

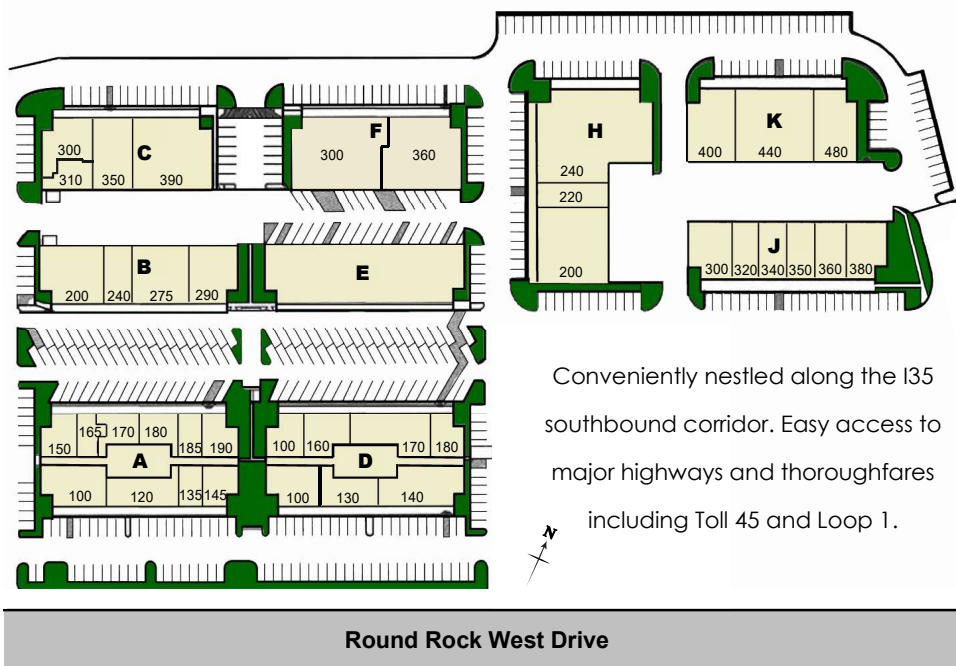


FOR LEASE

Office / Flex Space
200 to 8,000+ RSF

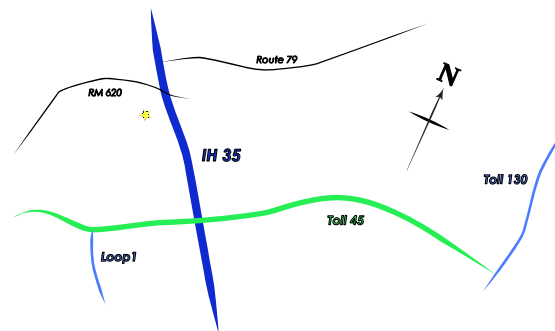
525 - 575 Round Rock West Drive, Round Rock, TX 78681
www.parkwestcc.com

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Conveniently nestled along the I35 southbound corridor. Easy access to major highways and thoroughfares including Toll 45 and Loop 1.

Designed to cater to your large or small business needs, we maintain a quality relationship with our growing family of business owners including local non profit organizations, engineering firms, law firms, mortgage service companies, publishing firms, and various other professional entities.



Property Highlights

- Brick veneer facade
- Three phase electric
- All steel construction
- Site-wide expansion options
- Abundant surface parking
- On-site FedEx drop box
- 100% HVAC in office, flex and warehouse
- Occupant-controlled HVAC systems*
- On-site maintenance available
- Adjacent to Round Rock West Park & Trails
- Executive suites from \$500 - all utilities included!**

AVAILABILITIES as of 8.13.2024

Suite #	RSF	Available	Annual Base	2024 Est. NNN	Total PSF	Gross Rent
B200*	3,959	Oct-24	16.60	5.69	\$22.29	
D150*	2,425	NOW	17.00	6.97	\$23.97	
D170*	2,526	NOW	17.00	6.97	\$23.97	
E201**	242	30 days				\$535.00
E203**	759	NOW				\$850.00
E210**	379	30 days				\$500.00
E213**	214	Aug-24				\$1,365.00
E225**	209	NOW				\$525.00

525 Round Rock West Drive
Buildings A, B, & C
Round Rock, TX 78681

555 Round Rock West Drive
Buildings D, E, & F
Round Rock, TX 78681

575 Round Rock West Drive
Buildings H, J, & K
Round Rock, TX 78681