

Pflugerville Professional Park

701 Farm to Market 685 Pflugerville, TX, 78660

Professional, Medical and Dental Office Space



Medical office leasing made simple.

- We have decades of experience building out medical space, so we can offer an efficient plan that saves you time and money, including:
 - Healthcare-rated electric lines
 - Bar sink with long-neck faucet, cabinetry and countertops in all exam rooms
 - 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
- Our price includes consultation with the engineer, subcontractors and physicians
- 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

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.

\$ **25.50** 2024 Medical Base Rate
+ **8.75** NNN Expenses

\$ **34.25** Total Annual per Square Foot

Utilities / Extras

Some spaces include utilities in the rate.
+ 2.00 Electric Service

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

This park is conveniently located in the heart of Pflugerville, just 5 minutes away from TX-130 and just 10 minutes from I-35

- Stone Hill Town Center is just 2 miles away
 - Nearby restaurant options are countless and conveniently located right off FM 685
 - Baylor Scott & White Pflugerville Clinic is just 3 minutes away
 - Office supply stores such as Biz Box powered by Office Depot and the UPS store are within a 2-mile radius
- Contact our Austin Office for more information about Pflugerville Professional Park or other locations in your area.

