Medical Parkway Commons

1603 Medical Parkway Cedar Park, TX, 78613

Professional, Medical and Dental Office Space

Pricing Overview

Rates shown below are base rates for 2024. Some units may be priced higher based on factors such as market demand and features.

$	**28.75**	2024 Dental Base Rate
+	**10.15**	NNN Expenses
$	**38.90**	Total Annual per Square Foot

Utilities / Extras

Some spaces include utilities in the rate.

Included in your lease rate

- **Turnkey standard interior buildout**
- Private Entrance (24-hour access)
- High-efficiency, individually controlled HVAC 24/7
- Convenient, FREE parking
- Exterior signage

Included in NNN expenses

- Estimated taxes
- Water
- Property Insurance
- Common Area Maintenance (CAM)
  - Lawn maintenance & landscaping
  - Garbage removal
  - Service and repair of heating and air conditioning units
  - All interior and exterior maintenance and repairs

Dental office leasing made simple.

- We have decades of experience building out dental space, so we can offer an efficient plan that saves you time and money, including:
  - Healthcare-rated electric, water, air, vacuum, and drain lines
  - Nitrous/oxygen
  - Bar sink with long-neck faucet, cabinetry and countertops in all exam rooms
  - Dental engineering
  - R-11 insulation for exam room walls and RC channel for sound transmission
  - Durable vinyl composition tile (VCT) or laminate wood floor in exam rooms
  - Handicap accessible space
  - Separate staff and patient restrooms
- We take care of all construction permitting and general contracting
- Everything is 100% transparent with no surprises or hidden costs
- Our simple lease documents save you legal fees

Just off of FM 1431, this office park is located minutes from the booming 1890 Ranch shopping center and within minutes of Cedar Park Regional Medical Center
• Easy access to 183A and I-35
• Shopping at 1890 Ranch Shopping Center and Lakeline Center provides for various retail and dining options

Contact our Austin Office for more information about Medical Parkway Commons or other locations in your area.