



3620 Hillside Dr

3620 Hillside Dr, Round Rock, TX 78681

Arun Palaniswamy

Empower Real Estate

1250 S A W Grimes Blvd, Round Rock, TX 78664

leasing@empowerrealestate.org

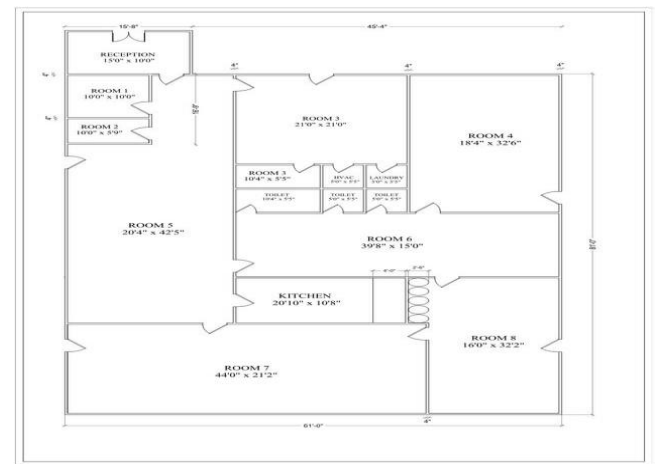
(512) 766-8773



3620 Hillside Dr

\$21.00 /SF/YR

- New Roof
- Quiet daycare/office/medical use with 4995 SF available for lease.
- Daycare capacity upto 120 Approx
- Building consists of 9 office spaces, kitchen, lot of bath rooms for daycare, laundry room, Kitchen and a front reception area.
- Possibility of a storage area on the side
- Large, Fenced area with playscape with Access from Interior
- Front Door Parking and Signage Opportunity
- Windows in almost every room
- Generous parking available - 13 assigned spaces plus additional private parking on the street
- Local and responsive ownership...

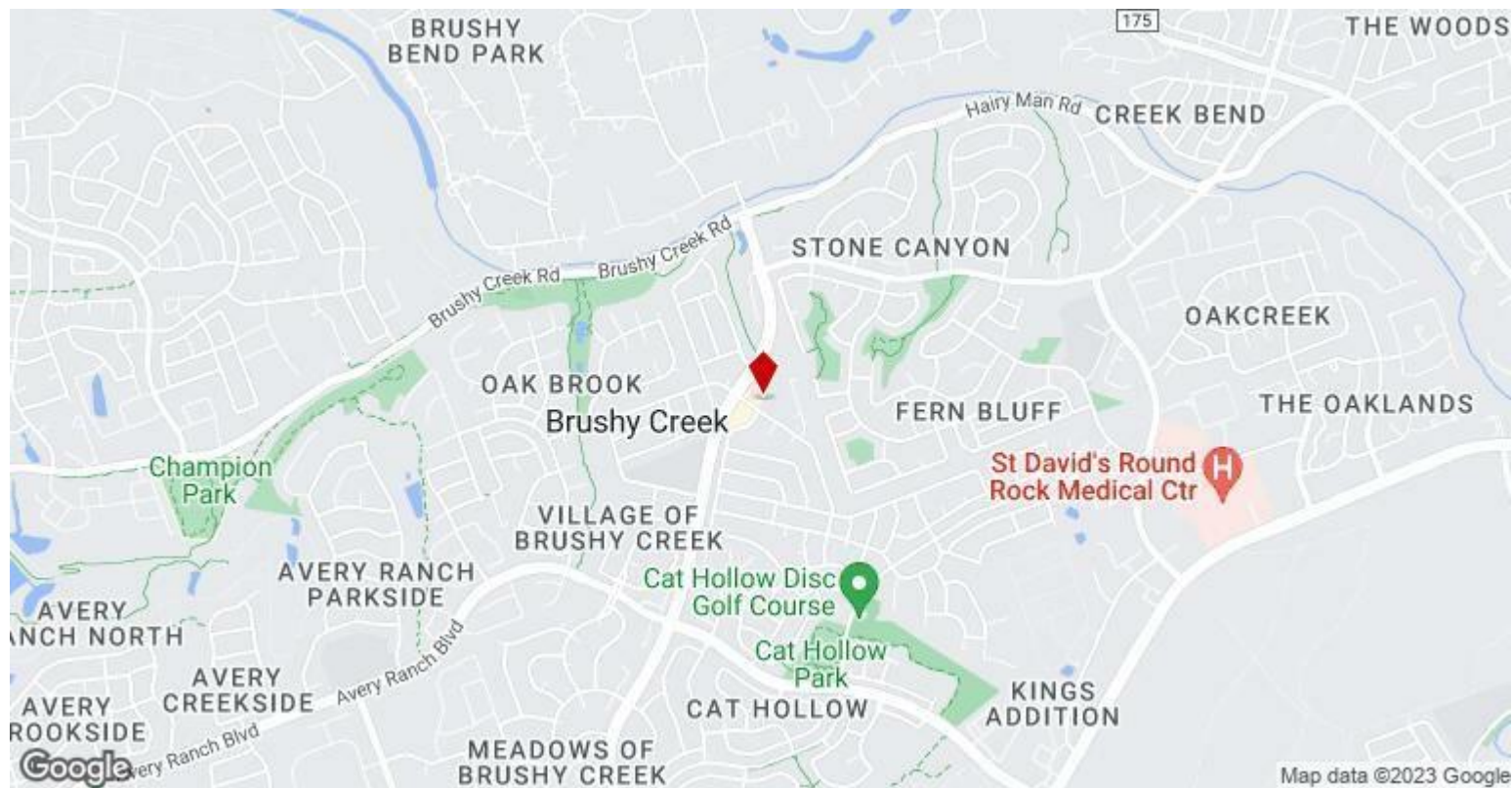


Rental Rate:	\$25.00 /SF/YR
Property Type:	Office
Property Subtype:	Day Care Center
Gross Leasable Area:	4,995 SF
Year Built:	1986
Walk Score ®:	37 (Car-Dependent)
Taxes:	\$0.36 USD/SF/MO
Operating Expenses:	\$0.00 USD/SF/MO
Property Type :	Office/medical/daycare/ABA clinic

1st Floor

Space Available	4,995 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 Years

Daycare , Medical office, etc



3620 Hillside Dr, Round Rock, TX 78681

- New Roof
- Quiet daycare/office/medical use with 4995 SF available for lease.
- Daycare capacity upto 120 Approx
- Building consists of 9 office spaces, kitchen, lot of bath rooms for daycare, laundry room, Kitchen and a front reception area.
- Possibility of a storage area on the side
- Large, Fenced area with playscape with Access from Interior
- Front Door Parking and Signage Opportunity
- Windows in almost every room
- Generous parking available - 13 assigned spaces plus additional private parking on the street
- Local and responsive ownership

Property Photos



Property Photos



IMG_5515



IMG_5514

Property Photos



IMG_5513



IMG_5512

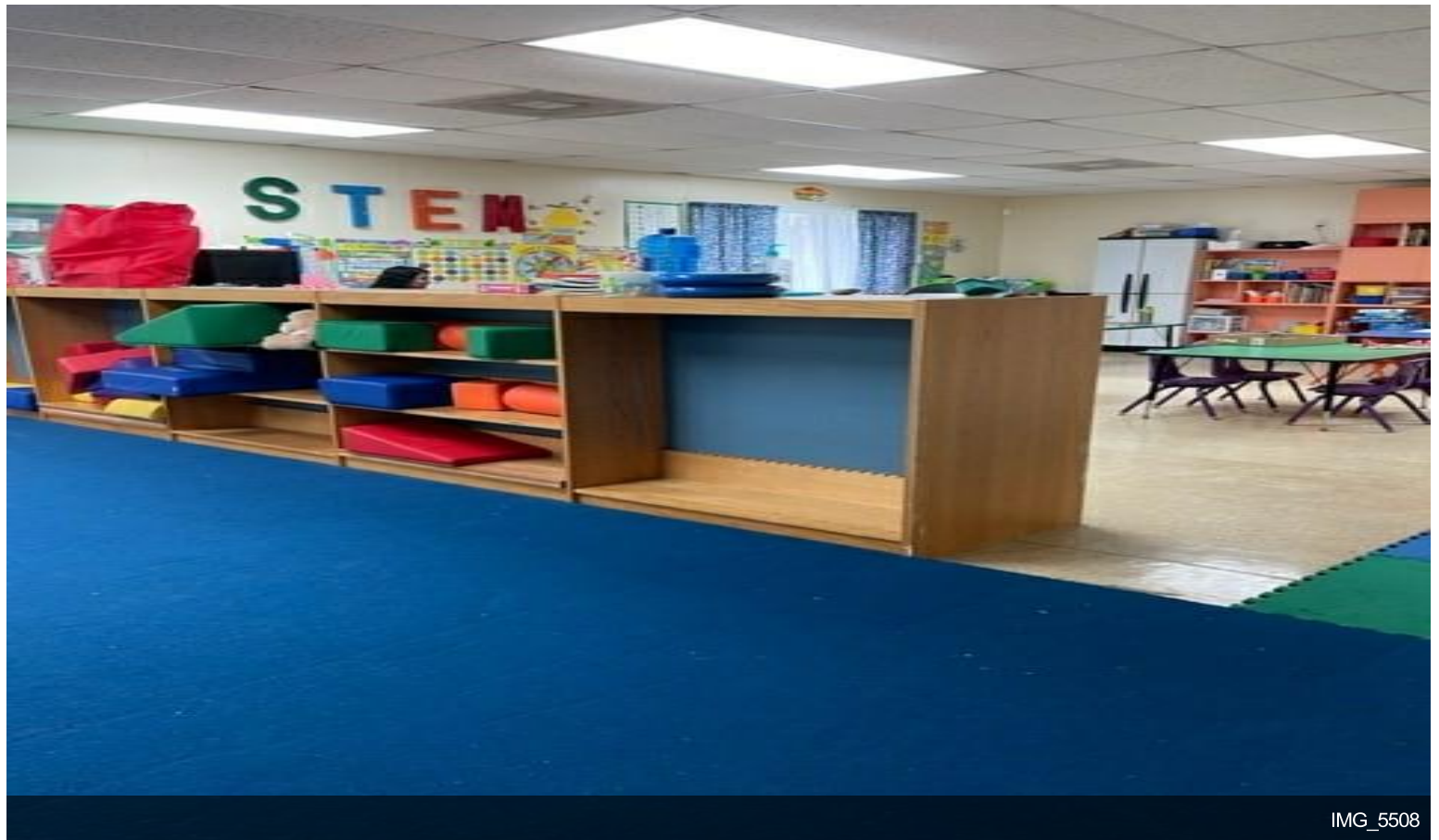
Property Photos



Property Photos

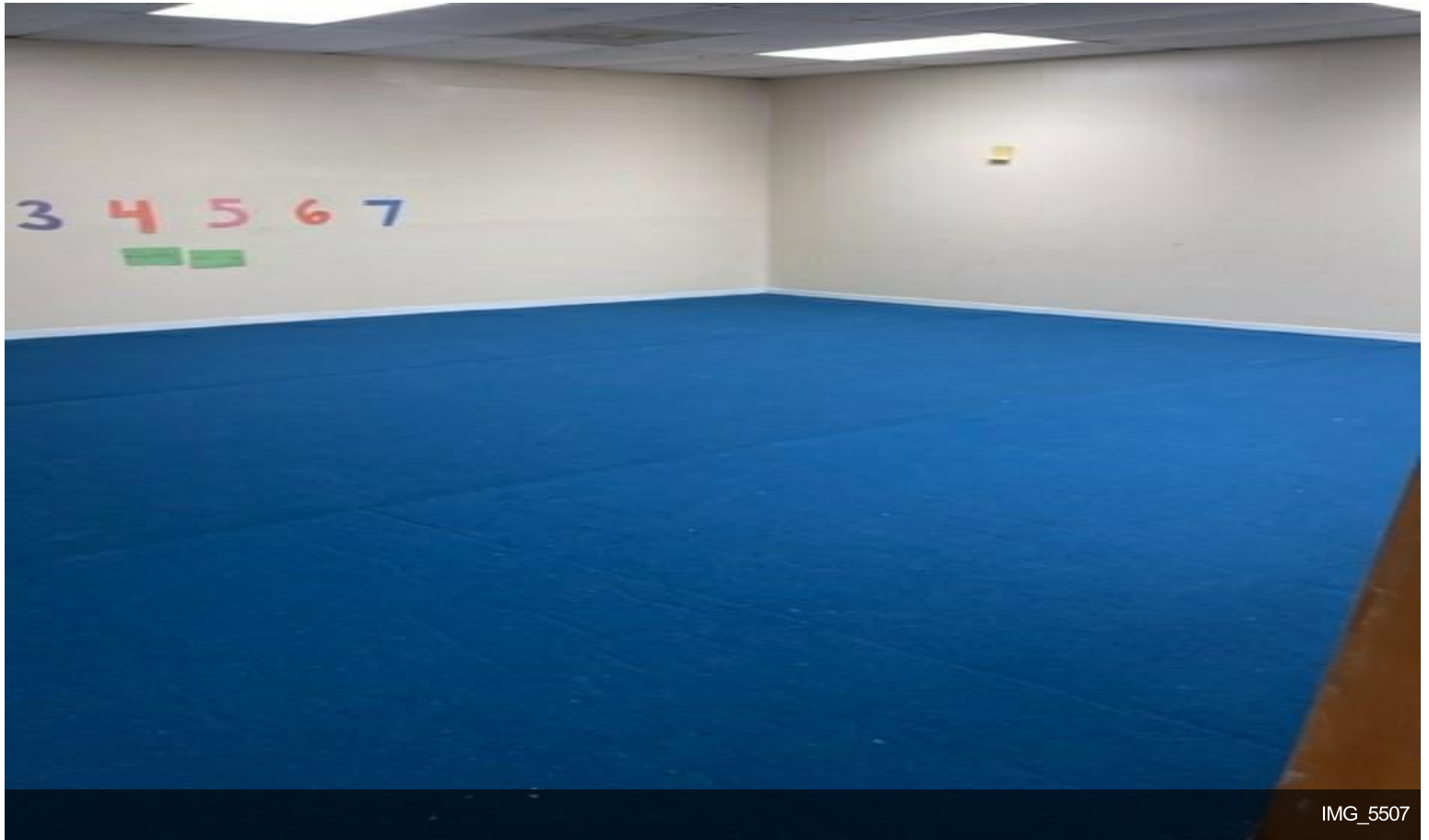


IMG_5509



IMG_5508

Property Photos



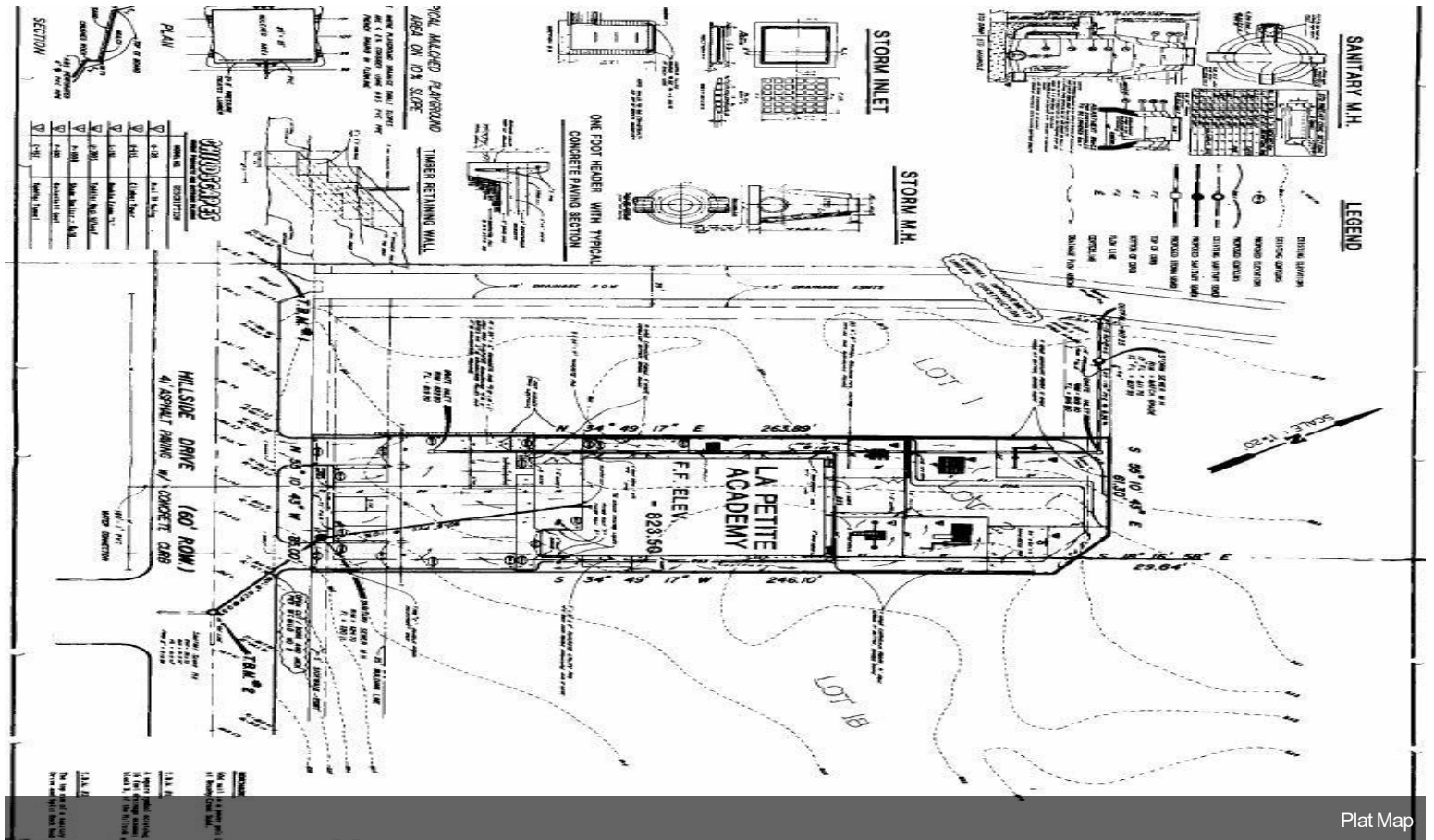
Property Photos



Property Photos



IMG_5504



Plat Map

Property Photos



Building Photo