

**2,500 to 5,000 RSF Office Space New Construction in Shell Condition
Available Now For Pre-lease (Approximate Delivery 01/01/25 to 02/01/25)**



La Jaita Business Park

1405 Arrow Point Drive Building 11 Suite #1104 & #1108
Cedar Park Tx, 78613

- 1st Generation New Construction in Shell Condition
- General Office Building #11: 16,300 Total Sq. Ft.
- 5000 RSF (Contiguous) Remaining Available in Shell Condition:
- Suite #1104: 2,500 RSF Available Now For Pre-lease
- Suite #1108: 2,500 RSF Available Now For Pre-lease
- Approximate Delivery Jan. to Feb. 2025
- Rate \$22.20 PSF
- NNN's \$4.80 PSF
- Turn-Key "Build to Suit" Interiors
- In-House Space Planner, Architect, & Construction Team
- Private Tenant Controlled HVAC System 24/7
- Exterior Building Signage - Optional
- Plentiful Drive-up Parking - Ratio 1:182
- Located at New Hope Dr. & Arrow Point Dr.
- Easy Access to 183 Toll & Ronald Regan & W. Parmer Ln.



Thomas C Heaton & Co

Broker

Tom Heaton
512-921-2960

Tom@HEATONcre.com

Associate Broker

Lesley Heaton
512-921-2960

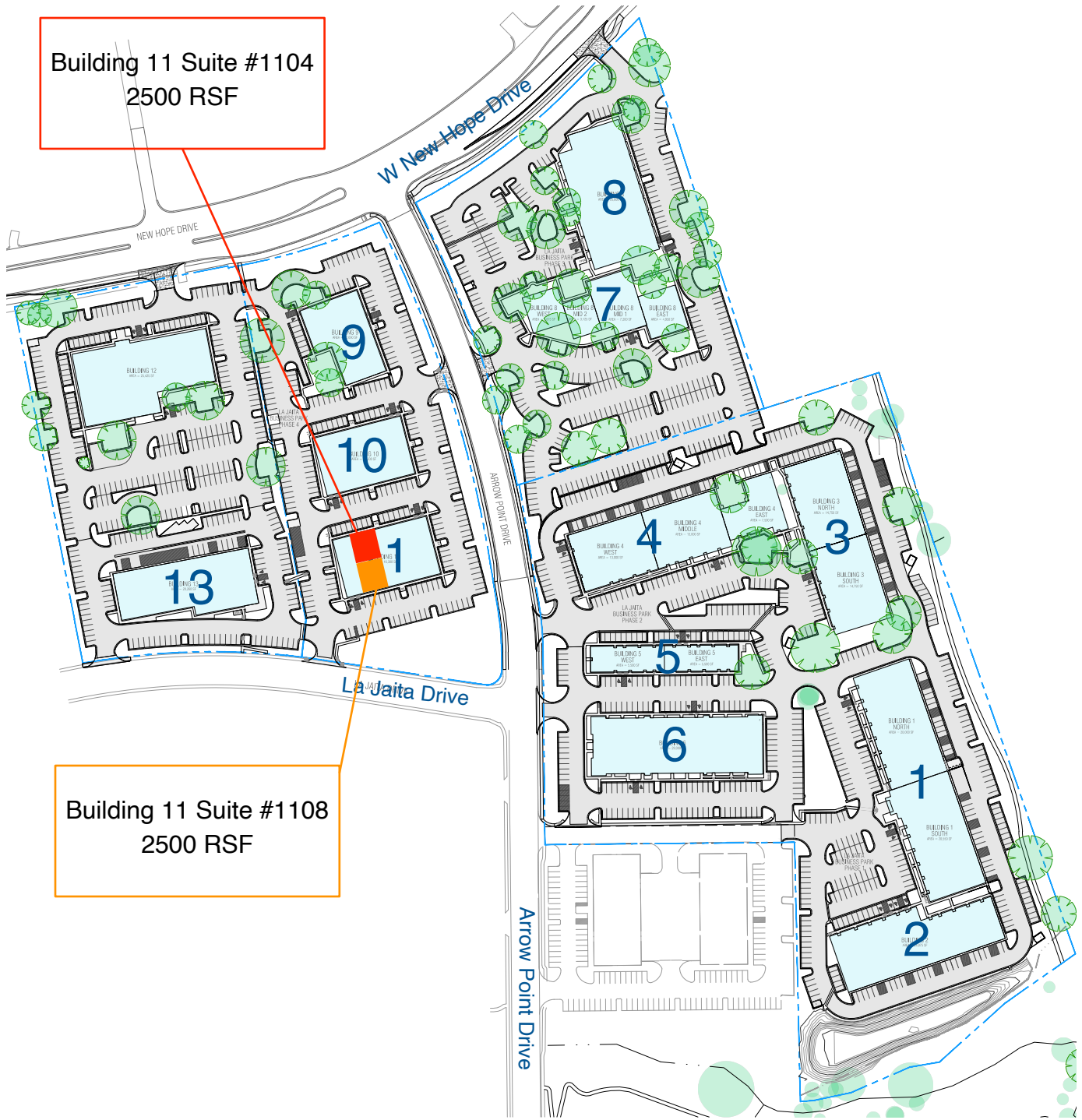
Lesley@HEATONcre.com

The information contained herein was obtained from sources deemed reliable; however, Tom C Heaton & Co makes no guaranties, warranties or representations to the completeness accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

La Jaita Business Park (Total of 12 Buildings)

1405 Arrow Point Dr. Building 11 Suite #1104 & #1108

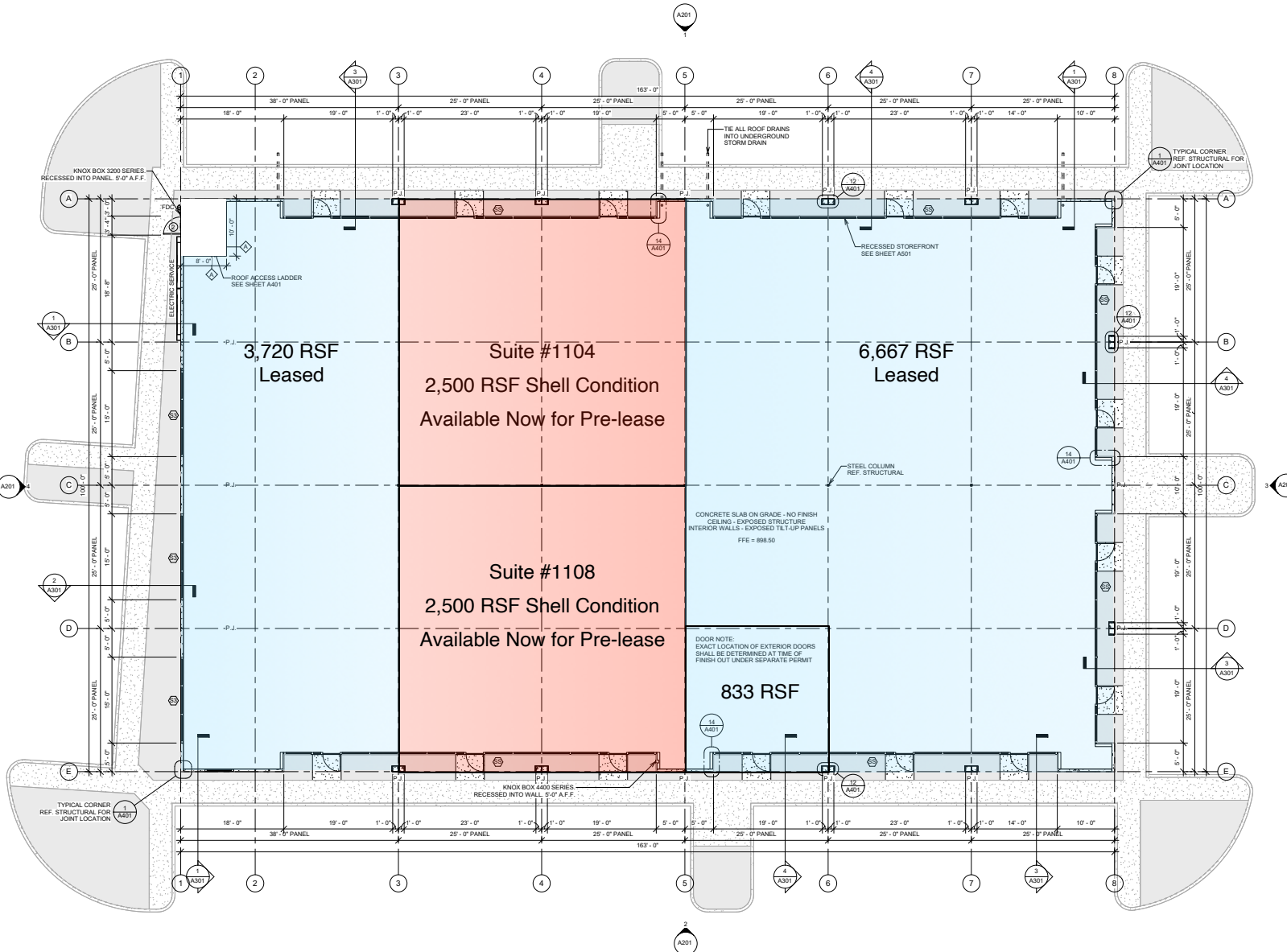
Cedar Park, Tx. 78613



Building 11 Suite #1104
2500 RSF

Building 11 Suite #1108
2500 RSF

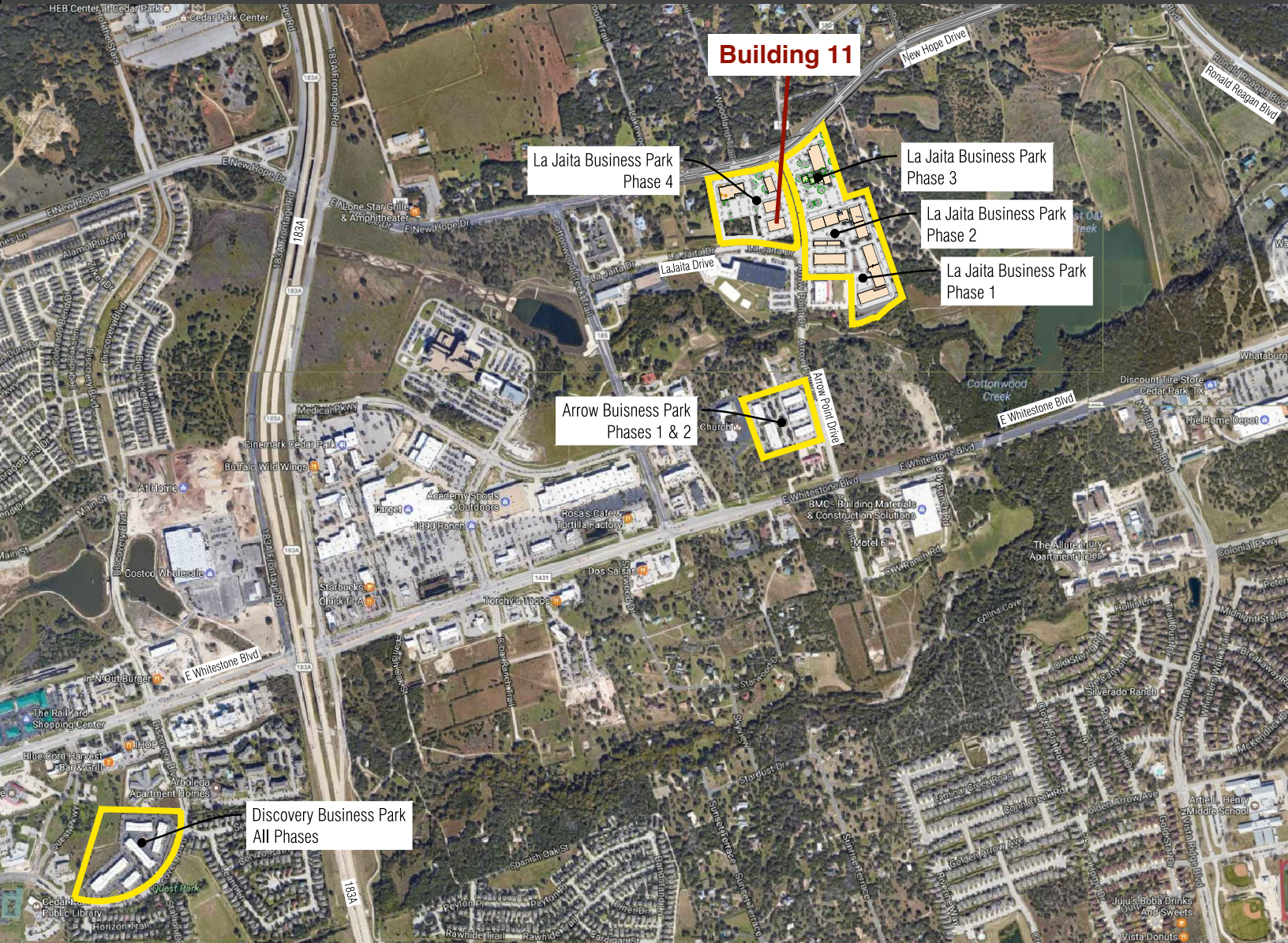
Building #11 Building Plan: 16,220 Total RSF
5,000 RSF (Divisible 2500 RSF) Available Now For Pre-lease
(Approximate Delivery 01/01/2025 to 02/01/2025)



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La Jaita Business Park

1405 Arrow Point Drive Building #11
Cedar Park, Tx 78613



La Jaita Business Park is conveniently located in the heart of Cedar Park at the corner block of E. New Hope Dr., Arrow Point Dr., La Jaita Dr., just north of HWY 1431 (Whitestone Blvd.), east of 183 Toll, west of Ronald W. Reagan Blvd., & W. Parmer Lane. Also, located 2 minutes from Cedar Park Regional Medical Center and 1890 Ranch Shopping Center.

Near By:

- 1890 Ranch Shopping Center
- Over 30+ Restaurants and Shopping Options
- Day Care Centers
- Cedar Park Regional Medical Center
- Multiple Residential Communities
- Short drive to Multiple Hotels

Transportation:

- Lakeline Commuter Rail - 6.1 Miles
- Leander Station Commuter Rail - 6.3 Miles
- Austin Bergstrom International Airport - 33 Miles
- IH-35 - 8 Miles
- 183 A Tollway - 3/4 Miles
- Ronald Reagan / West Parmer Lane - 1 Mile

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Information About Brokerage Services

Texas law requires all real estate licensees 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 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 coincidental 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
n/a	n/a	n/a	
Designated Broker of Firm	License No.	Email	Phone
n/a	n/a	n/a	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lesley A Heaton	636525	Lesley@HEATONcre.com	(512)921-2960
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____