

FOR SALE OR LEASE | 2ND FLOOR

The Bell Building | Medical/Professional/Retail Use

600 N Bell Blvd, Cedar Park, TX 78613

8,619 SQUARE FEET
SECOND FLOOR SPACE
IMMEDIATELY AVAILABLE

FALL 2024



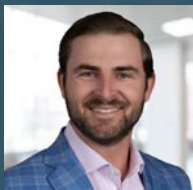
**CEDAR PARK
REGIONAL
MEDICAL CENTER**

**11,781 SF
NEIGHBORHOOD
MEDICAL CENTER**

partners

EXCLUSIVELY LISTED BY:

PRIMARY CONTACT



Connor Watson
Vice President

 **512.643.8079**

 connor.watson@partnersrealestate.com

PROPERTY AT A GLANCE

ADDRESS	600 N BELL BLVD
CITY, STATE, ZIPCODE	CEDAR PARK, TX, 78613
LAND ACRES	2.227 AC
BUILDING SIZE	20,400 SF
YEAR BUILT/RENOVATED	1970, 2015, 2023
PARCEL NUMBER	R-17-W017-0000-0015-0008
ZONING	B2



EXECUTIVE SUMMARY

The Bell Medical Building offers an exceptional opportunity in the established and expanding Cedar Park market. With up to 8,600 square feet of space immediately available on the second floor and Cedar Park Regional Medical Center operating out of the entire first floor, tenants will benefit from a highly active medical hub. Recent upgrades, including a new HVAC system, expanded parking, and energy efficient improvements, make this a premier location. This offering combines modern features with strong local demographics providing an unmatched opportunity in this market.

Please contact Connor Watson for More information at (512) 643-8079





ENTIRE BUILDING



SALE PRICE
Contact Broker



BUILDING SIZE
20,400 SF

SECOND FLOOR



SALE PRICE (ENTIRE FLOOR)
\$3,250,000 (\$377/PSF)



SIZE RANGE
8,619 SF (Divisible)



BASE RENT (DEPENDENT ON BUILDOUT)
\$30.00 PSF



NNN EXPENSES
\$8.21



CONDITION
Warm Shell



LOT SIZE
2.227 AC



YEAR BUILT/RENOVATED
1970/2015/2023



PARKING RATIO
139 Spaces
6.82/1,000 SF

PROPERTY HIGHLIGHTS

8,619 SF IMMEDIATELY AVAILABLE

The property offers 8,619 square feet of space available on the second floor, ideal for medical or professional office use.

URGENT & PRIMARY CARE COMING FALL 2024

A new 12,000-square-foot urgent care facility operated by Cedar Park Regional Medical Center is set to open on the first floor in Fall 2024, enhancing the building's medical profile.

NEW HVAC SYSTEM AND EXPANDED PARKING

The property includes a newly installed HVAC system with 7 new zoned areas on the second floor. Also, an expanded parking area, offering 139 spaces with a ratio of 7 spaces per 1,000 square feet, ensuring ample parking for tenants and visitors.

RECENT MODERNIZATION

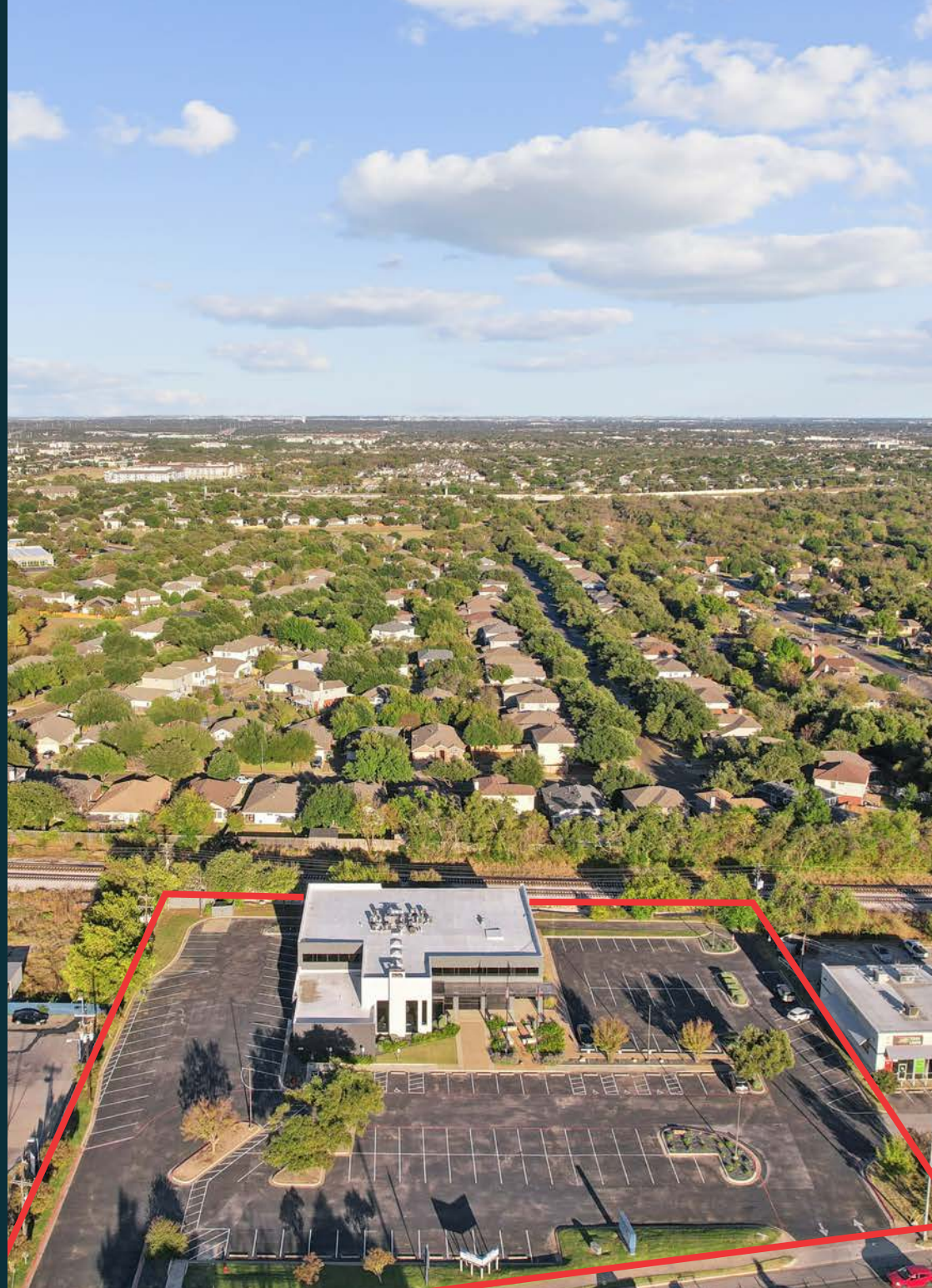
Major modernization and energy-saving upgrades were completed in 2023, providing a modern, efficient environment for occupants.

STRONG TRADE AREA DEMOGRAPHICS

Located in a thriving area with over 182,000 residents within a 5-mile radius and an average household income of \$132,278, the property is positioned in a robust demographic market.

NEAR MAJOR CEDAR PARK HOSPITALS

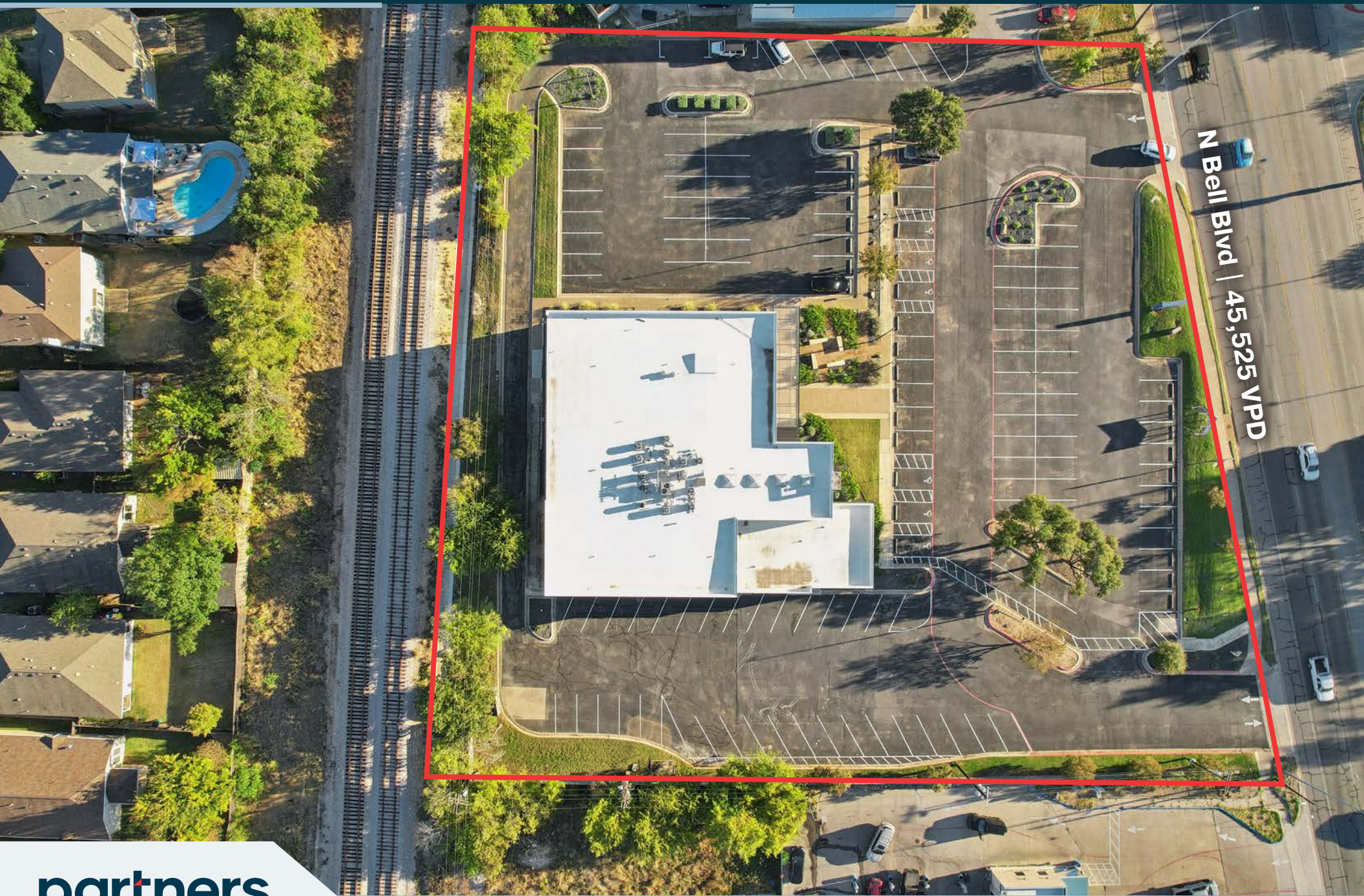
Strategically located near Cedar Park Regional Medical Center and Baylor Scott & White Emergency Medical Center, this property offers unparalleled access to top-tier healthcare facilities. Ideal for medical professionals, it provides seamless patient referrals, collaborative opportunities, and increased visibility in a high-demand area.



INTERIOR PHOTOS

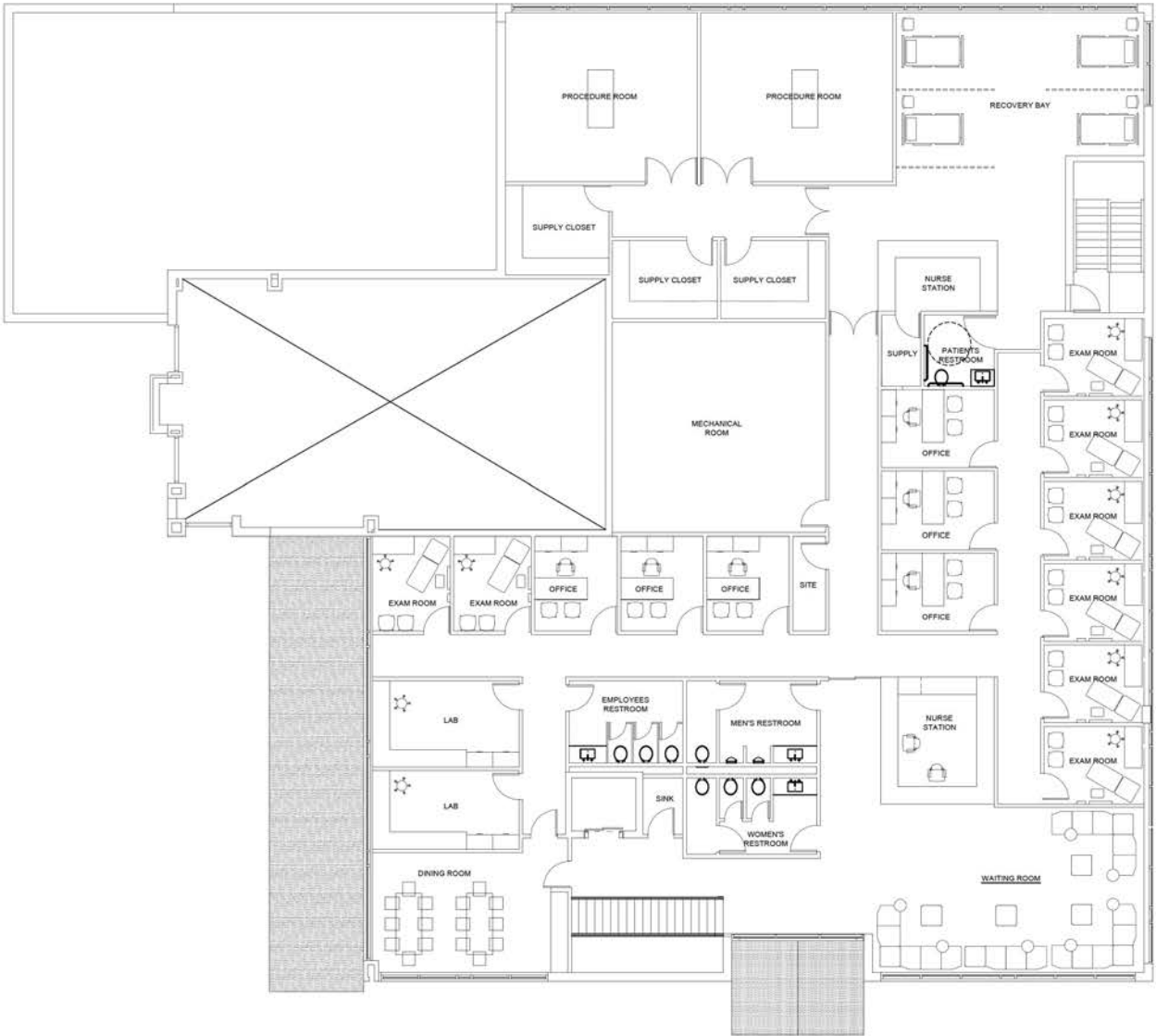


SITE OVERVIEW



N Bell Blvd | 45,525 VPD

MEDICAL USE FLOOR PLAN OPTION | 2ND FLOOR



MEDICAL DEVELOPMENTS NEARBY



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	10,180	94,697	223,322
2029 Population Projection	12,968	119,065	279,454
Annual Growth 2024-2029	5.5%	5.1%	5.0%
Median Age	38.3	38.1	37.5



HOUSEHOLD

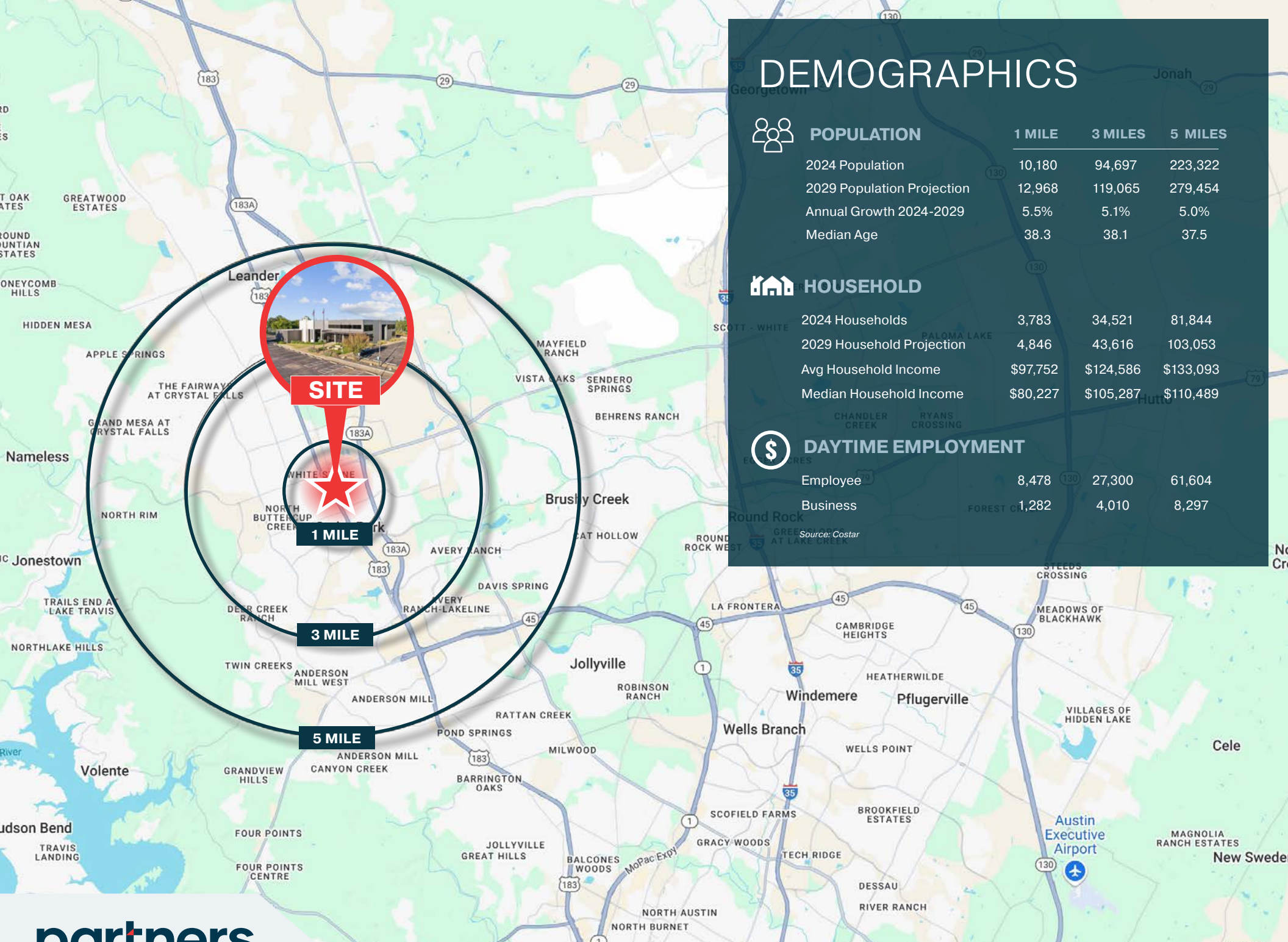
	1 MILE	3 MILES	5 MILES
2024 Households	3,783	34,521	81,844
2029 Household Projection	4,846	43,616	103,053
Avg Household Income	\$97,752	\$124,586	\$133,093
Median Household Income	\$80,227	\$105,287	\$110,489



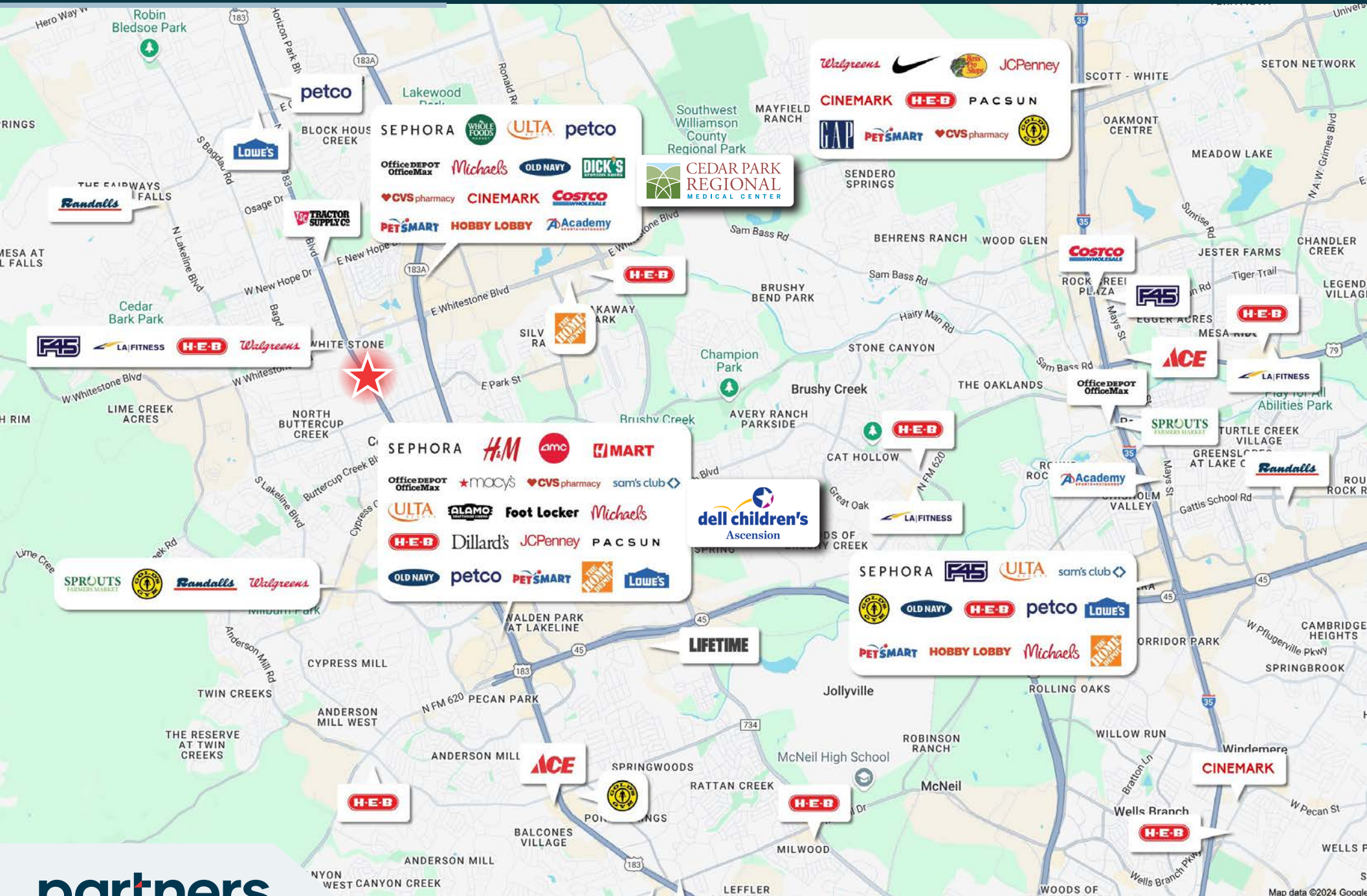
DAYTIME EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Employee	8,478	27,300	61,604
Business	1,282	4,010	8,297

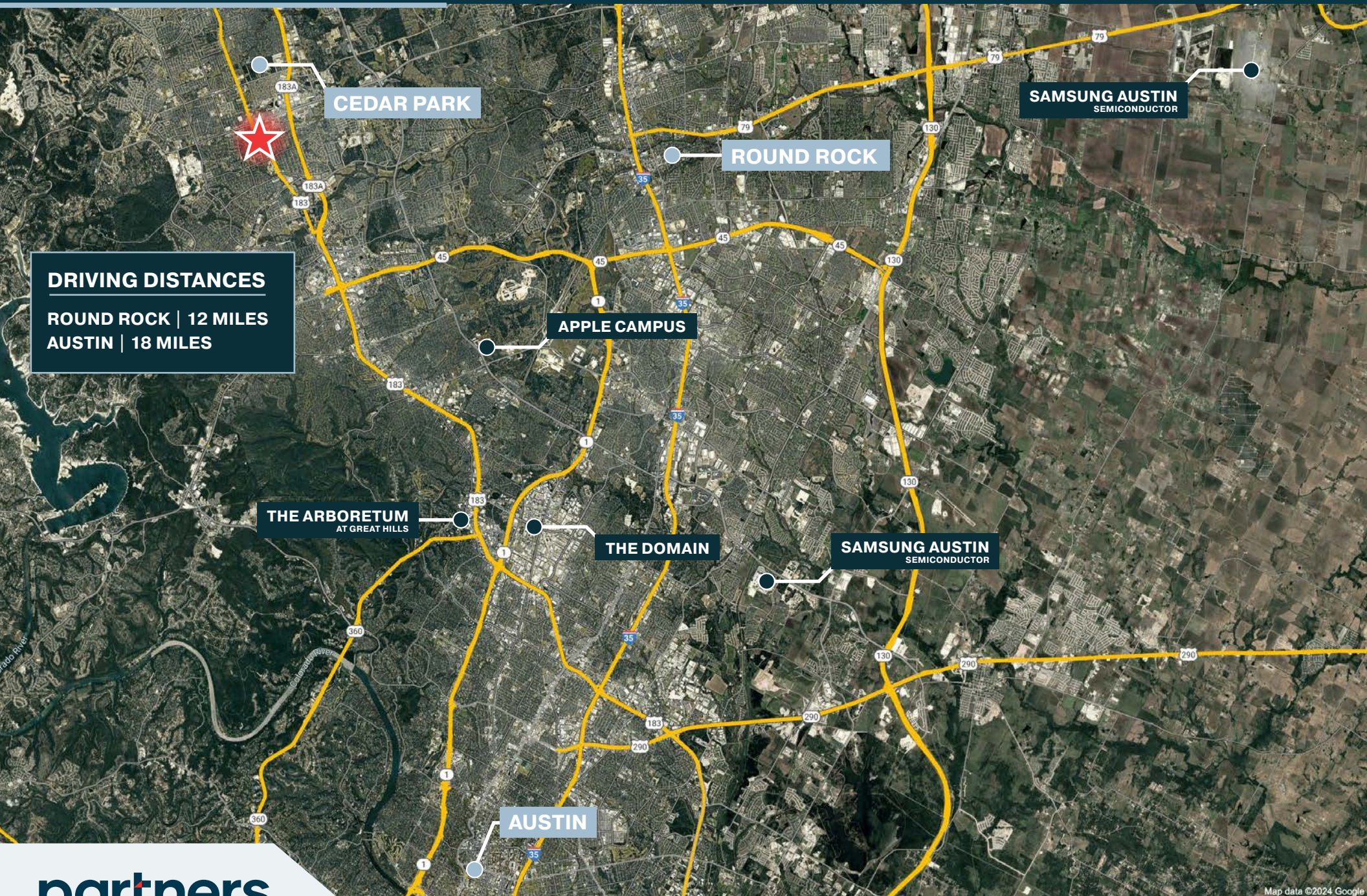
Source: Costar



AERIAL OVERVIEW



AUSTIN OVERVIEW





DISCLAIMER

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