

— FOR LEASE —

PHYSICIANS CENTRE

505 Louis Henna Blvd., Round Rock, TX 78728

1,719 - 5,859 SF Available



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Physicians Centre is a Class A medical office building located in Round Rock, Texas, near the intersection of I-35 and SH 45. The Property is within close proximity to several neighborhoods and major employers, in addition to numerous shopping, entertainment, and food options. Physicians Centre's excellent location provides great visibility and ease of access from any location throughout the growing Round Rock and Austin submarkets.

LEASE TERMS

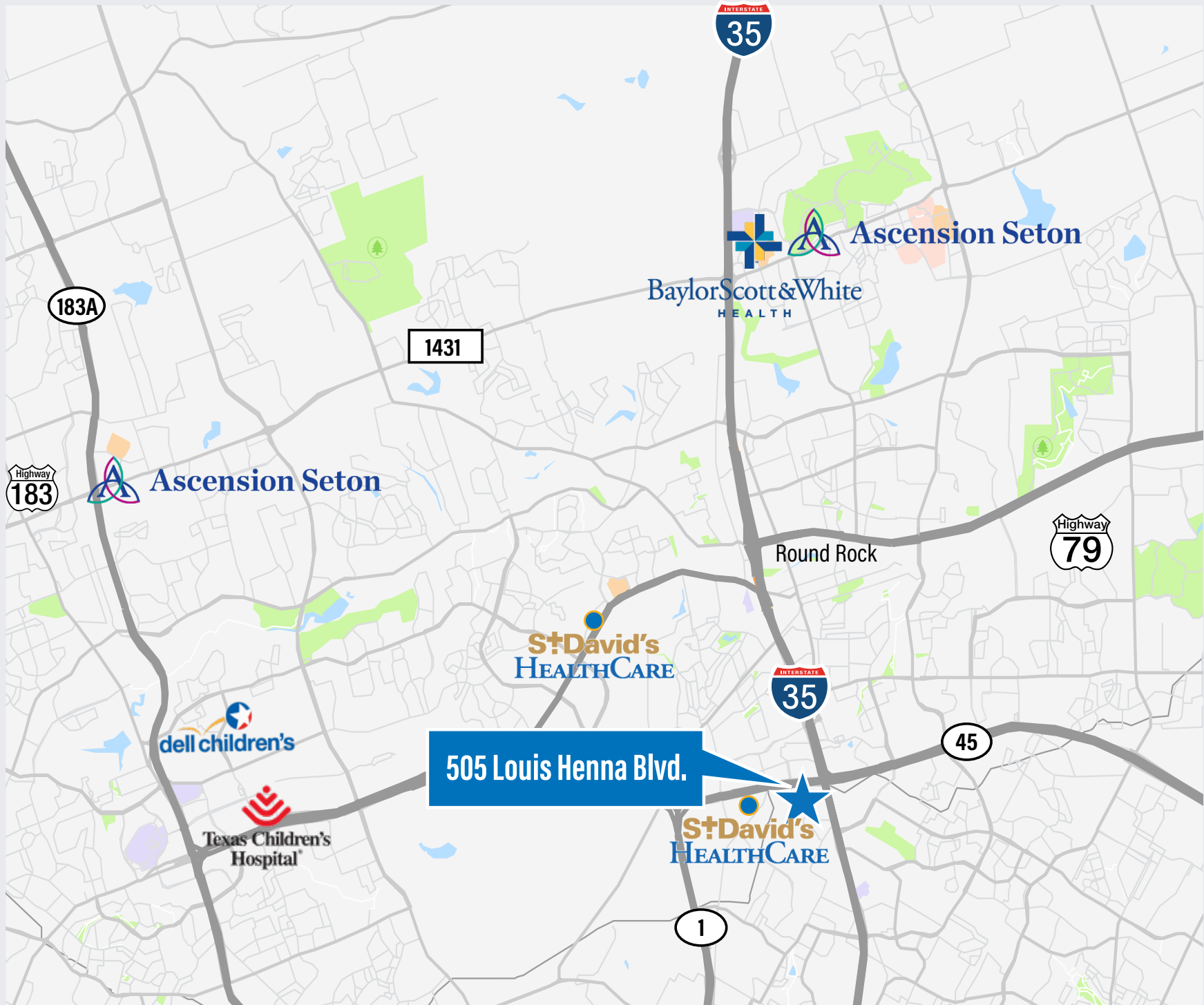
- ▶ Asking Rate: Call Broker
- ▶ 2026 OpEx: Call Broker
- ▶ Parking: 5 per 1000 parking ratio
- ▶ Allowance: Call Broker

AVAILABILITY

- ▶ Suite 200 • 5,859 SF • *Call broker for availability*
- ▶ Suite 230 • 1,719 SF • *Shell space condition*
 - ▶ [View the Space](#)

BUILDING HIGHLIGHTS

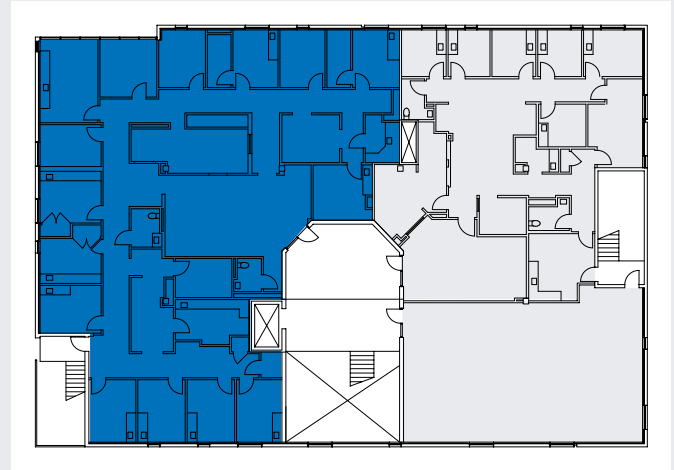
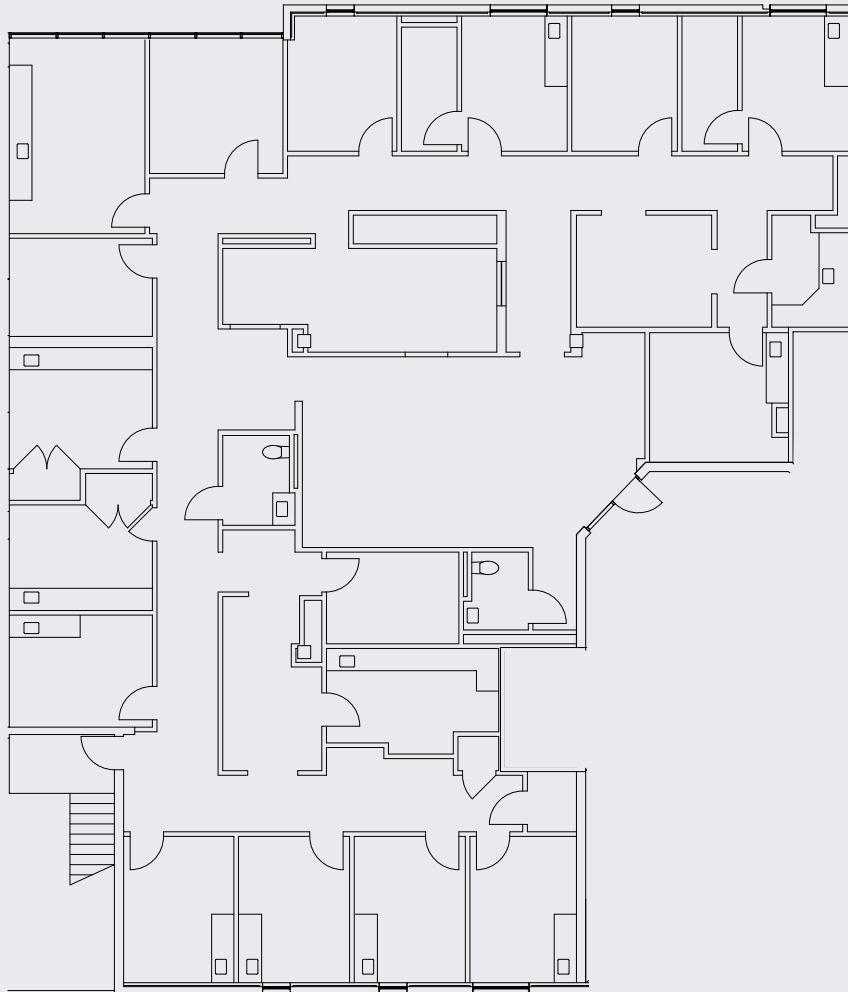
- ▶ Great visibility and easy ingress/egress to project
- ▶ Excellent access to I-35 and SH Toll 45.
- ▶ Near abundant retail, restaurants and hotels
- ▶ Pylon and building signage available



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Suite 200 • 5,859 SF

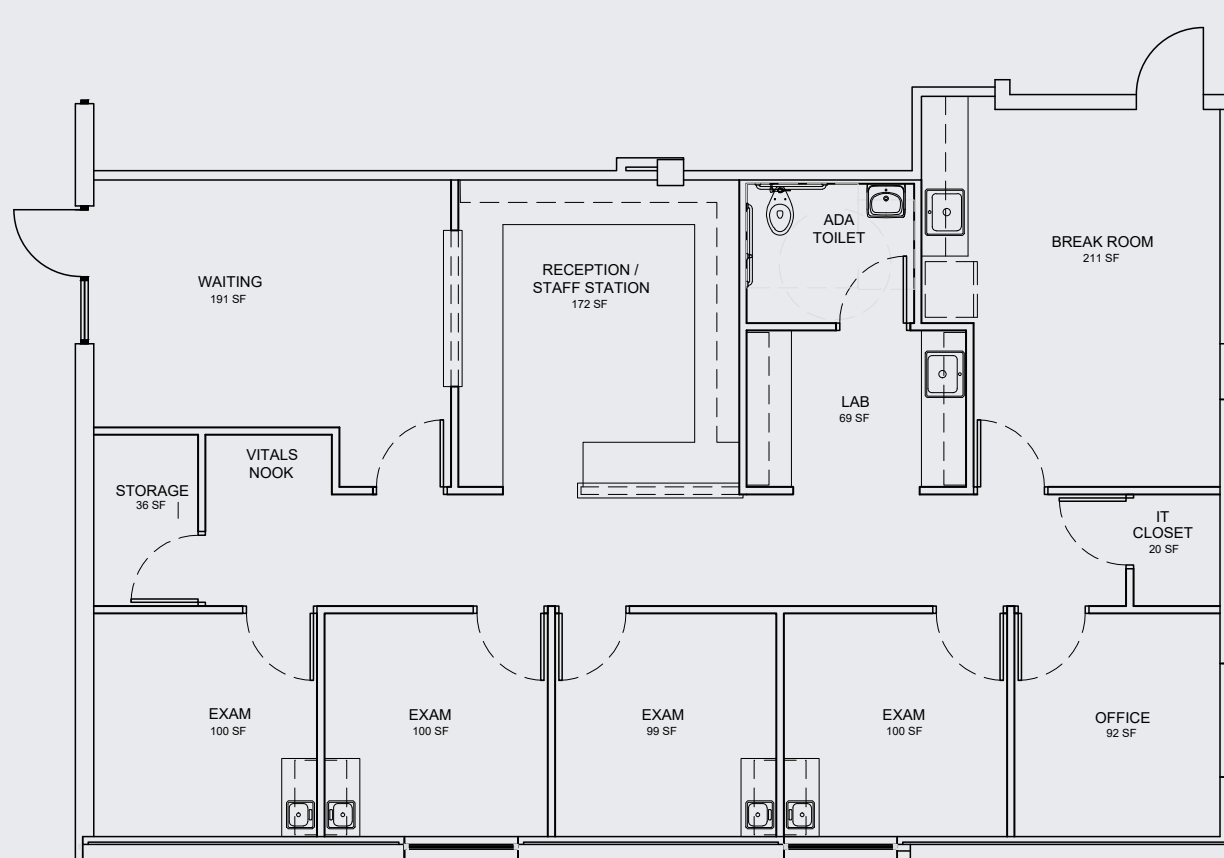
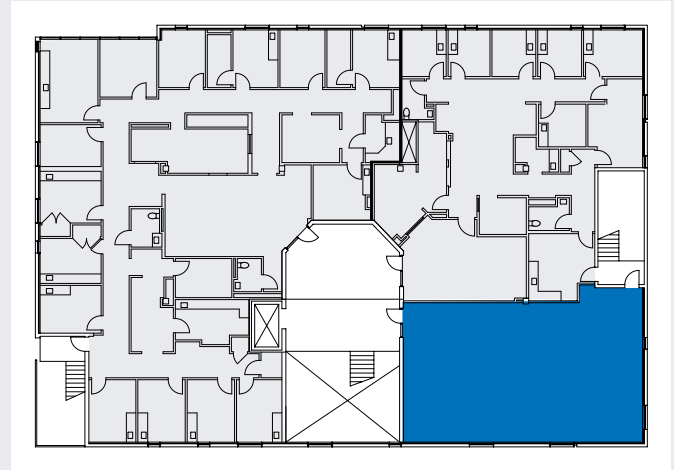


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Suite 230 • 1,719 SF

CONCEPT PLAN • SHELL SPACE CONDITION



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Demographic Healthcare Data

Healthcare & insurance statistics for the population within a 10 minute drive time from **505 Louis Henna Blvd.**



Population



233,280

Civilian Noninstitutionalized Population (ACS)



This infographic contains data provided by American Community Survey (ACS), Esri and Bureau of Labor Statistics, Esri and GIK MRI. The vintage of the data is 2015-2019, 2021.
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Exercise (Percent of Adults)



31.6%

Exercise at home 2+ times per week



18.2%

Exercise at club 2+ times per week

Health Care Expenditure



\$4,180

Annual Health Insurance Expenditures



\$2,151

Medical Care



Medicare:
Population 65+

4,954

Medicare Only

2,771

Direct-Purch & Medicare

3,767

Employer & Medicare

1,551

Medicare & Medicaid

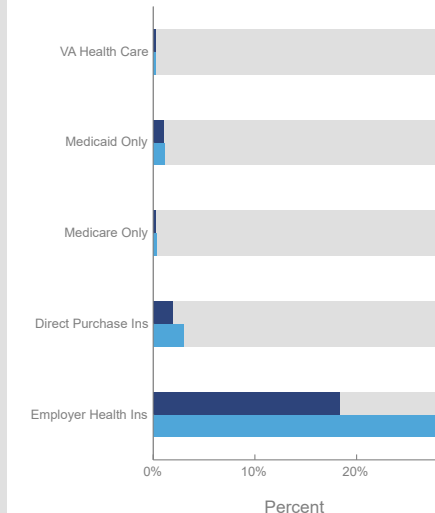
Health Care (Consumer Spending)

Annual
Expenditure

Blue Cross/Blue Shield	\$1,124.8
Medicare Payments	\$698.6
Physician Services	\$272.9
Dental Services	\$415.0
Eyecare Services	\$72.3
Lab Tests/X-rays	\$72.1
Hospital Room & Hospital Service	\$229.9
Convalescent/Nursing Home Care	\$33.5

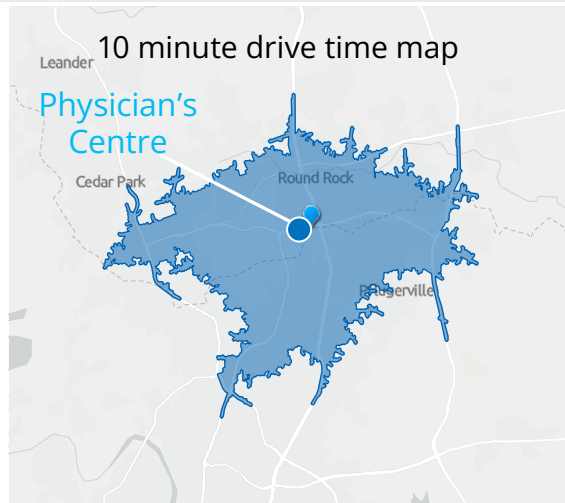
Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



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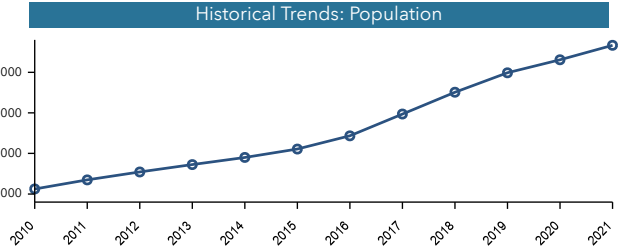
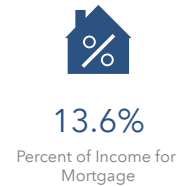


POPULATION TRENDS AND KEY INDICATORS

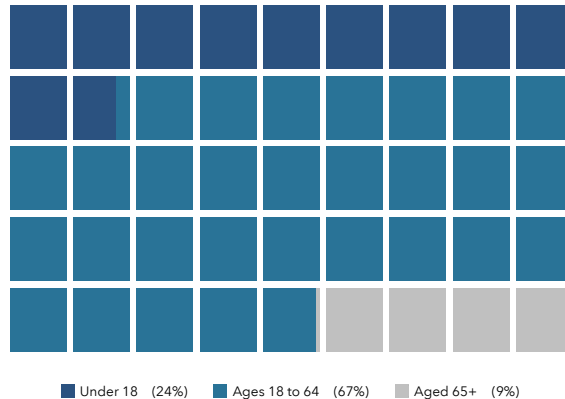
Population within a 10 minute drive time from Physician's Centre

273,312	110,844	2.46	34.1	\$81,095	\$263,101	87	141	78
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

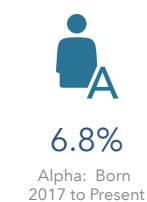
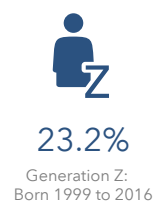
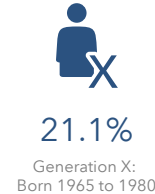
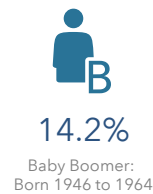
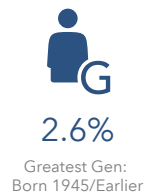
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: (ACS), Esri,
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