



OFFICE | ROUND ROCK | FOR LEASE

2050 Double Creek Dr

Round Rock, Texas 78664



PROPERTY DESCRIPTION

Two-Story Office Building for Lease in Round Rock

First Floor
Office Suites
Units 1,600 SF each, can be combined

Suite 250 - 3,200 SF
White-Box
Balcony end-cap with pitched ceiling, floor-to-ceiling windows wrapped around the space with expansive views of Round Rock
Perfect for event center, church group, creative office, or photographer

TIA available

SPACES

SPACE SIZE

Suite 110	1,600 SF
Suite 120	1,600 SF
Suite 130	1,600 SF
Suite 140	1,600 SF
Suite 250	3,200 SF

LEASE RATE

\$19.00 - \$21.00/SF/Year + NNN

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Shelly Morgan
shelly@donquick.com
512.814.1825

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LOCATION OVERVIEW

Located at Double Creek Dr and Gattis School Rd. The adjacent property south is light industrial use condominiums.

Dell Inc. headquarters and main campus is located only two miles away.

Just across Texas 45 from Dell, the 20 million dollar mixed-used development 'The District' will be on 65 acres.

Round Rock ISD built their latest high school, Cedar Ridge one block east.

Just 3 miles away from the intersection of Interstate 35 and Texas 45 provides easy access from all over the Austin metropolitan area.

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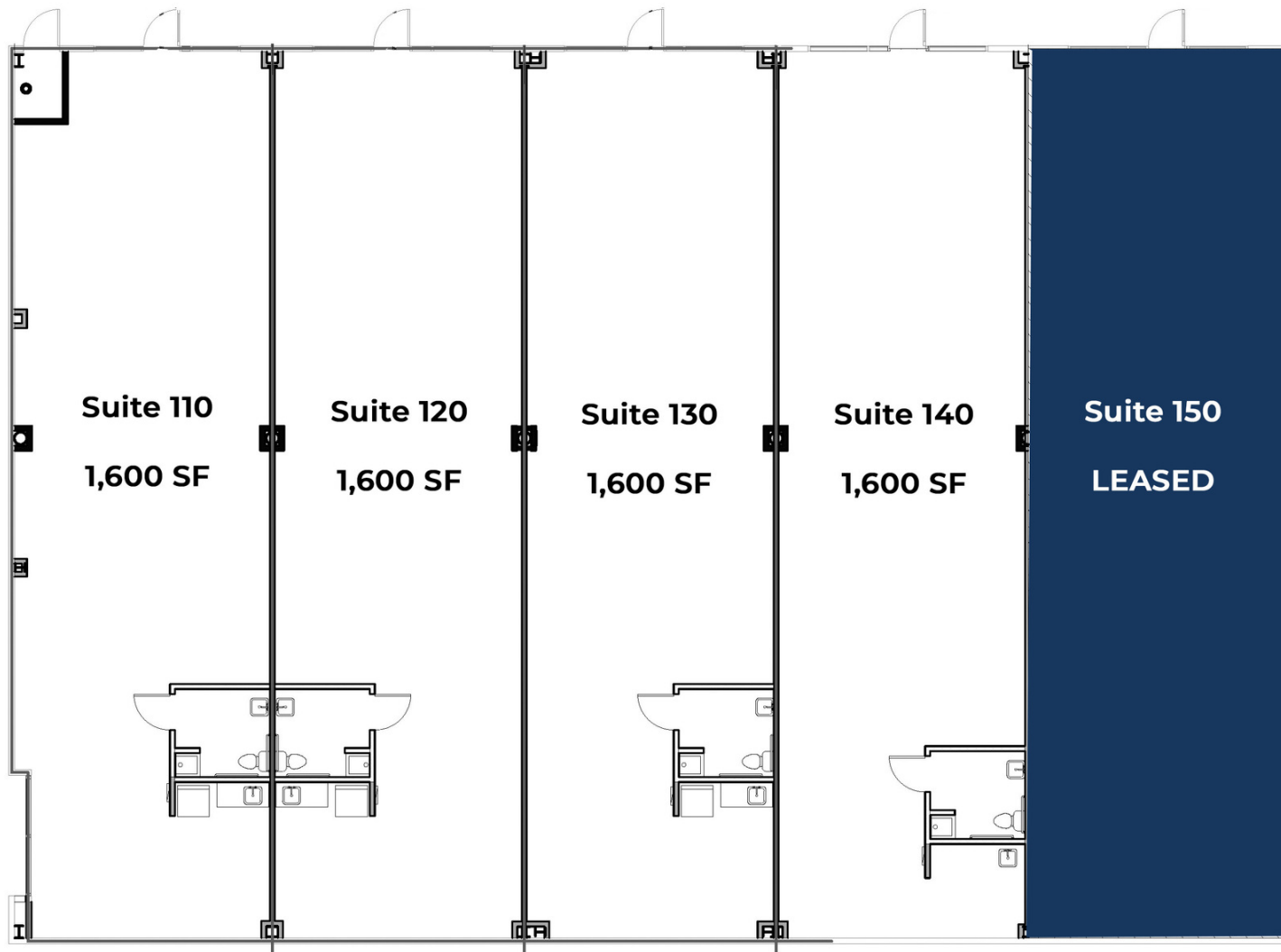
Additional Photos

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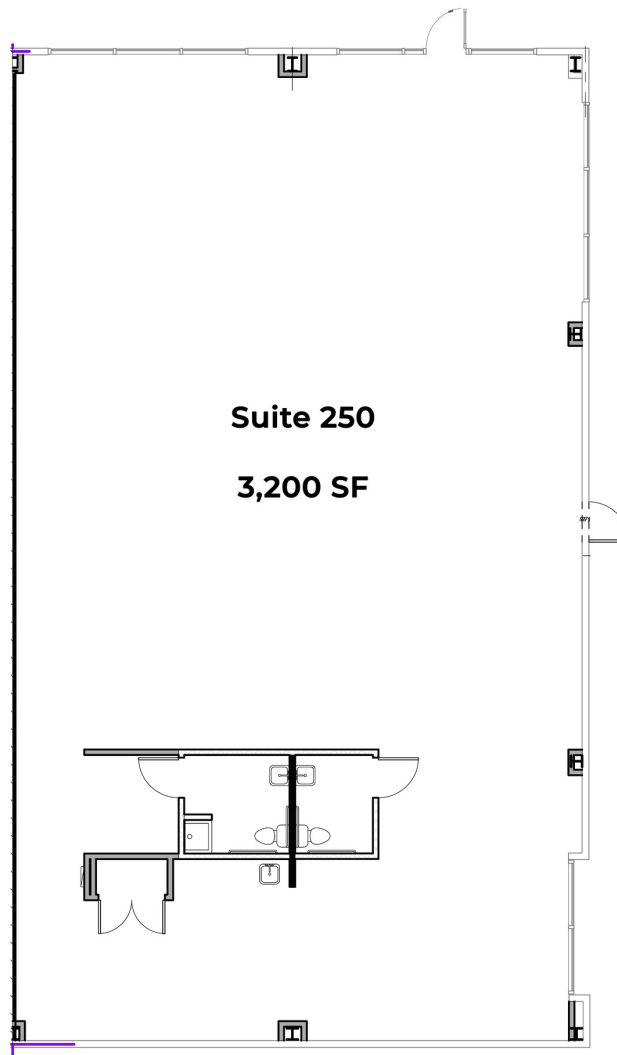
1st Floor

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2nd Floor

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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 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 an 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 confidential 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.

Don Quick & Associates, Inc.	347889	info@donquick.com	(512) 255-3000	
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Darren Quick	443913	darren@donquick.com	(512) 255-3000	
Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Shelly Morgan	509529	shelly@donquick.com	(512) 814-1825	
Sales Agent/Associate’s Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date