



Commercial / Light Industrial / Office

2005 Lamar Dr.

Round Rock, TX 78664

10,200 Sq Ft (Sub-dividable into 2 5,100 Sq ft duplex units

1600 Amp Electrical service, 480 3-phase / 240 3-phase /110

80 % Air conditioned

Full Sprinkler System

2 ground level 16 ft Doors

12 ft Drop Ceilings

9 offices w/ Conference Rooms

Accessible Restrooms

Easy access to I35 Coridor

\$13.20 Yearly / Sq Ft plus NNN

Adaptable Flex Space

Mike Donovan 512-694-8058

atmdmd1@gmail.com