomas C Heaton	0170110	Tom@HEATONcre.com	(512)219-7732
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
n/a	n/a	n/a	
Designated Broker of Firm	License No.	Email	Phone
n/a	n/a	n/a	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lesley A Heaton	636525	Lesley@HEATONcre.com	(512)921-2960
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov