

# SUBLEASE ±10,380 SF

204 Texas Ave.



## Contact

Scott Studzinski  
sstudzinski@cresa.com  
512.983.7916

Justin Mason  
jmason@cresa.com  
806.206.0759

cresa 



# PROPERTY INFORMATION

SUBLEASE

**204 TEXAS AVE.  
SUITE B & C  
ROUND ROCK, TX 78664**

**Rate:** \$16.00/SF






**Opex:** \$2.16/PSF






**Size:** 10,380 SF

**Available:** Immediate

**Term:** June 30, 2026



-  Flex Warehouse
-  3 Private Offices
-  14 Surface Parking Spots
-  Spacious Break Room
-  IT Closet

-  5 Grade Level Doors
-  2 Dock-High Level Doors
-  Secure Gated Back Lot
-  2 Restrooms
-  13' Clear Height









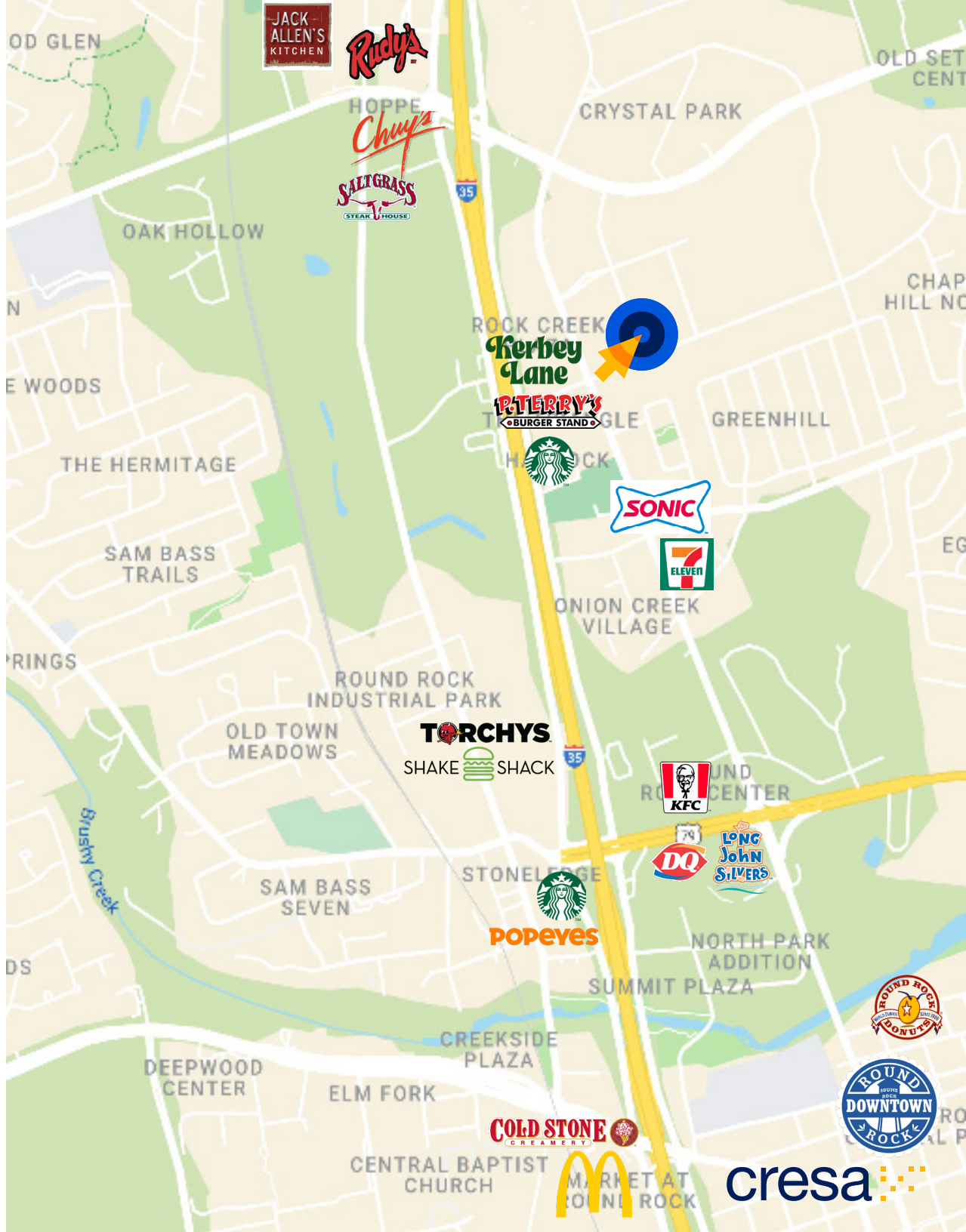
# AREA MAP

## 204 TEXAS AVE.

- 1 Jack Allen's Kitchen
- 2 Rudy's BBQ
- 3 Chuy's
- 4 Kerbey Lane
- 5 Shake Shack
- 6 Downtown Round Rock
- 7 Torchy's Tacos
- 8 Cold Stone Creamery
- 9 Round Rock Donuts
- 10 Saltgrass Steakhouse

 37 minutes to Austin Airport

 34 minutes to Downtown Austin











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## Address

Cresa  
901 W. 9th Street  
Suite 111  
Austin, TX 78703

[TREC Information on Broker Services](#)

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