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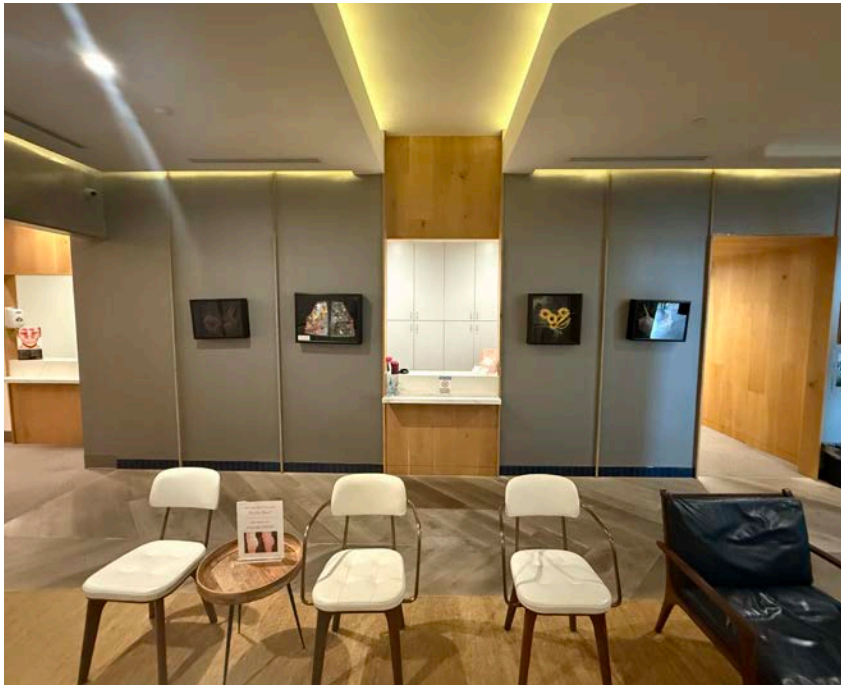
CORPORATE REAL ESTATE STRATEGY



Medical Office For Lease

505 W. Louis Henna Blvd, Suite 200

505 W. LOUIS HENNA BLVD ROUND ROCK, TX 78664



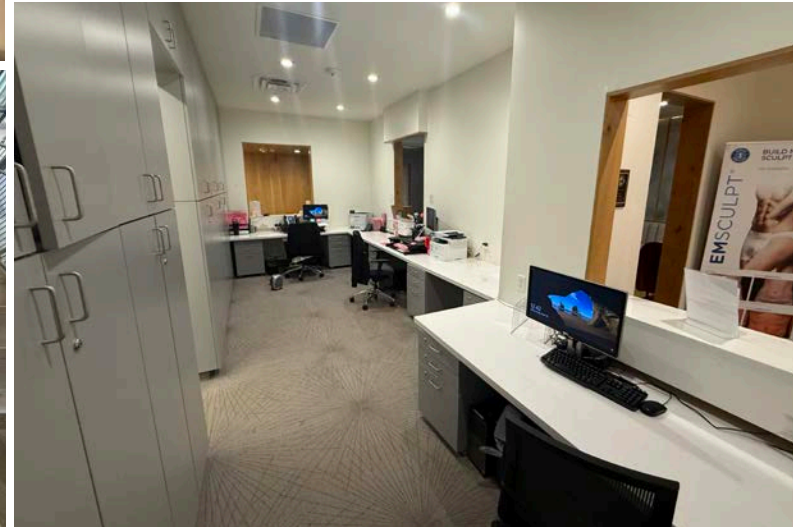
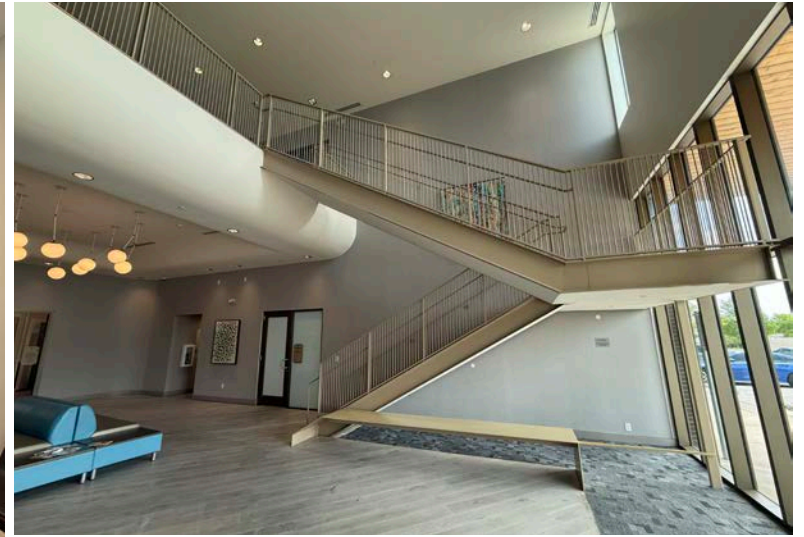
Medical Office For Lease

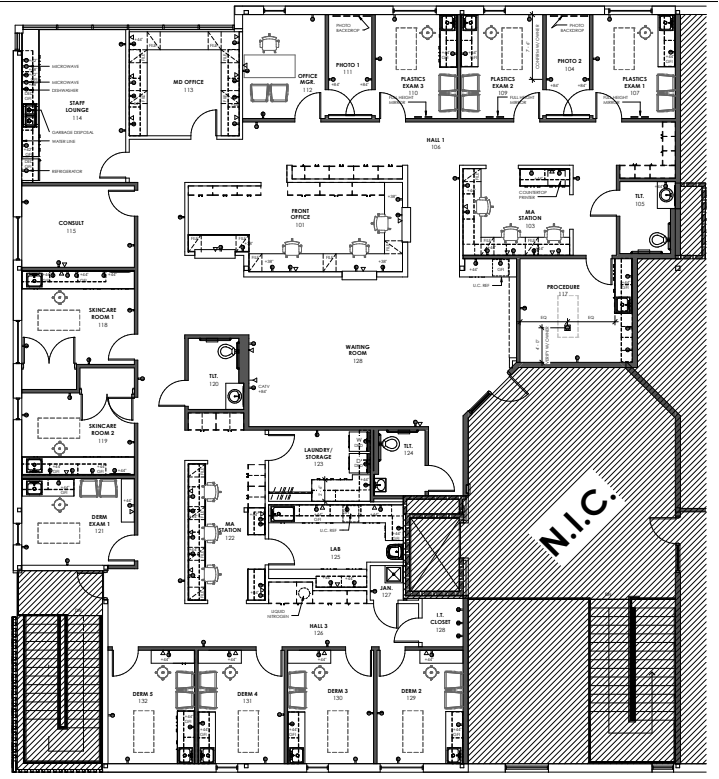
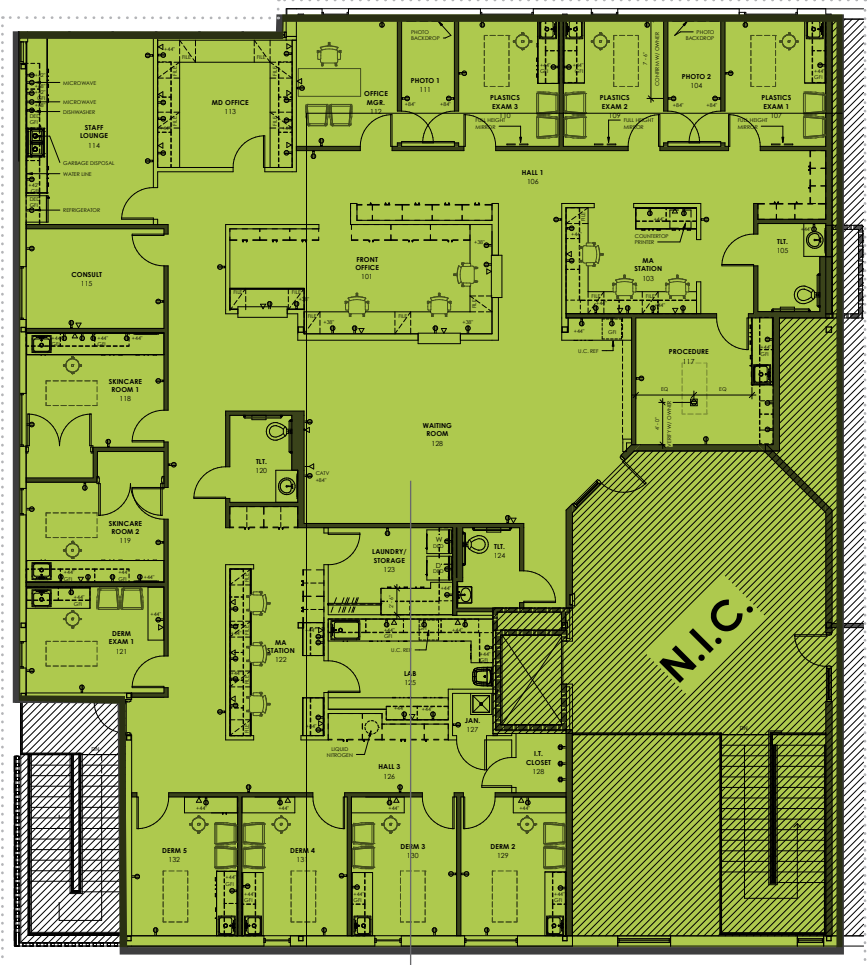
505 W. LOUIS HENNA BLVD, SUITE 200

- 2 story Class A Medical Office Building
- Lease Rate: \$30.00 + NNN
- Estimated NNN: \$23.64
- Type: Medical Office
- Suite 200 = 5,640 RSF
- Term: 12.31.2026
- Available: Now

Property Features:

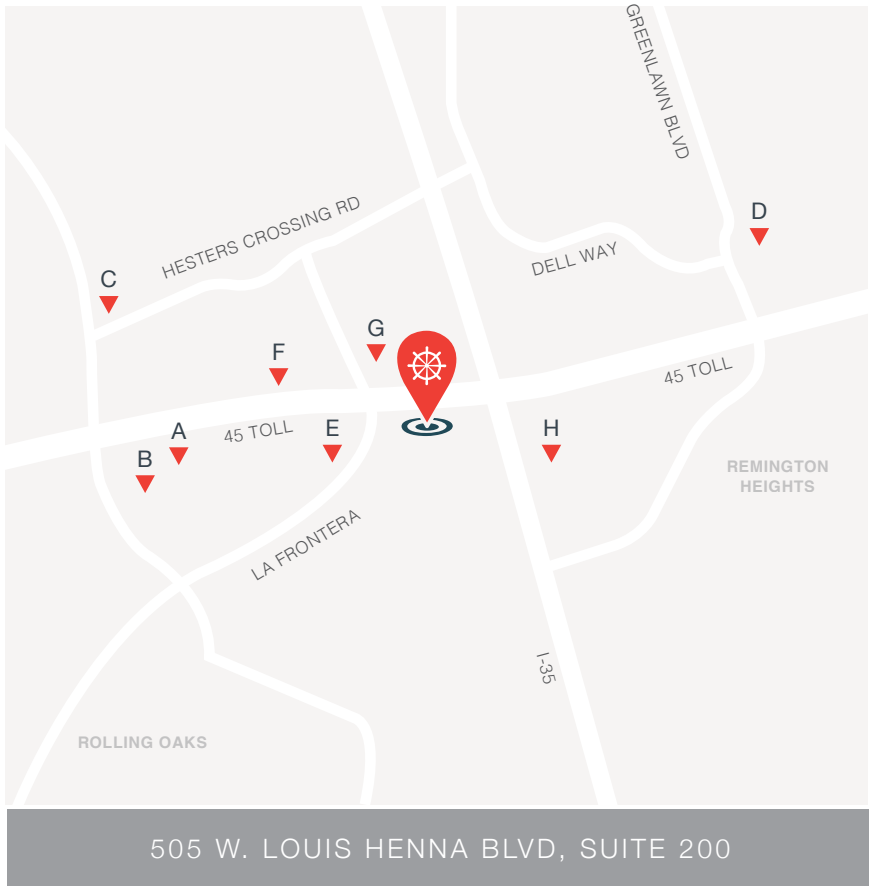
- **High Visibility:** Located with frontage on Highway 45, benefiting from high traffic exposure
- **Proximity:** Close to neighborhoods, major employers, shopping, entertainment, and dining options
- **Signage:** Includes a 45-foot pylon with an electronic reader board
- **Accessibility:** Easy access from I-35 and SH 45
- **Modern Construction:** All-brick exterior with contemporary design & energy-efficient upgrades throughout the building





FURNITURE PLAN

► SUITE 200 (2ND FLOOR)
5,640 SF



Team Building Venues & Landmarks

- A. St. David's Surgical Hospital — 2 miles away
- B. Galen College of Nursing — .5 miles away
- C. Encompass Health Rehabilitation Hospital of Round Rock — .8 mi away
- D. Dell Technologies Campus — .8 miles away
- E. Deckhand Oyster Bar & Seafood — .25 mi away
- F. Veracruz All Natural — .25 mi
- G. First Watch — .25 mi
- H. Jason's Deli — .4mi



VIDEO TOUR



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