



# VILLAGE ON LAKELINE



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FOR SALE OR LEASE | 120 S. Lakeline Blvd, Cedar Park, TX 78613

New construction Class A Office/Medical buildings, located on S. Lakeline Blvd near 1431 with an abundance of retail, restaurants and hotels within the area.

**Building 1:** 10,902 SF (5,451 SF per floor)  
**Building 2:** 10,902 SF (5,451 SF per floor)

**Building 3:** 11,182 SF (5,591 SF per floor)  
**Building 4:** 11,182 SF (5,591 SF per floor)

# VILLAGE

ON LAKELINE

# PROPERTY DESCRIPTION

LOCATION MAP

**Building 1** - 10,902 SF  
(5,451 SF per floor)

**Building 2** - 10,902 SF  
(5,451 SF per floor)

**Building 3** - 11,182 SF  
(5,591 SF per floor)

**Building 4** - 11,182 SF  
(5,591 SF per floor)

## FEATURES

44,168 SF New Construction +  
Class A Office/Medical Buildings

3.76 per 1,000 SF Parking Ratio +

First Floor +  
Retail Presence

Building Signage +  
Opportunities

Modern Construction +  
and Architecture

Perfect for Medical +  
and Office Users

Outdoor Common Areas +

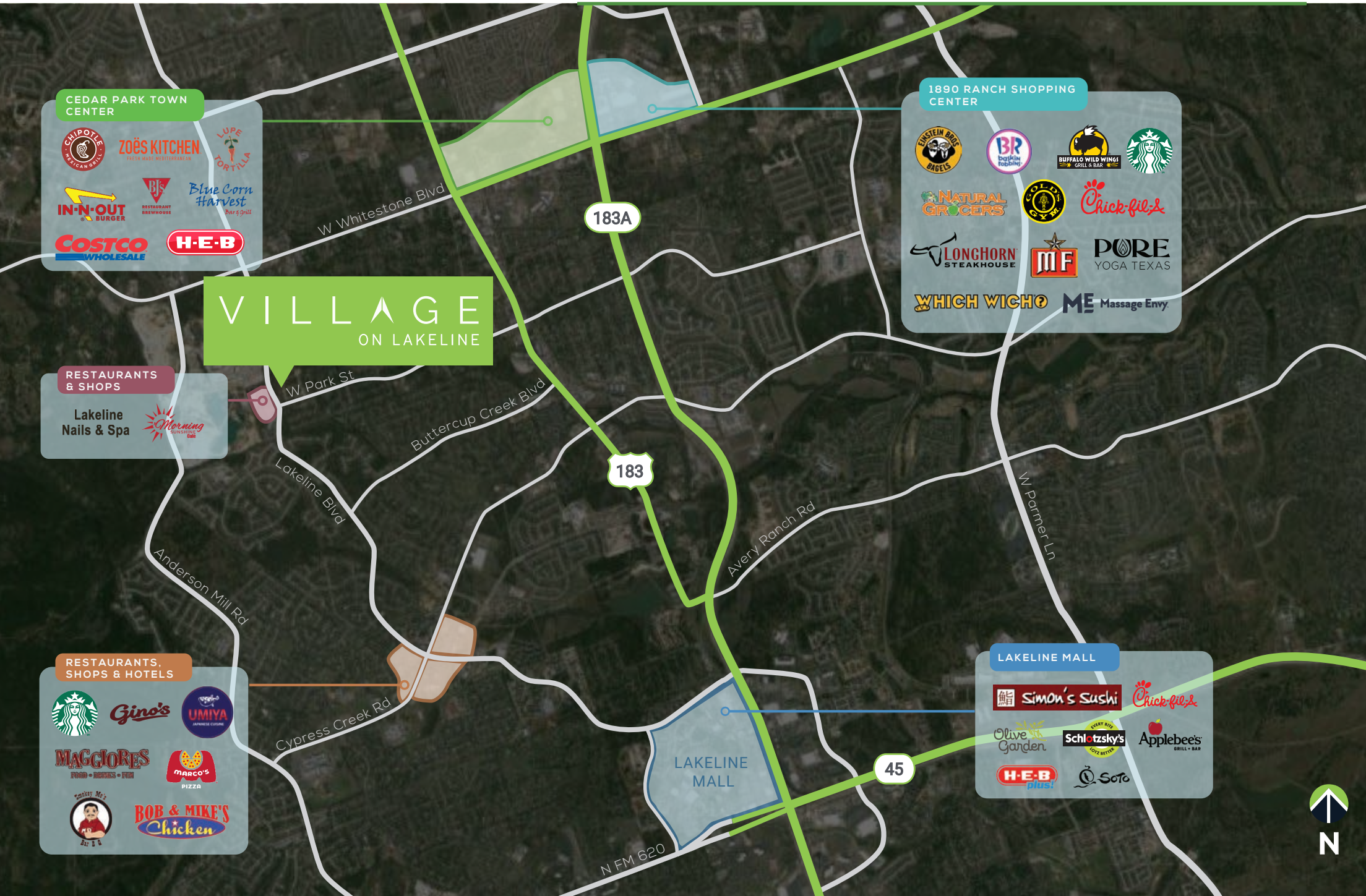
Bicycle Parking +

## LOCATION

120 S. Lakeline Blvd  
Cedar Park, TX 78613







VILLAGE  
ON LAKELINE

LAKELINE  
MALL

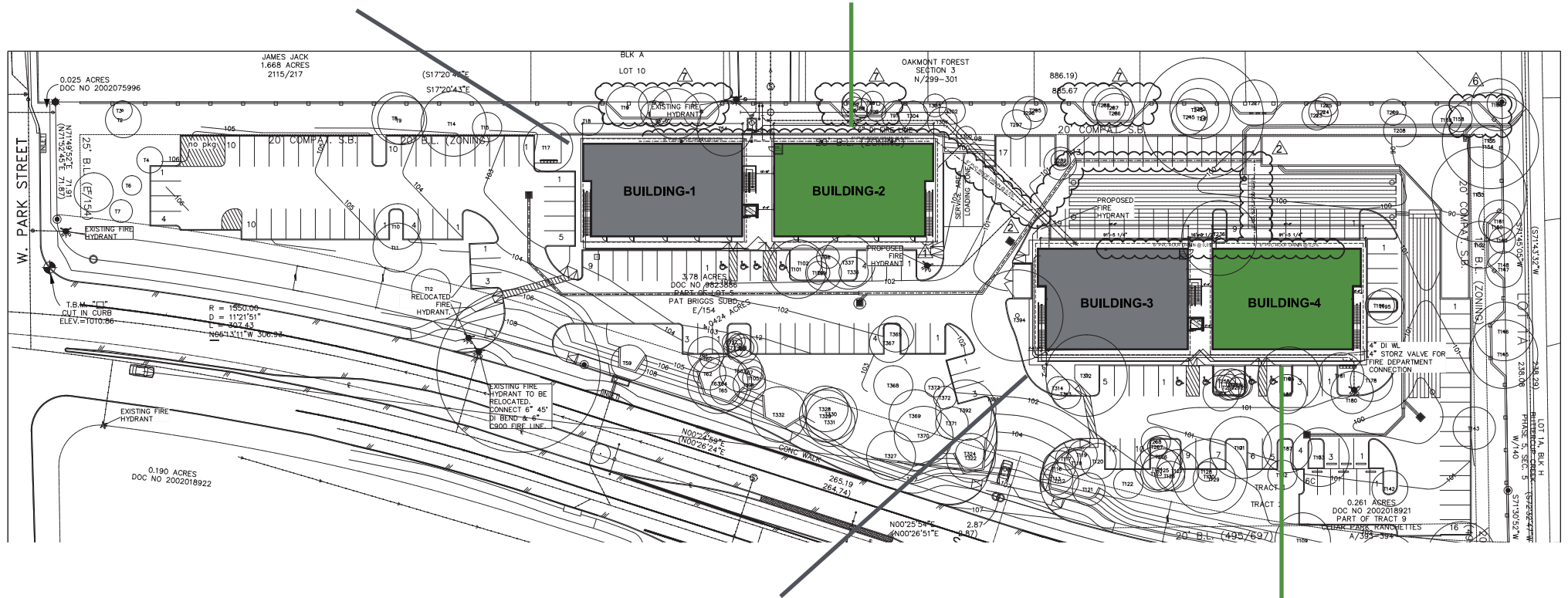


## BUILDING ONE

First Floor - 5,451 SF  
Second Floor - 5,451 SF  
Total Building - 10,902 SF

## BUILDING TWO

First Floor - 5,451 SF  
Second Floor - 5,451 SF  
Total Building - 10,902 SF



## BUILDING THREE

First Floor - 5,591 SF  
Second Floor - 5,591 SF  
Total Building - 11,182 SF

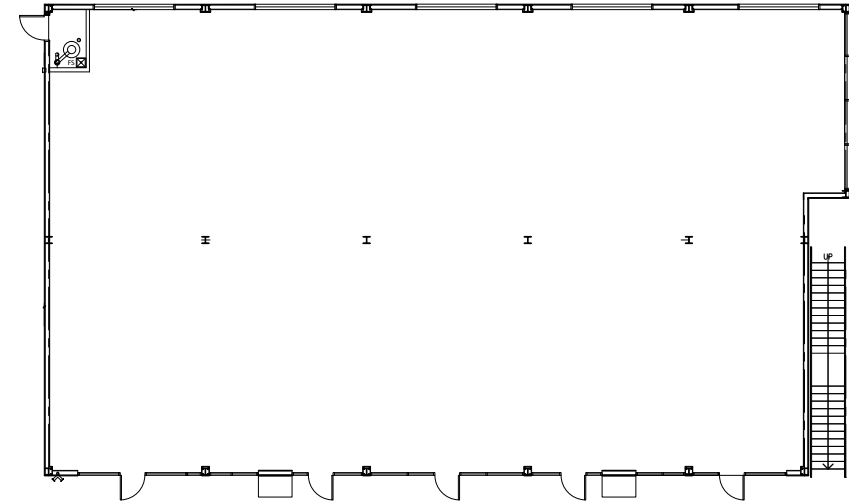
## BUILDING FOUR

First Floor - 5,591 SF  
Second Floor - 5,591 SF  
Total Building - 11,182 SF

BUILDING 1, FIRST FLOOR - 5,451 SF

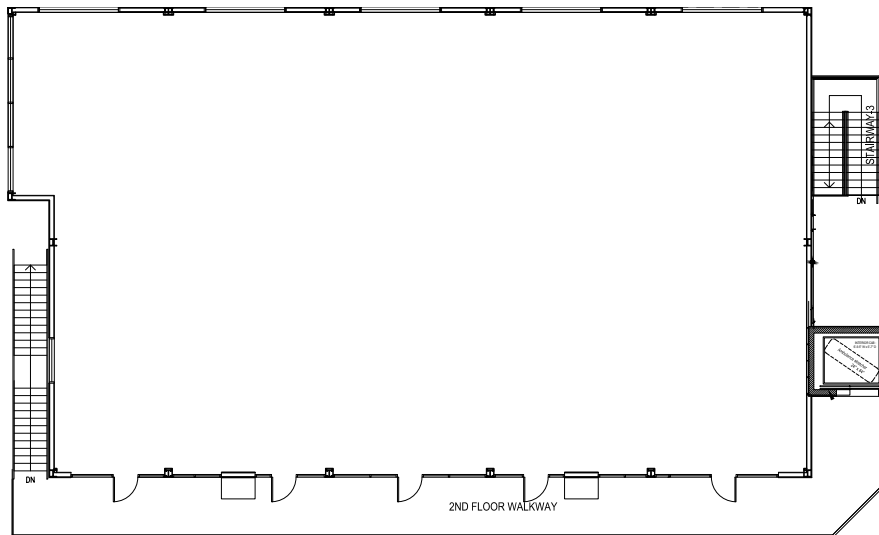


BUILDING 2, FIRST FLOOR - 5,451 SF

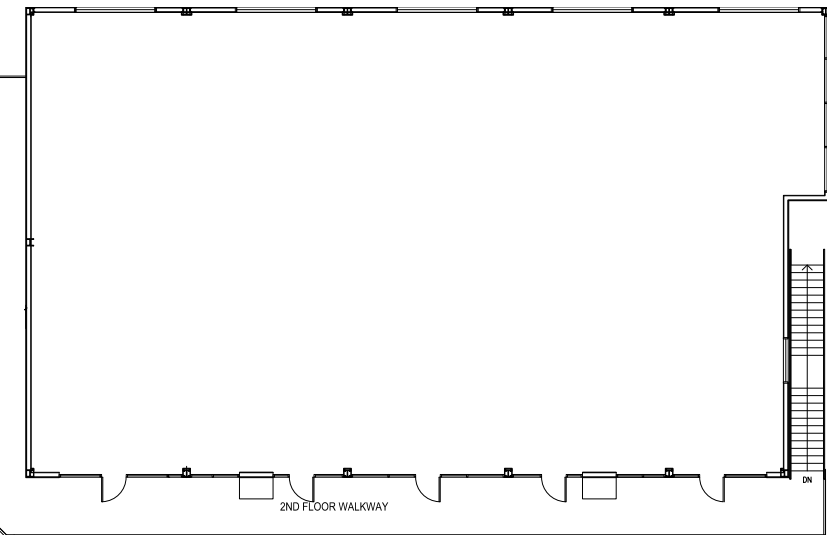


**Spec suite plans are included at the end of the flyer**

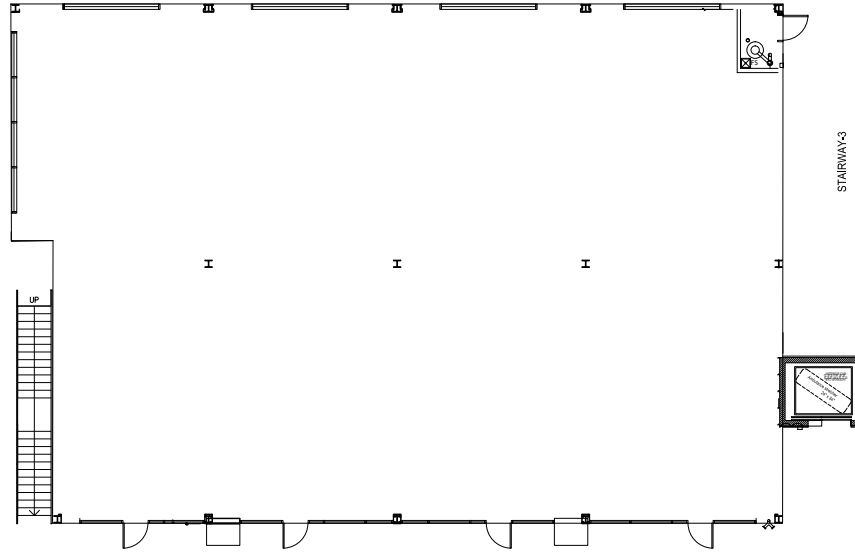
BUILDING 1, SECOND FLOOR - 5,451 SF



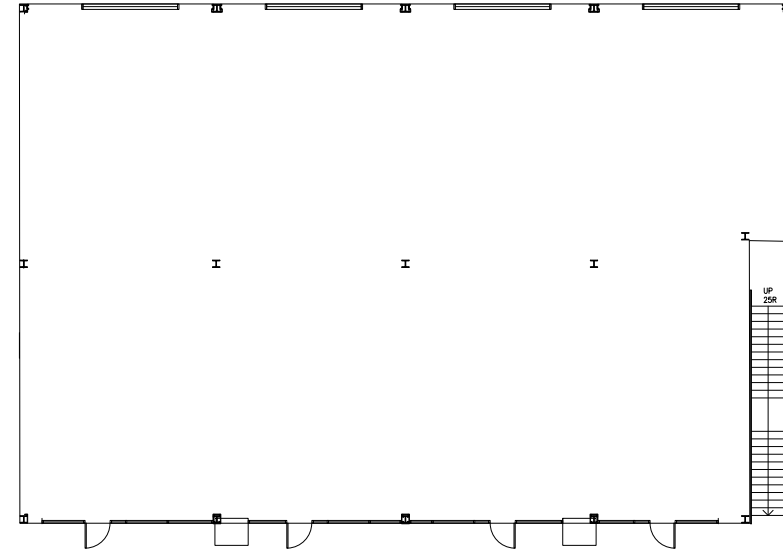
BUILDING 2, SECOND FLOOR - 5,451 SF



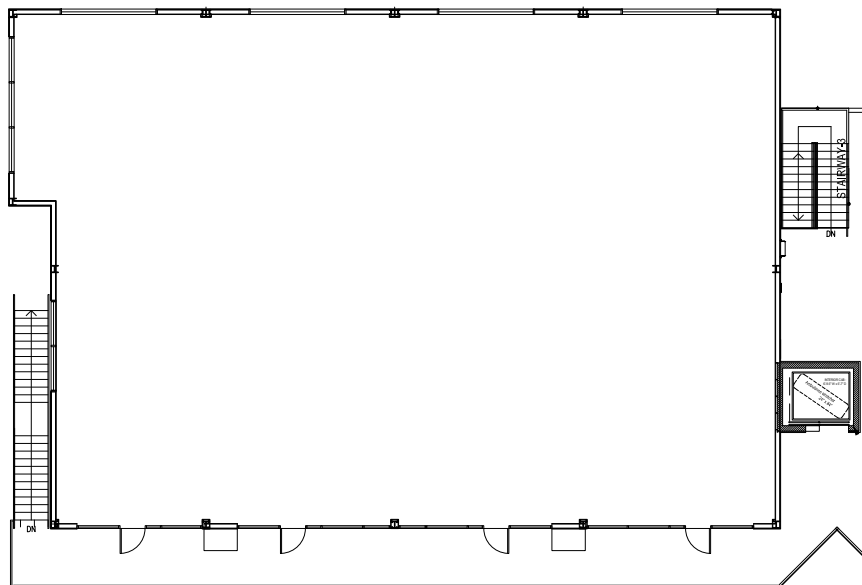
BUILDING 3, FIRST FLOOR - 5,591 SF



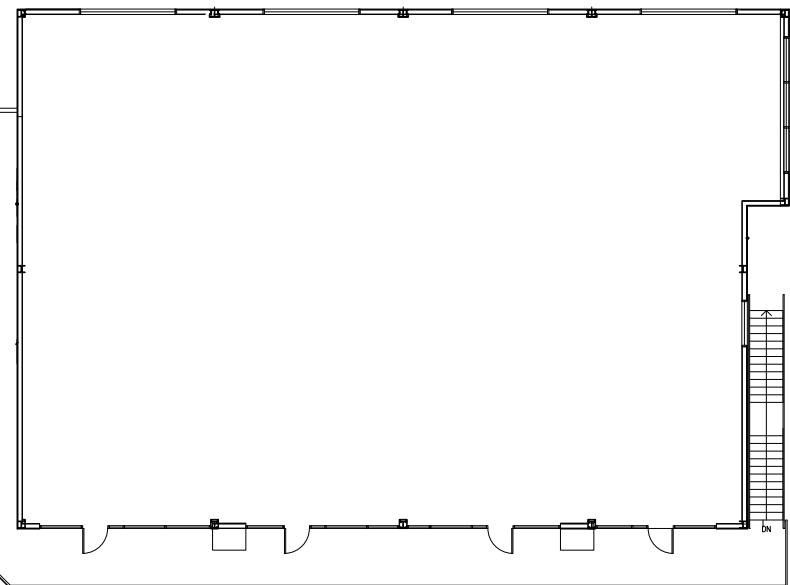
BUILDING 4, FIRST FLOOR - 5,591 SF












BUILDING 3, SECOND FLOOR - 5,591 SF

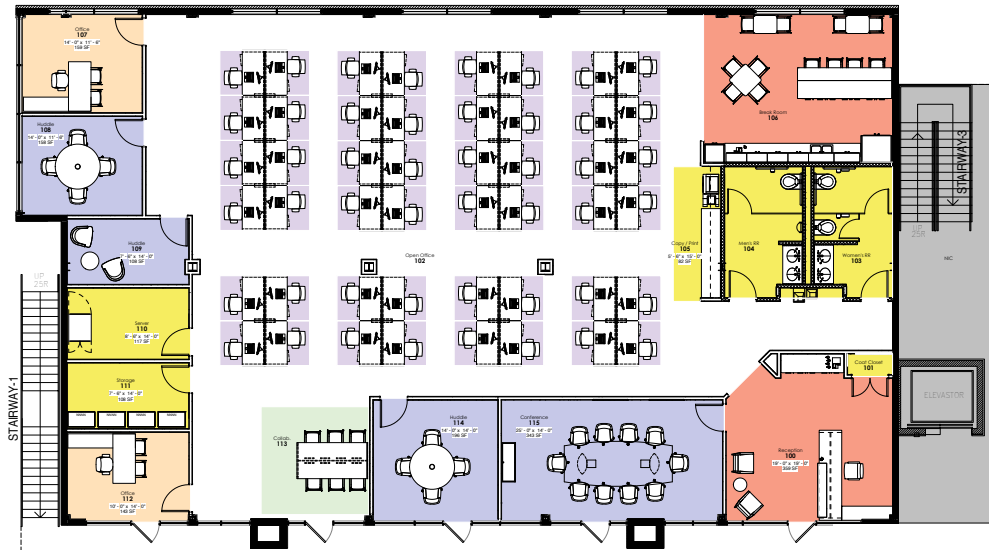


BUILDING 4, SECOND FLOOR - 5,591 SF












**SUITE 100**  
5,451 SF  
OPTION 1

COUNTS	
	OFFICES : 2
	BREAKOUT AREAS : 4
	CONFERENCE : 1
	BREAK AREAS : 1
	WORK STATIONS : 48
	WORK/COPY AREA : 1
	SERVER ROOMS/STORAGE : 2
	RECEPTION : 1
	RESTROOMS : 2












**SUITE 100**  
5,451 SF  
OPTION 2

COUNTS	
	OFFICES : 5
	BREAKOUT AREAS : 5
	CONFERENCE : 1
	BREAK AREAS : 1
	WORK STATIONS : 26
	WORK/COPY AREA : 1
	SERVER ROOMS/STORAGE : 2
	RECEPTION : 1
	RESTROOMS : 2









DEMISED PLAN

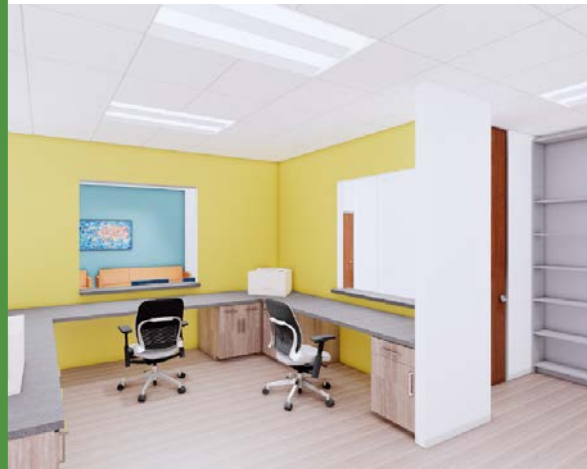
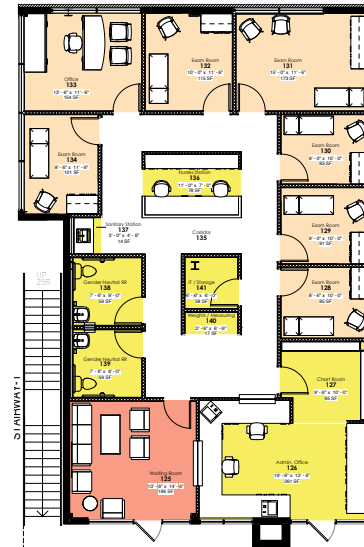
SUITE 125  
3,362 SF

COUNTS	
	OFFICES: 3
	BREAKOUT AREAS: 3
	CONFERENCE: 1
	BREAK AREAS: 1
	WORK STATIONS: 16
	WORK/COPY AREA: 1
	SERVER ROOMS/STORAGE: 1
	RECEPTION: 1
	RESTROOMS: 2



SUITE 150  
2,089 SF

COUNTS	
	OFFICES: 2
	EXAM ROOMS: 6
	STORAGE: 2
	WAITING ROOM: 1
	RESTROOMS: 2
	NURSES STATION: 1





## Information About Brokerage Services

Texas law requires all real estate license holders 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 interest 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 say 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential 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 interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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