


Windermere Center

Property ID: 14866713
<http://listing.loopnet.com/14866713>

Windermere Center 
 15803 Windermere Drive
 Pflugerville, TX 78660
 County: Travis

For more information, click to email:
Tim Allen (512) 476-2506

Orsus Real Estate



For Lease	Active
Primary Type:	Shopping Center Neighborhood Center
Total Space Available:	3,605 SF
Divisible To:	1,100 SF
Maximum Contiguous:	2,505 SF
Occupancy:	95%
GLA:	72,800 SF
Year Built:	1986
Date Last Verified:	7/16/2007
Property ID:	14866713

Available Spaces

Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Sublease
302	2,505 SF	1,200	2,505	\$18.00/SF/Year	Immediate	Neighborhood Center	N/A

Space Description: Retail space with grade-level loading door in back.

Additional Types: Medical Office
 Restaurant
 Community Center

Lease Type: NNN
Lease Term: 36
No. Grade-Level Doors: 1

205-A	1,100 SF	N/A	N/A	\$500/Month	Immediate	Neighborhood Center	N/A
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Space Description: Warehouse/storage space Shell condition No HVAC / No restroom

Lease Type: Other
No. Dock-High Doors: 0
No. Grade-Level Doors: 1

Additional Types: Warehouse
 Distribution Warehouse

Additional Photos



Additional Information

Property Description:
 58,000 mixed-use retail center with 14,000 s.f. mini self-storage development. Center provides, medical,

restaurant, dental, spiritual and exercise uses to the surrounding community.

Location Description:

Property is located on the Northeast corner of the signalized intersection of FM 1825 and Windermere Drive. This is the "going to work" side of 1825 and the "going home" side of Windermere Drive.

NNN Expenses:	\$4.35	Additional Types:	Street Retail
Anchor Tenant 1:	YMCA		Community Center
Anchor Tenant 2:	Austin Regional Clinic		Strip Center
Anchor Tenant 3:	Dot's		

Highlights

- High traffic location
- Pylon signage
- High-growth area
- Tremendous visibility
- Great Tenant mix



11/2/2006

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