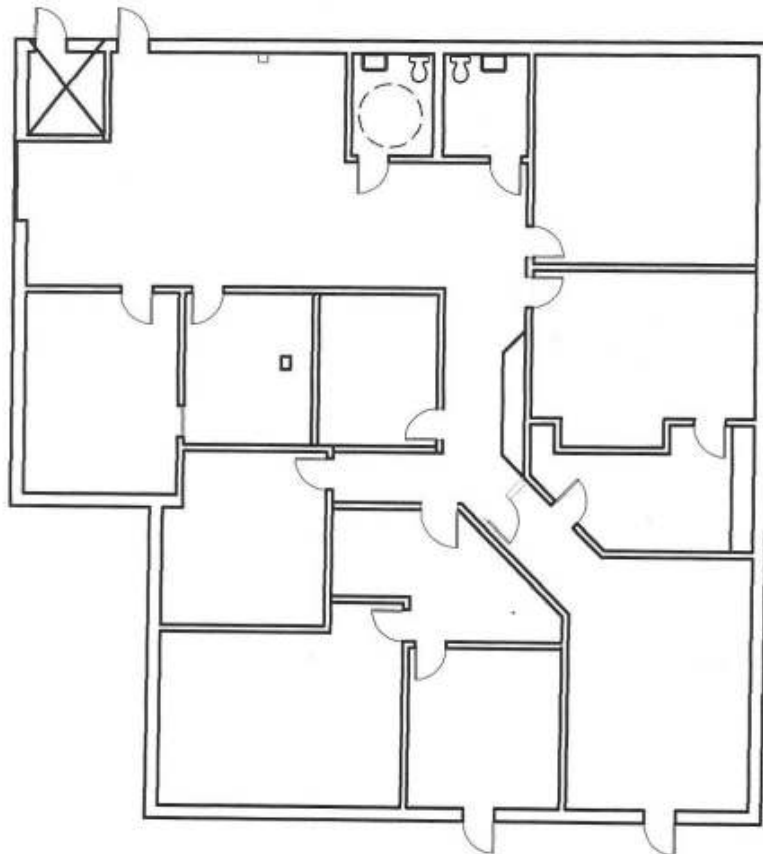


**FOR LEASE: 204 SOUTH IH-35, SUITE 104 & 105  
GEORGETOWN, TX 78626**



- LOCATION:** Southwest corner of IH-35 and Williams Drive in Georgetown, Texas.
- SPACE:** 3,533+/- sq. ft of Class A office space in one of the best located office buildings in Georgetown. Ground floor space consists of reception area and 8 to 9 offices, 2 rest rooms and a break area. See enclosed floor plan. Sub-lease - see Broker.
- PARKING:** City Code
- LEASE RATE:** \$19.00 per sq. ft. plus utilities.
- LEASE TERM:** 1 - 3 years - (5/31/2012)
- DEPOSIT:** 1 month's rent                      **FINISH-OUT:** As Is
- COMMENTS:** Nicely finished-out office space. Prior tenant was an engineering company.
- COMMISSION:** 3% to Leasing Agent

The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The Broker makes no warranty, express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages an independent examination of the property be conducted by representatives of the buyer. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS.



**TURNER COMMERCIAL PROPERTIES**  
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