

TURNER COMMERCIAL PROPERTIES

3613 Williams Dr., Suite 304
Georgetown, TX 78628

BROKER: STEVE TURNER
Representing the Lessor
512-930-2800 (O)
512-632-9225 (M)

For Lease: 824 S. Austin Avenue Georgetown, Texas 78626



Located one block south of the Square on the corner of Austin Avenue and 9th Street. This historic building was built in the early 1900's and for many years was used as a dental office. The building has new flooring, paint and lighting. This building has been and will continue to be one of the most recognizable addresses and locations in Georgetown, with much history through the years. See Broker for details.

DEPOSIT:	\$2,000.00	SIZE:	1,790 +/- sq. ft.
EST. 2009 TAX:	\$5,700.00	LEASE RATE:	\$2,000.00 per month
MOVE-IN:	Available now	LEASE TERM:	24 to 60 months
EST. PROPERTY INSURANCE:	\$1,000.00	COMMISSION:	3% to Lessee's 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
3613 Williams Drive, Suite 304 • Georgetown, Texas 78628
512/930-2800 (Phone) • 512/819-0141(Fax)

TURNER COMMERCIAL

PROPERTIES

3613 Williams Drive, Suite 304
Georgetown, TX 78628

BROKER: STEVE TURNER
Representing the Lessor
512-930-2800 (O)
512-632-9225 (M)

AVAILABLE FOR LEASE: 109 & 111 WEST 9TH STREET, GEORGETOWN, TEXAS 7862

Located one block south of the Historic Georgetown Square. Best use could be either office or retail use.

PARKING: 5 spaces

LEASE TERM: 2 to 5 years

DEPOSIT: 1 months rent

SIGNAGE: To be located on the building

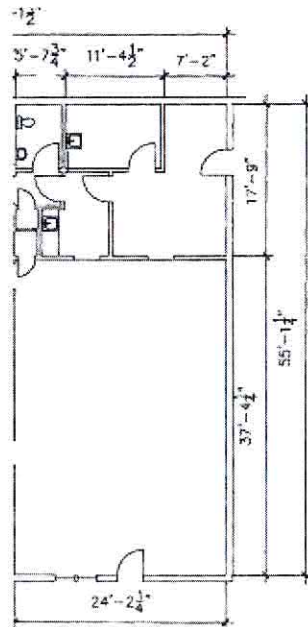
MONTHLY RENTAL: \$1.25 per sq. ft. plus \$.20 per sq. ft. for Common Area Maintenance

TENANT IMPROVEMENTS: Property is being leased in its "AS IS, WHERE IS" condition.

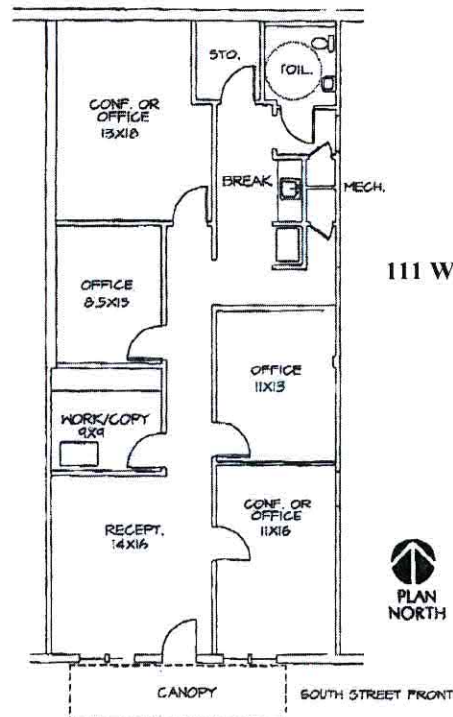
109 W. 9TH STREET: 1,475 +/- sq. ft. – available now **111 W. 9TH STREET:** 1,475 +/- sq. ft. – available now

COMMISSION: 3% to Lessee's Agent

109 W. 9th



111 W. 9th



FLOOR PLAN

PROPOSED
OFFICE
109-111 W. 9TH ST., GEORGETOWN, TEXAS

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 to be conducted by representatives of the

TURNER COMMERCIAL PROPERTIES

3613 Williams Drive, Suite 304 • Georgetown, Texas 78628
512/930-2800 (Phone) • 512/819-0141(Fax)

TURNER COMMERCIAL

PROPERTIES

3613 Williams Drive, Suite 304
Georgetown, TX 78628

BROKER: STEVE TURNER
Representing the Lessor
512-930-2800 (O)
512-632-9225 (M)

FOR LEASE: MAKEMSON-STEEL-WEIR BUILDING 800 S. AUSTIN AVENUE GEORGETOWN, TX 78626

LOCATION: Southwest corner of Austin Avenue and 8th Street on the Square in Georgetown. The most recognized address in the city of Georgetown.

SIZE: Suite M-204: (office space upstairs) – 436 +/- useable sq. ft. – 532 +/- rentable sq. ft. \$700.00 per month, plus \$4.50 per sq. ft. operating expense – available 10-1-05

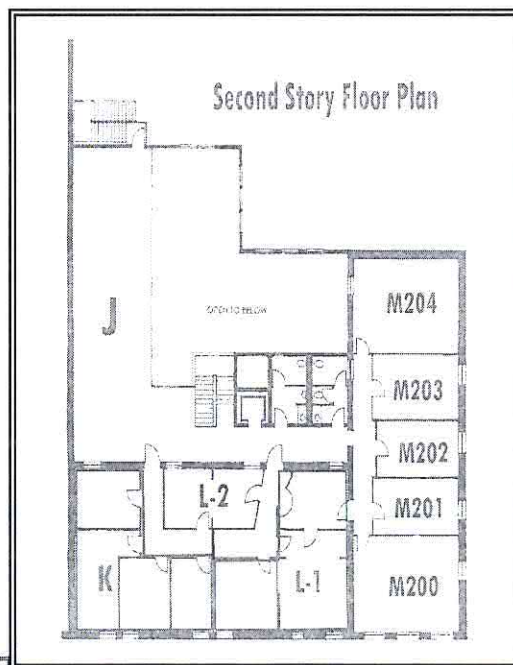
Suite M-201 & 202 & 203: 651 +/- useable sq. ft. – 791 +/- rentable sq. ft.
\$1,450.00 per month, plus \$4.50 per sq. ft. operating expense – available now

DEPOSIT: One months rent

LEASE TERM: 24 to 60 months

MOVE-IN: 30 days after lease signing

COMMISSION: 3% to Lessee's 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.