



For sublease

# 106 E Old Settlers Blvd Building D

Round Rock, TX

## Contact us:

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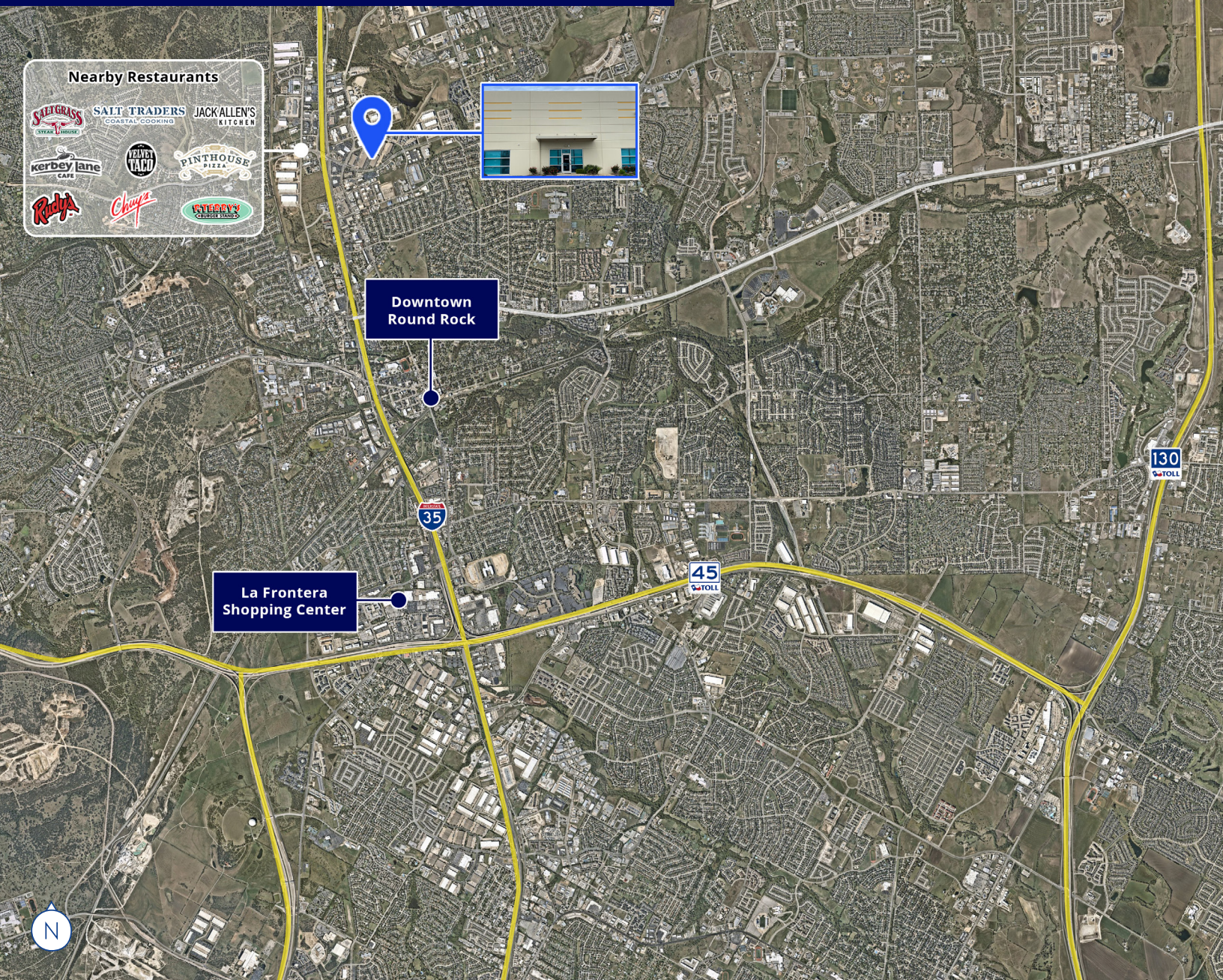
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Size	35,681 SF
Office	+/- 12,000 SF
Lease Expiration	May 31, 2027
Availability	February 2025
Asking Rent	\$17.50 / SF + NNN
HVAC	100% HVAC
Power	2,400 AMPs of 480V 3-phase power
Parking	2.1:1000
Column Spacing	40' x 40'
Dock High Doors	1 (expandable to 5)
Drive-in Doors	1
Sprinkler	EFSR sprinkler
Lab	Full electrical lab in place

## Colliers

111 Congress Ave. Suite 750  
Austin, TX 78701  
P: +1 512 539 3000

# Location Overview



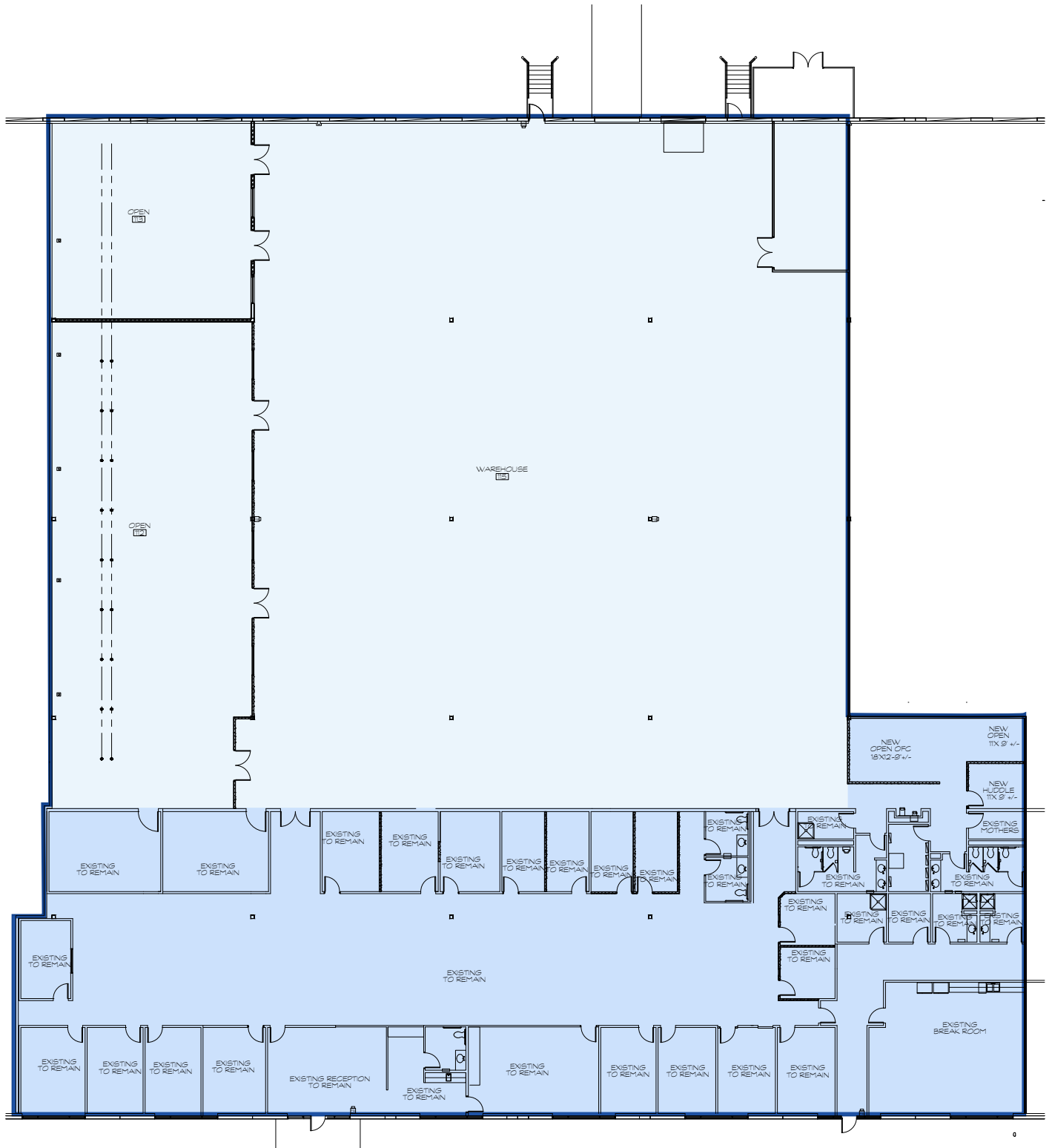
## Points of Interest

### Travel Distances

	Distance	Time
IH 35	0.2 mi	1 min
SH 130	7.5 mi	14 min
Austin, TX	20.8 mi	23 min

	Distance	Time
Austin Bergstrom Intl Airport	27.0 mi	25 min
Houston, TX	169 mi	2 hr 45 min
Dallas, TX	175 mi	2 hr 30 min

# Floor Plan



 Total SF: 35,681

 Office SF: +/- 12,000

# Space Photos



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