

113 CANTERA WAY
GEORGETOWN, TX

workspace
USA

TURNER COMMERCIAL
PROPERTIES

www.workspaceUSA.com



FLEX SPACE

A modern, sleek, and functionally designed office/warehouse space to fit your professional and personal needs.

PROPERTY FEATURES

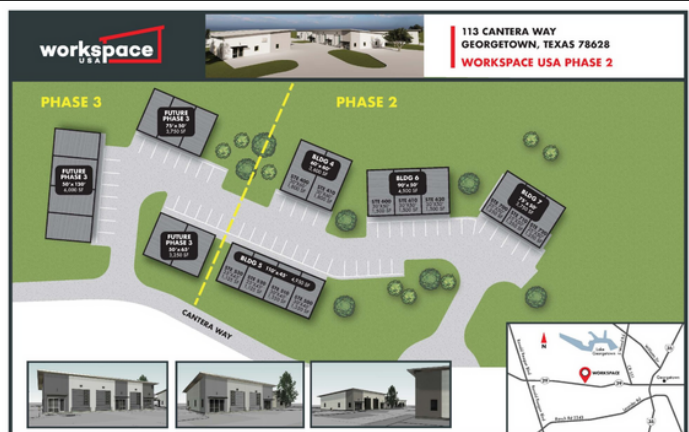
- 1,125-5,580 SQFT
- 3 Phase Power
- Located near Highway
- 29 High speed internet
- High End Finishes
- Prewired for alarm
- Large overhead door
- Monument signage
- Office/ Reception Options

WORKSPACE USA

For more info on floor plans, pricing and availability visit:
www.workspaceUSA.com

TURNER COMMERCIAL
PROPERTIES

512-930-2800
cayce@turnerprop.com



SUITE PRICING













INDIVIDUAL SUITE OPTIONS	DETAILS	SALE PRICE	DIMENSIONS Width X Depth	GROUND FLOOR SPACE	CONDITIONED OFFICE SPACE	SHOP/FLE X SPACE	MEZZANINE STAIRS	OPTIONAL DECKED MEZZANINE SPACE	TOTAL SQ FT	GROUND FLOOR SPACE \$/SQFT	TOTAL FLOOR SPACE \$/SQFT
SUITE 600	SUITE 600, SHELL ONLY *	\$395,171.00	30 X 50	1500	0	1500	OPTIONAL	0	1500	\$263.45	\$263.45
SUITE 600	SUITE 600 WITH ALL FINISH OUT **	\$472,500.00	30 X 50	1500	700	800	OPTIONAL	700	2200	\$315.00	\$214.77
SUITE 610	SUITE 610, SHELL ONLY *	\$395,171.00	30 X 50	1500	0	1500	OPTIONAL	0	1500	\$263.45	\$263.45
SUITE 610	SUITE 610 WITH ALL FINISH OUT **	\$472,500.00	30 X 50	1500	700	800	OPTIONAL	700	2200	\$315.00	\$214.77
SUITE 620	SUITE 620, SHELL ONLY *	\$395,171.00	30 X 50	1500	0	1500	OPTIONAL	0	1500	\$263.45	\$263.45
SUITE 620	SUITE 620 WITH ALL FINISH OUT **	\$472,500.00	30 X 50	1500	700	800	OPTIONAL	700	2200	\$315.00	\$214.77
SUITE 700	SUITE 700, SHELL ONLY *	SOLD	25 X 50	1250	0	1250	OPTIONAL	0	1250	\$259.98	\$259.98
SUITE 700	SUITE 700 WITH ALL FINISH OUT **	SOLD	25 X 50	1250	356	894	OPTIONAL	356	1606	\$315.00	\$245.17
SUITE 710	SUITE 710, SHELL ONLY *	SOLD	25 X 50	1250	0	1250	OPTIONAL	0	1250	\$259.98	\$259.98
SUITE 710	SUITE 710 WITH ALL FINISH OUT **	SOLD	25 X 50	1250	356	894	OPTIONAL	356	1606	\$315.00	\$245.17
SUITE 720	SUITE 720, SHELL ONLY *	SOLD	25 X 50	1250	0	1250	OPTIONAL	0	1250	\$259.98	\$259.98
SUITE 720	SUITE 720 WITH ALL FINISH OUT **	SOLD	25 X 50	1250	356	894	OPTIONAL	356	1606	\$315.00	\$245.17



FULL BUILDING PRICING

COMPLETE, FULL BUILDING OPTIONS	DETAILS	SALE PRICE	DIMENSIONS Width X Depth	GROUND FLOOR SPACE	CONDITIONED OFFICE SPACE	SHOP / FLEX SPACE	MEZZANINE STAIRS	OPTIONAL DECKED MEZZANINE SPACE	TOTAL SQ FT	GROUND FLOOR SPACE \$/SQFT	TOTAL FLOOR SPACE \$/SQFT
BLDG 4	FULL BLDG 4, SHELL ONLY *	\$983,561	60 X 60	3600	0	3600	OPTIONAL	0	3600	\$273.21	\$273.21
BLDG 4, SUITE 400	FULL BLDG 4 WITH SUITE 400 FINISH OUT **	\$1,055,691	60 X 60	3600	467	3133	OPTIONAL	467	4067	\$293.25	\$259.57
BLDG 5	FULL BLDG 5, SHELL ONLY *	\$1,248,751	110 X 45	4950	0	4950	OPTIONAL		4950	\$252.27	\$252.27
BLDG 5, SUITE 500	FULL BLDG 5 WITH SUITE 500 FINISH OUT **	\$1,322,687	110 X 45	4950	630	4320	OPTIONAL	630	5580	\$267.21	\$237.04
BLDG 6	FULL BLDG 6, SHELL ONLY*	\$1,173,155	90 X 50	4500	0	4500	OPTIONAL		4500	\$260.70	\$260.70
BLDG 6, SUITE 600	FULL BLDG 6 WITH SUITE 600 FINISH OUT **	\$1,250,484	90 X 50	4500	700	3800	OPTIONAL	700	5200	\$277.89	\$240.48
BLDG 7	FULL BLDG 7, SHELL ONLY *	SOLD	75 X 50	3750	0	3750	OPTIONAL		3750	\$256.68	\$256.68
BLDG 7, SUITE 700	FULL BLDG 7 WITH SUITE 700 FINISH OUT **	SOLD	75 X 50	3750	356	3394	OPTIONAL	356	4106	\$275.02	\$251.18

OUR BASELINE STANDARD BUILDING FEATURES

- 
INSULATED OFFICE WAREHOUSE "FLEX SPACES" DIVISIBLE FROM 800 TO 7,500 SQ. FT.
- 
AIR-CONDITIONED OFFICES WITH FULLY FINISHED HANDICAP ACCESSIBLE RESTROOMS, FULLY PLUMBED AND FURNISHED BREAK AREA, AND BASE AND UPPER CABINETS
- 
17'-22" EAVE HEIGHTS & 12' X 14' UP TO 16' X 14' GRADE LEVEL INSULATED OVERHEAD DOORS WITH CHAIN HOISTS
- 
ATTRACTIVE STOREFRONT WALK DOOR ENTRIES AND WINDOWS FOR NATURAL LIGHTING
- 
MODERN DESIGN OVERHEAD CANOPY COVERS AT ENTRY PORCHES
- 
HIGH CLERESTORY WINDOWS FOR NATURAL LIGHTING IN WAREHOUSE SPACES
- 
32'- 60' BAY DEPTHS AVAILABLE
- 
200 AMP ELECTRICAL PANELS, 3 PHASE POWER AVAILABLE
- 
PRE-WIRED FOR ALARM SYSTEM
- 
INTERIOR AND EXTERIOR LED LIGHTING & INDIVIDUALLY METERED ELECTRIC METERS
- 
WATER AND SEWAGE DISPOSAL FURNISHED BY HOA
- 
DELIVERING PHASE 1 SPRING/SUMMER 2022



Other Locations



Georgetown Phases 2 and 3 will consist of 6-7 modern design buildings offering move-in ready buildings and suites in multiple sizes ranging from 800 sq. ft. to 7,500 sq. ft.

Killeen Phase 1 will consist of 6 modern design buildings offering move-in ready buildings and suites in multiple sizes ranging from 800 sq. ft. to 7,500 sq. ft.

Stephenville Phase 1 will consist of 6 modern design buildings offering move-in ready buildings and suites in multiple sizes ranging from 800 sq. ft. to 7,500 sq. ft.

FOR PROJECT SALES AND RESERVATIONS

Steve Turner

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FOR PROJECT SCHEDULE, CONSTRUCTION FEATURES AND GENERAL INFORMATION

Steve Richmond

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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.

11-2-2015



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:
 - 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.

Steve Turner

Licensed Broker / Broker Firm Name or
Primary Assumed Business Name

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License No.

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Phone

Licensed Supervisor of Sales Agent/
Associate

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Mason Turner

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date