

Medical Parkway Commons

1603 Medical Parkway Cedar Park, TX, 78613
Professional, Medical and Dental Office Space



Professional office leasing made simple.

- We have over three decades of experience working with small business owners, physicians and dentists, so we understand your needs and will work closely with you to ensure you get the office space that works for you
- Everything is 100% transparent with no surprises or hidden costs
- Our simple lease documents save you legal fees
- We offer options to expand when you're ready
- Flexible leases are available to help you minimize your risk
- Existing space can often be ready within a week
- Building new space doesn't mean worrying about construction hassles - we handle the entire buildout so you can focus on your business

Pricing Overview

Rates shown below are base rates for 2024. Some units may be priced higher based on factors such as market demand and features.

\$	25.75	2024 Professional Base Rate
+	10.15	NNN Expenses
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\$	35.90	Total Annual per Square Foot

Utilities / Extras

Some spaces include utilities in the rate.

Included in your lease rate

- Turnkey standard interior buildout
- Private Entrance (24-hour access)
- High-efficiency, individually controlled HVAC 24/7
- Convenient, FREE parking
- Exterior signage

Included in NNN expenses

- Estimated taxes
- Water
- Property Insurance
- Common Area Maintenance (CAM)
 - Lawn maintenance & landscaping
 - Garbage removal
 - Service and repair of heating and air conditioning units
 - All interior and exterior maintenance and repairs

Just off of FM 1431, this office park is located minutes from the booming 1890 Ranch shopping center and within minutes of Cedar Park Regional Medical Center

- Easy access to 183A and I-35
- Shopping at 1890 Ranch Shopping Center and Lakeline Center provides for various retail and dining options

Contact our Austin Office for more information about Medical Parkway Commons or other locations in your area.

