



HELM

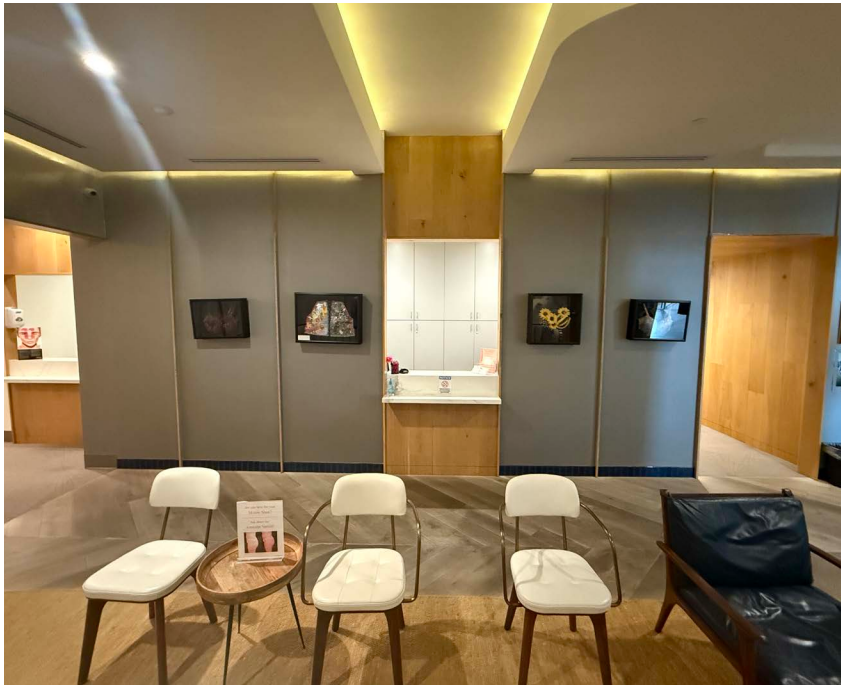
CORPORATE REAL ESTATE STRATEGY



Medical Office For Lease

Physicians Centre, Suite 200

505 W. LOUIS HENNA BLVD ROUND ROCK, TX 78664



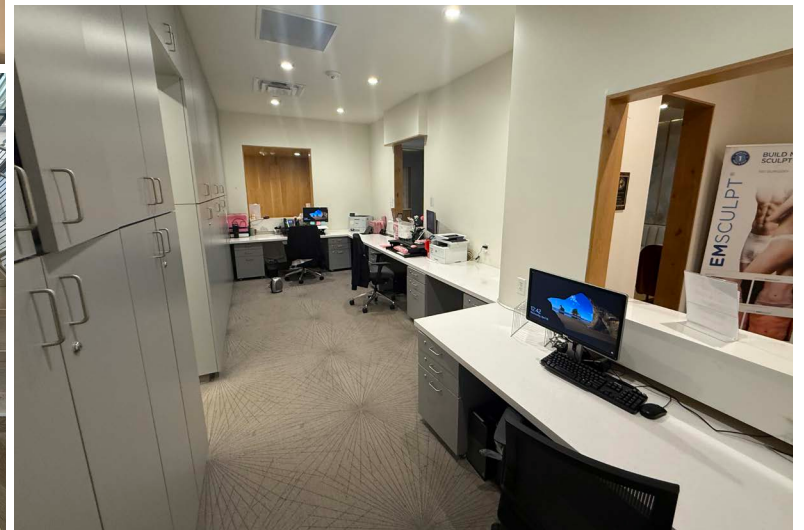
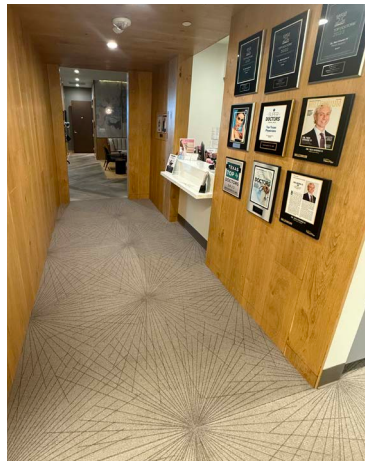
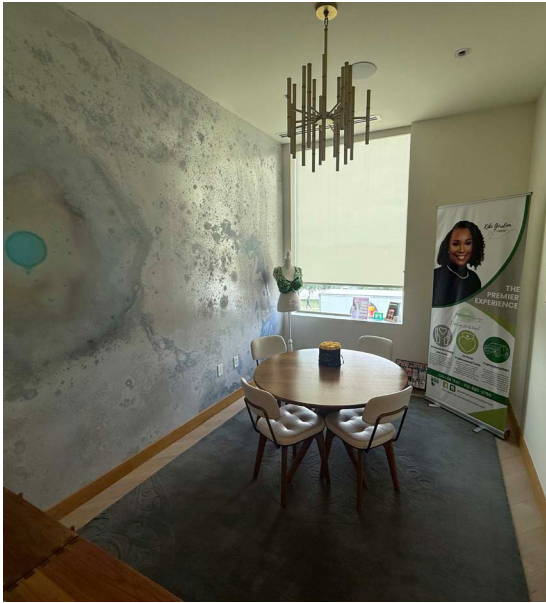
Medical Office For Lease

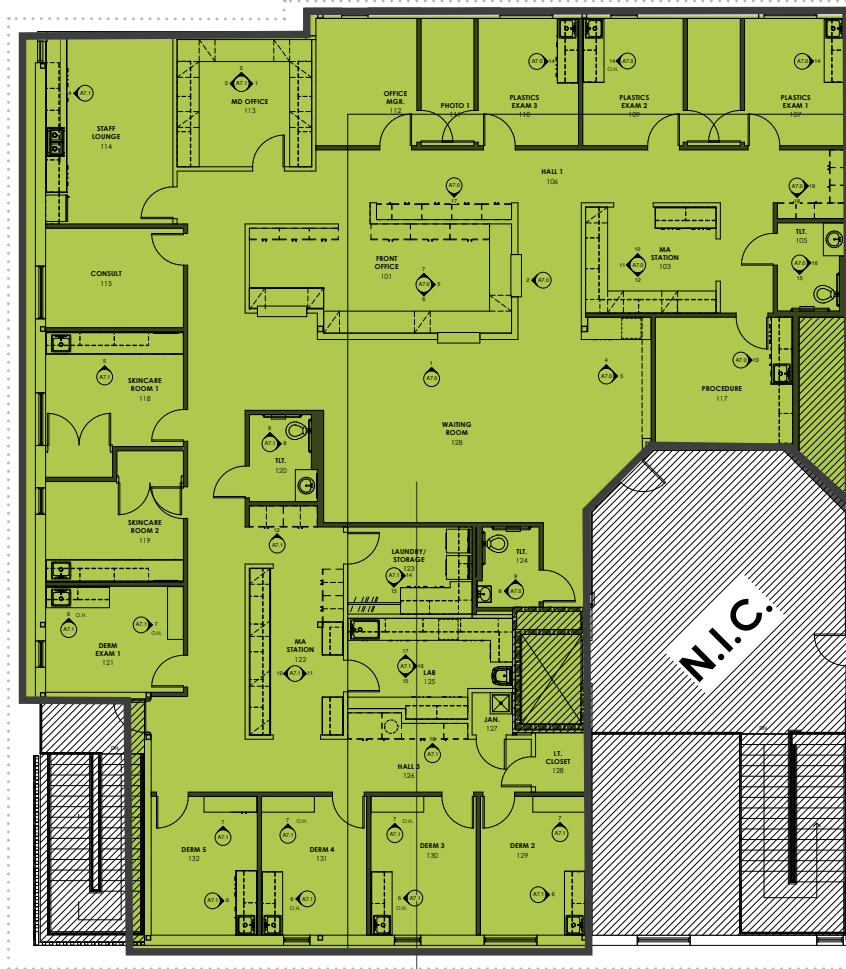
505 W. LOUIS HENNA BLVD, SUITE 200

- 2 Story Medical Office Building
- Lease Rate: \$30.00 + NNN
- Estimated NNN: \$23.64
- Type: Medical Office
- Suite 200 = 5,640 RSF
- Term: 1.20.2027
- Available: Now

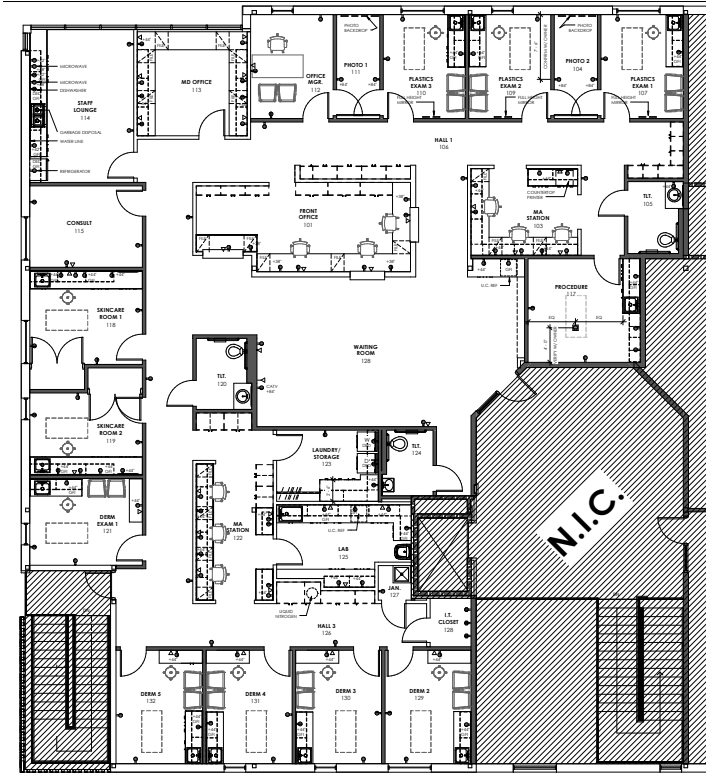
Property Features:

- **High Visibility:** Located with frontage on Highway 45, benefiting from high traffic exposure
- **Signage:** Features a prominent 45-foot pylon sign offering excellent visibility
- **Accessibility:** Easy access from I-35 and SH 45
- **Proximity:** Close to neighborhoods, major employers, shopping, entertainment, and dining options
- **Modern Construction:** All-brick exterior with contemporary design & energy-efficient upgrades throughout the building

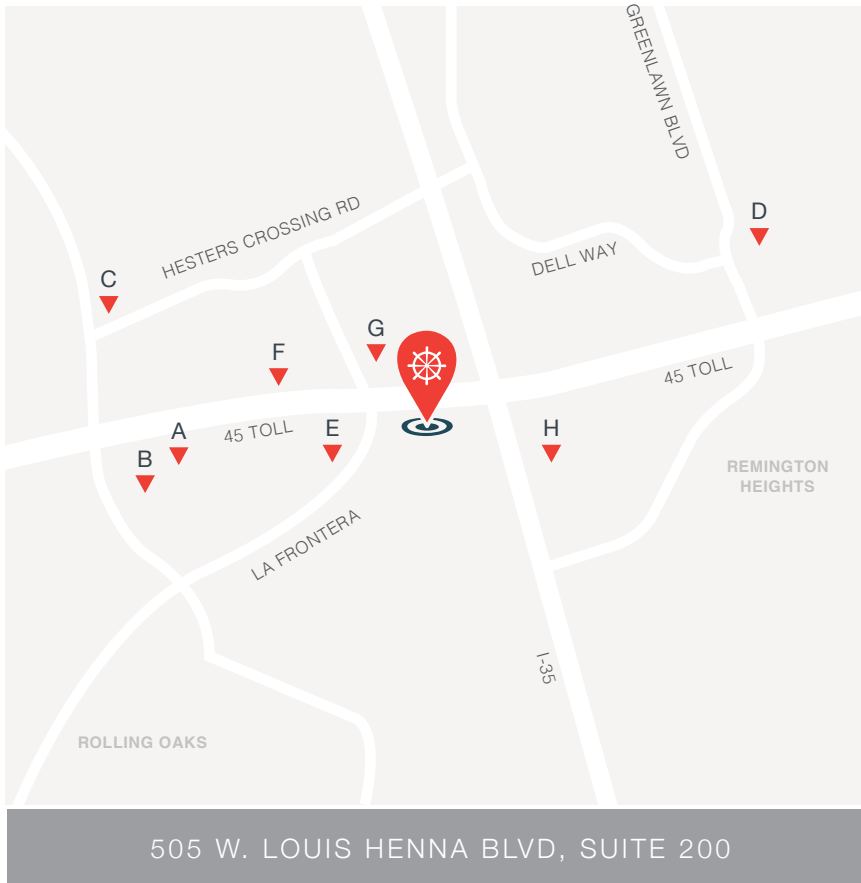




► SUITE 200 (2ND FLOOR)
5,640 SF



FURNITURE PLAN



Team Building Venues & Landmarks

- A. St. David's Surgical Hospital — 2 miles away
- B. Galen College of Nursing — .5 miles away
- C. Encompass Health Rehabilitation Hospital of Round Rock — .8 mi away
- D. Dell Technologies Campus — .8 miles away
- E. Deckhand Oyster Bar & Seafood — .25 mi away
- F. Veracruz All Natural — .25 mi
- G. First Watch — .25 mi
- H. Jason's Deli — .4mi



VIDEO TOUR



HELM
CORPORATE REAL ESTATE STRATEGY

Conley A. Covert
512.963.9833
conley.covert@helmcre.com

Carson DuPont
512.921.2160
carson.dupont@helmcre.com

www.helmcre.com | 1824 E. Oltorf Street | Ste. 300 | Austin, TX 78741