## For Sublease

# 106 E Old Settlers Blvd
# **Building D**

Round Rock, TX

| | |
|---|---|
| **Size** | 35,681 SF |
| **Office** | +/- 12,000 SF |
| **Lease Expiration** | May 31, 2027 |
| **Availability** | February 2025 |
| **Asking Rent** | $11.00/ SF + NNN |
| **HVAC** | 100% HVAC |
| **Power** | 2,400 AMPs of 480V 3-phase power |
| **Parking** | 2.1:1000 |
| **Column Spacing** | 40’ x 40’ |
| **Dock High Doors** | 1 (expandable to 5) |
| **Drive-in Doors** | 1 |
| **Sprinkler** | EFSR sprinkler |
| **Lab** | Full electrical lab in place |

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# Location Overview

## Points of Interest

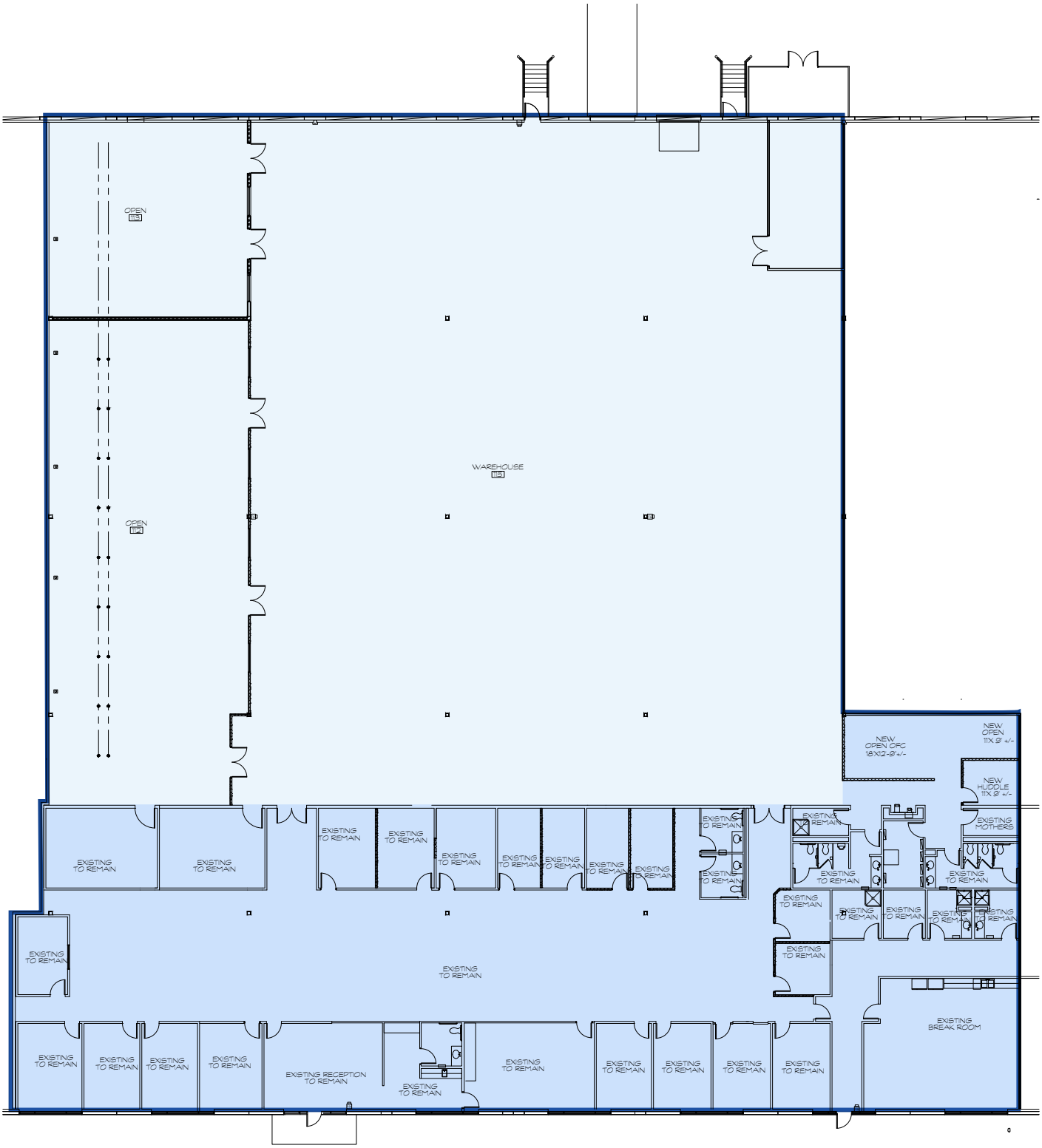
### Travel Distances

| | Distance | Time |
|---|---|---|
| IH 35 | 0.2 mi | 1 min |
| SH 130 | 7.5 mi | 14 min |
| Austin, TX | 20.8 mi | 23 min |

| | Distance | Time |
|---|---|---|
| Austin Bergstrom Intl Airport | 27.0 mi | 25 min |
| Houston, TX | 169 mi | 2 hr 45 min |
| Dallas, TX | 175 mi | 2 hr 30 min |

# Floor Plan

360° Virtual Tour




Total SF: 35,681

Office SF: +/- 12,000

# Space Photos

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