



COMMERCIAL SPACE FOR LEASE

4 SIERRA WAY ST

GEORGETOWN, TEXAS 78626

~2,392

RENTABLE SF

\$22.00

PER SF /YEAR

NNN

LEASE STRUCTURE

\$8.26

EST. NNN /SF

FLEXIBLE COMMERCIAL SPACE

Approximately 2,066 usable square feet arranged as three functional zones: a receiving area with a large overhead garage door, a generous open work area, and a private office.

- **Receiving Area** Large overhead garage-door access
- **Open Work Area** Flexible operations or showroom use
- **Private Office** Dedicated enclosed workspace
- **Lease Term** 3 years preferred; negotiable

ESTIMATED OCCUPANCY

\$6,033

PER MONTH

Base rent \$4,386/mo

Estimated NNN \$1,647/mo

Utilities and tenant-specific costs excluded.

LEASING CONTACT



Nic Bartell

NB Elite Realty

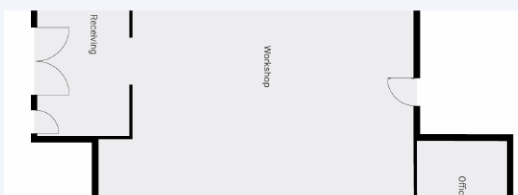
(512) 825-2049

nbeliterealty.com

REQUEST PROPERTY DETAILS

AVAILABLE SPACE FLOOR PLAN

Sketch - not to scale



Information is deemed reliable but is not guaranteed. Dimensions, pricing, expenses, availability, property features, and permitted uses are subject to verification, negotiation, annual reconciliation, landlord approval, and final lease documentation.