



3613 Williams Drive, Suite 304
Georgetown, TX 78628

AGENT: RON LEPS
Representing the Lessor
512-930-2800 or
512-869-6766

**AVAILABLE FOR LEASE
215 WEST UNIVERSITY
GEORGETOWN, TEXAS 78626**

Excellent location in Downtown Georgetown District - finished out for office space with parking.

PARKING: 6 spaces

DEPOSIT: 1 months rent

LEASE TERM 2 - 3 years

SIGNAGE: Located on existing sign structure

MONTHLY RENTAL:

Monthly rental rate of \$3,000.00 for 1,985+/- sq. ft.. Price includes taxes and insurance.

TENANT IMPROVEMENTS:

Existing telephone system stays in building. Property features zoned HVAC, reception area, conference area, 5 offices, break/kitchen area and lots of storage space. Recently remodeled and decorated. **Property is being leased in its "AS IS, WHERE IS" condition.** Immediate move in.

COMMISSION: 3% to Leasing Broker

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.**

