



Lease Rate: NNN Lease; \$4,000/mo Total

- 8 total office spaces, or 7+ Conference
- Parking: 4 spaces per 1,000 SF
- Located 1 block from McNeil Rd just west of I35
- Great office space for companies needing multiple office spaces, conference room, and dedicated reception area.
- Ideal for Insurance, Legal, Real Estate, Accounting, Marketing, or other small businesses.
- NNN Estimated at \$9.50/SF/YR
- Extra offices available for tenant to sublet
- In close proximity to Historic Downtown Round Rock, trails, Round Rock West Park, and more.



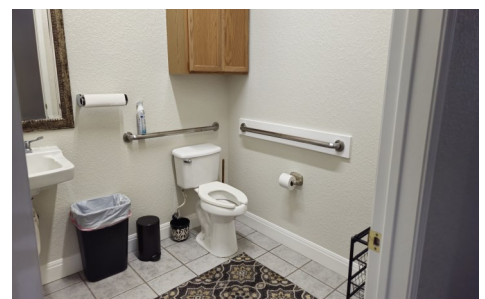
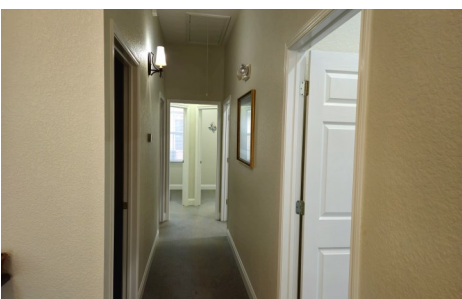
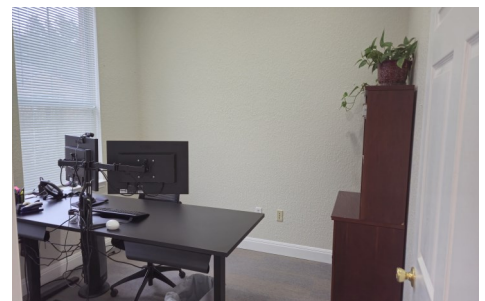
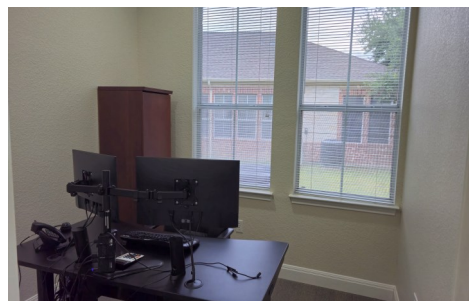
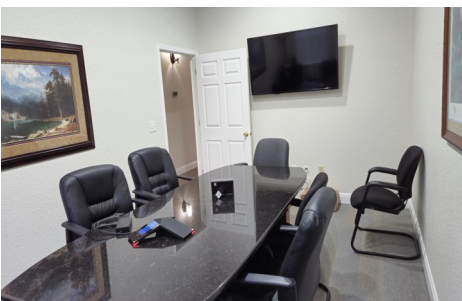
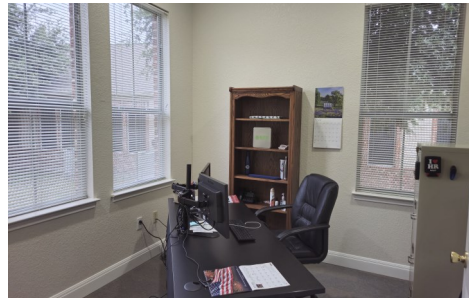
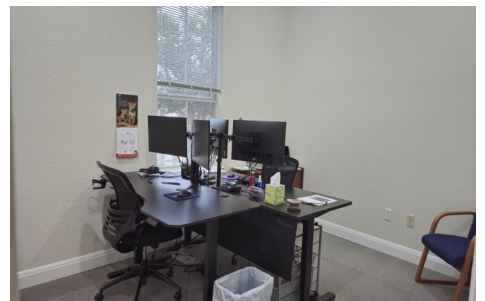
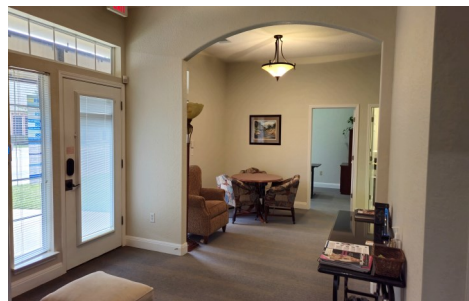
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Disclaimer: The Broker is submitting the attached information in its capacity as an agent and representative of the owner, but is subject to verification by the purchaser, and agent assumes no responsibility for correctness thereof. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representation concerning it. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAR STATUS, NATIONAL ORIGIN OR HANDICAP STATUS.

NNN lease with a total rent of \$4,000/month. Rare opportunity to lease out a double unit office condo totaling 1,672 SF! Well cared for and thoughtfully laid out condo that includes 8 offices, (OR) 7+ conference room, connecting break room, Large reception area, and 2 private restrooms. Landlord willing to negotiate existing office furniture, conference table, etc. Well cared for and maintained Office Park with nearby amenities within walking distance including Round Rock West Park with wonderful scenic trails. Close to all major thoroughfares, restaurants, and Downtown Round Rock.





Contact

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