



FOR LEASE

# PHYSICIANS CENTRE

505 Louis Henna Blvd., Round Rock, TX 78728

1,719 SF Available



**TRANSWESTERN**

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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**

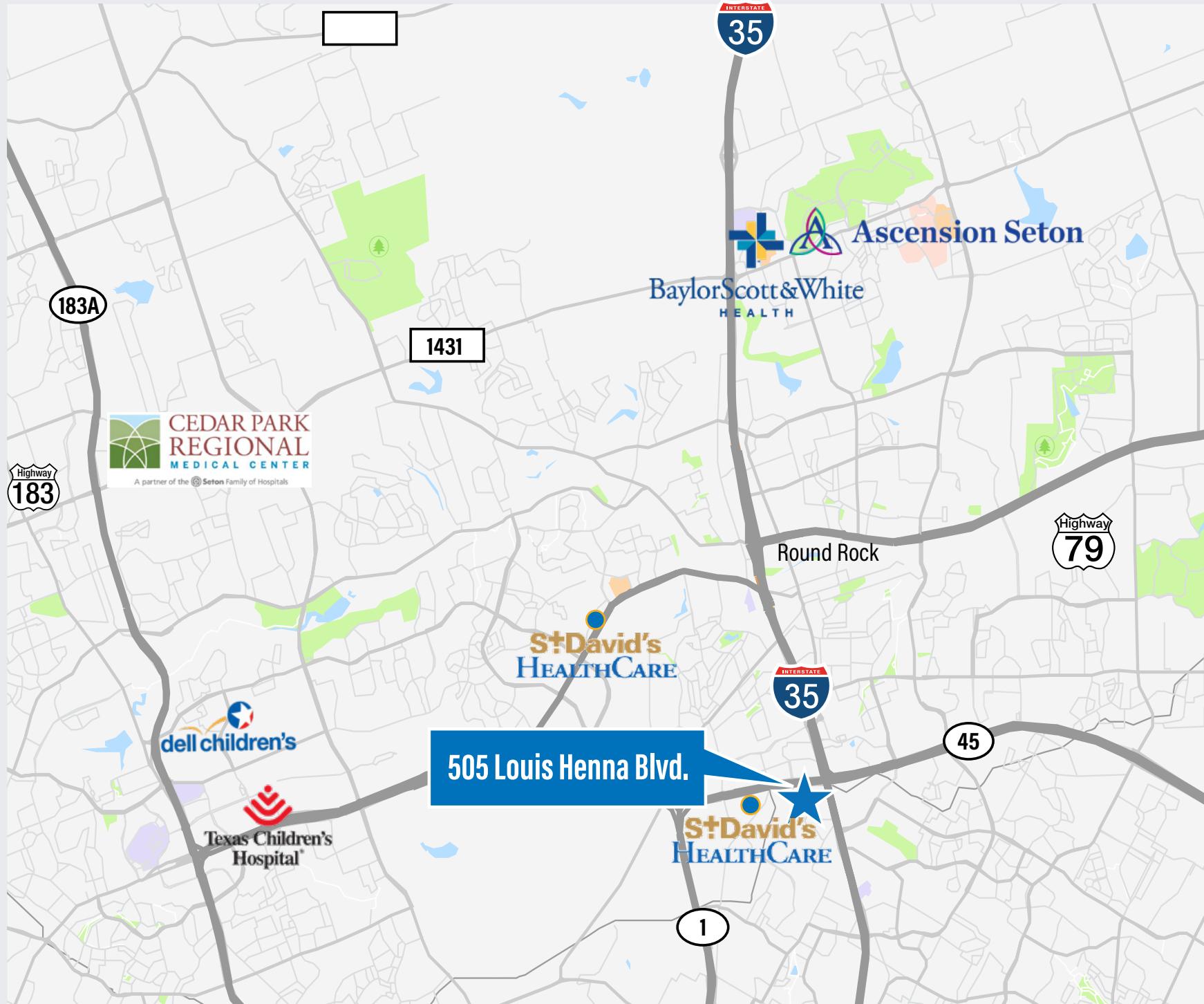
- ▶ Asking Rate: Call Broker
- ▶ 2025 OpEx (est.): \$23.50/SF
- ▶ Parking: 5 per 1000 parking ratio
- ▶ Allowance: Call Broker

## **AVAILABILITY**

- ▶ Suite 230 • 1,719 SF (*Shell space condition*)
- ▶ [View the Space](#)

## **BUILDING HIGHLIGHTS**

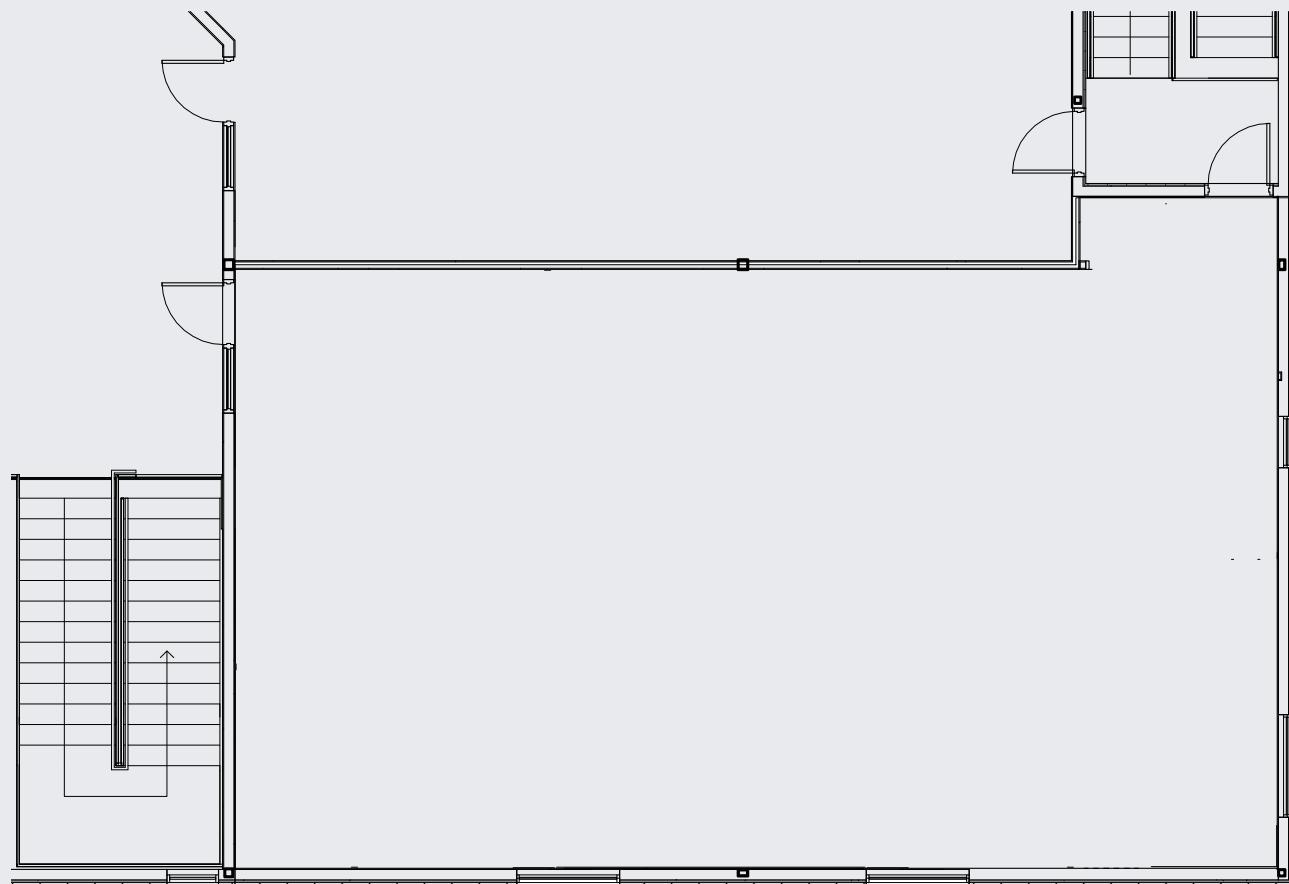
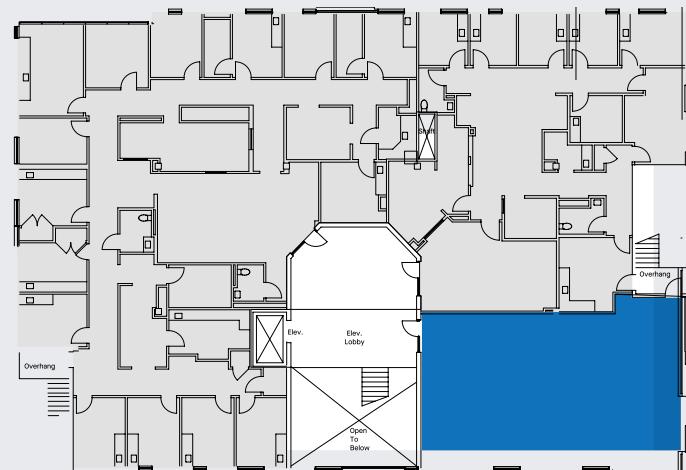
- ▶ Great visibility and easy ingress/egress to project
- ▶ Excellent access to I-35 and SH Toll 45.
- ▶ Near abundant retail, restaurants and hotels
- ▶ Pylon signage available



# PHYSICIANS CENTRE

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**Suite 230 • 1,719 SF**

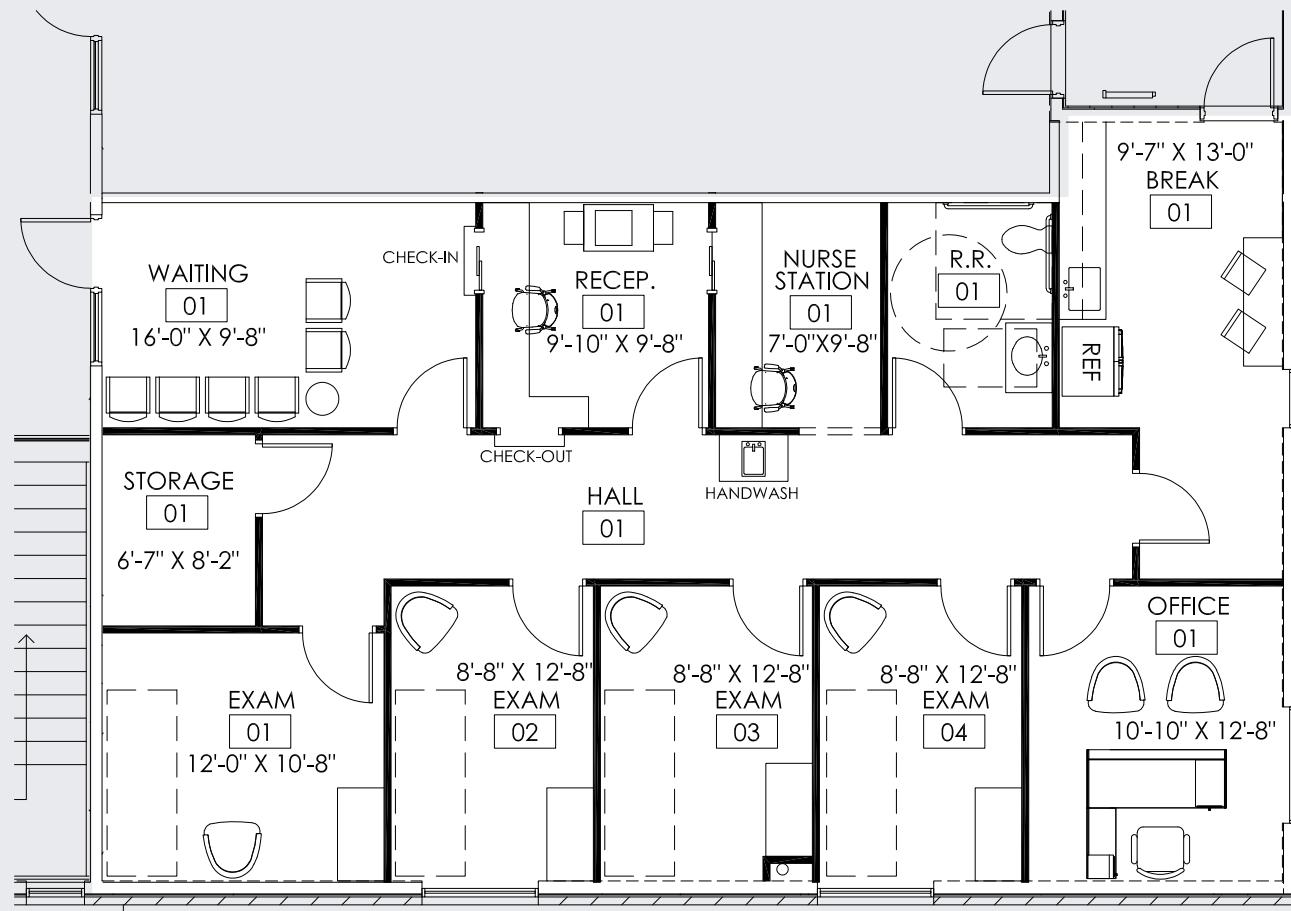


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## Suite 230 • 1,719 SF

CONCEPT PLAN

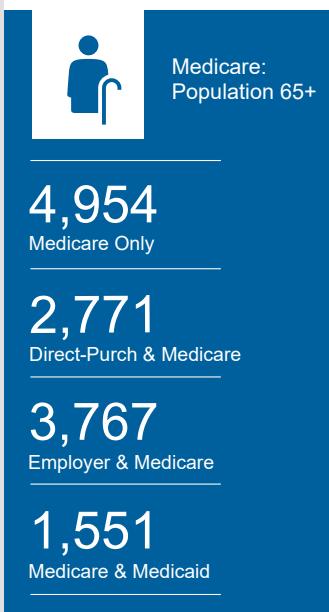
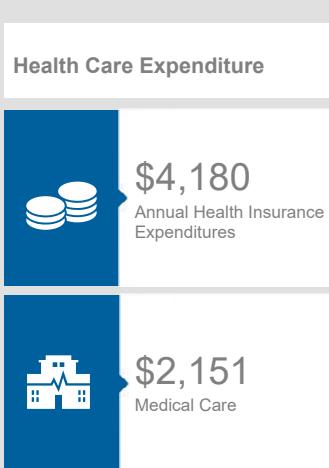
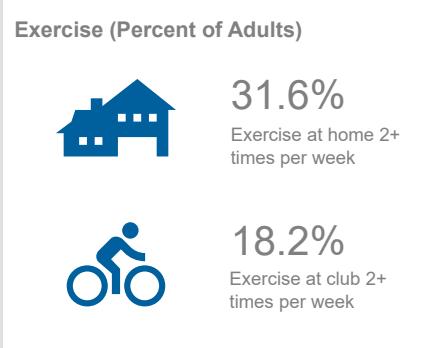
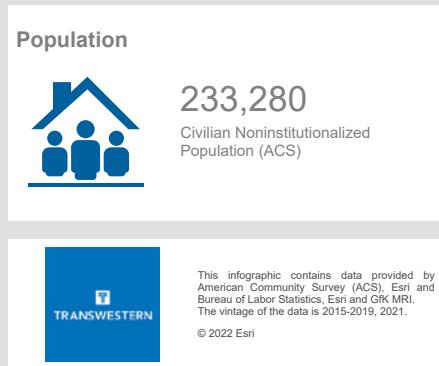
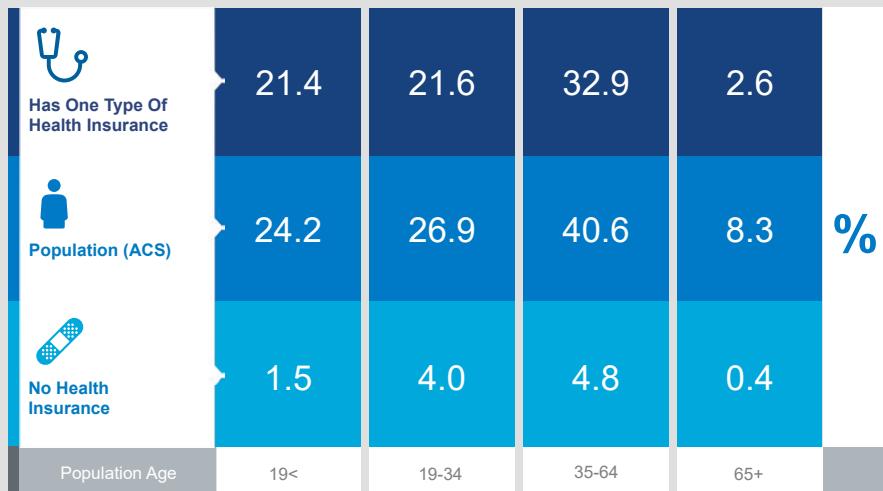


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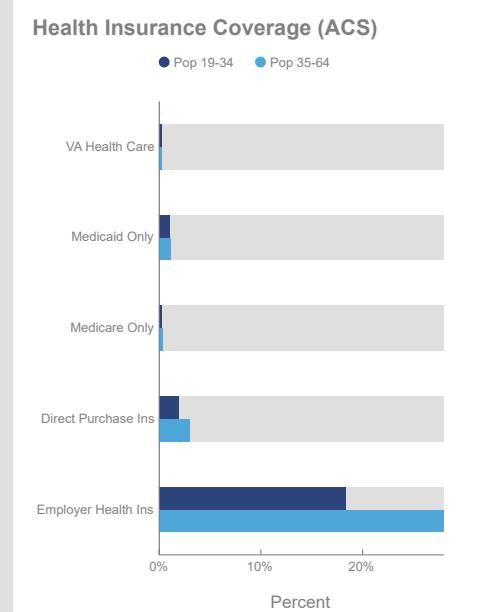
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## Demographic Healthcare Data

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

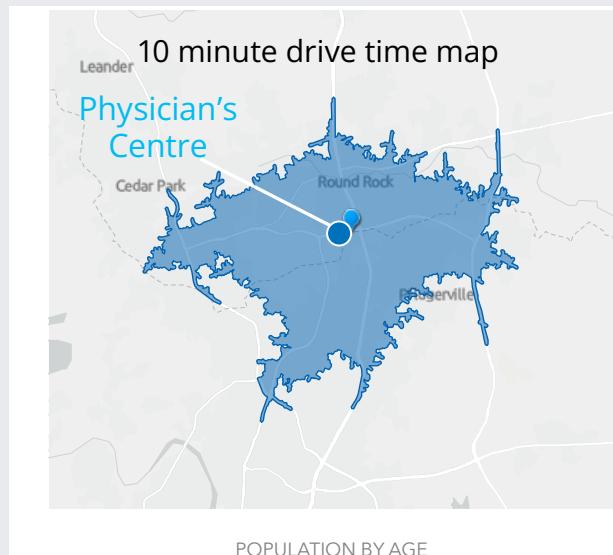


Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,124.8
Medicare Payments	\$698.6
Physician Services	\$272.9
Dental Services	\$415.0
Eyecare Services	\$72.3
Lab Tests/X-rays	\$72.1
Hospital Room & Hospital Service	\$229.9
Convalescent/Nursing Home Care	\$33.5

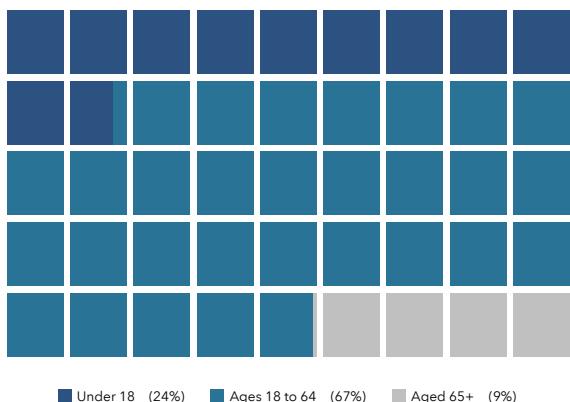


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POPULATION BY AGE



Key (ACS), Esri,  
19, 2021, 2026.

## 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



\$10,478

Avg Spent on Mortgage & Basics



13.6%

Percent of Income for Mortgage

#### POPULATION BY GENERATION



2.6%  
Greatest Gen:  
Born 1945/Earlier



14.2%  
Baby Boomer:  
Born 1946 to 1964



21.1%  
Generation X:  
Born 1965 to 1980



32.1%  
Millennial:  
Born 1981 to 1998



23.2%  
Generation Z:  
Born 1999 to 2016



6.8%  
Alpha: Born  
2017 to Present

