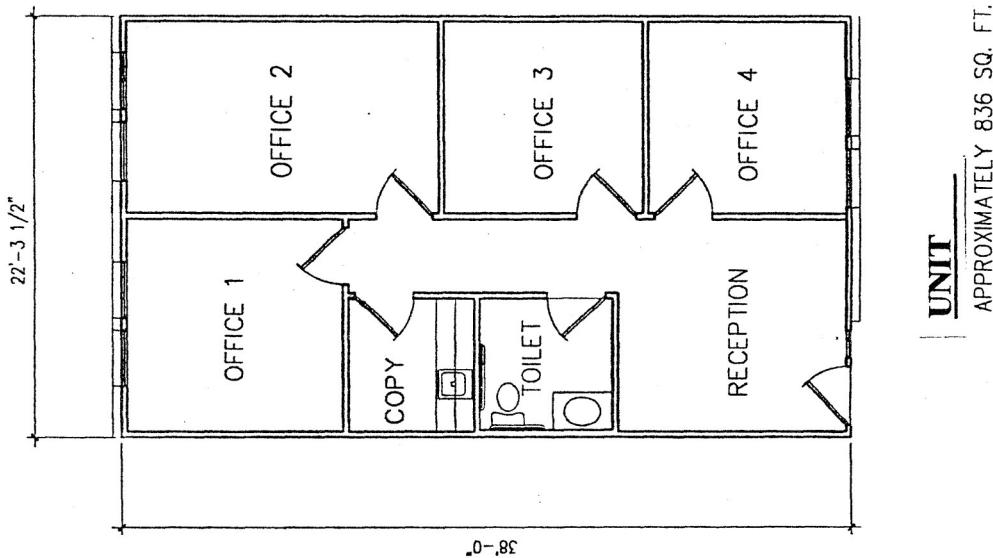


# Chisholm Trail Office Condos for Lease



600 Round Rock West Drive  
#605  
Round Rock, TX 78681

1311 Chisholm Trail #201  
Round Rock, TX 78681  
**Price: \$27.99/SF**

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(512) 663-8961  
[landmarktx@airmail.net](mailto:landmarktx@airmail.net)



## Highlights

- 4 Professional private offices with reception area and break room
- Rate: **\$1,950/month** - Modified gross lease - Tenant pays electricity and telecommunications
- 3/4 miles East of I35
- Ideal space for psychologist, legal, accounting or small business
- Street facing corner unit, all offices have windows

## Property Details

Price per unit	<b>\$27.99/SF or \$1,950/M</b>
No. Units	2
Parking Spots	4 per 1,000 SF
Unit Size	836 SF
Property Type	Office Condo
Commission	4%
No. Stories	1
Year Built	2007
Water/sewage/taxes/ins	Landlord pays
Electric	Tenant pays
Telecommunications	Tenant pays
Janitorial services	Tenant pays

## Property Description

Professional 4 office is ideal for small business, law, accounting or small medical. ADA compliant suite has 10' ceilings, reception area, break room and private restroom. Corner suite, so all offices have windows. Recent paint and new 4" wood baseboards throughout. Modified gross rent includes water, trash, sewage and exterior maintenance. Available 1/31/2026. Brokers protected (4%)

All information regarding this property is from sources deemed reliable, however, Broker has not made an independent investigation of these sources and no warranty or representation is made by Broker as to the accuracy thereof and same is submitted subject to errors, omissions, change of price or rental or other conditions prior to sale, lease or withdrawal from market without notice. Broker has further not made and shall not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or environmental or other conditions that may affect the value of the property.



**201**

