



Professional/Medical Offices
1,800 - 12,636 SF

Available for Lease or Sale

Co-Tenancy with:  Texas Orthopedics,
Sports & Rehabilitation Associates

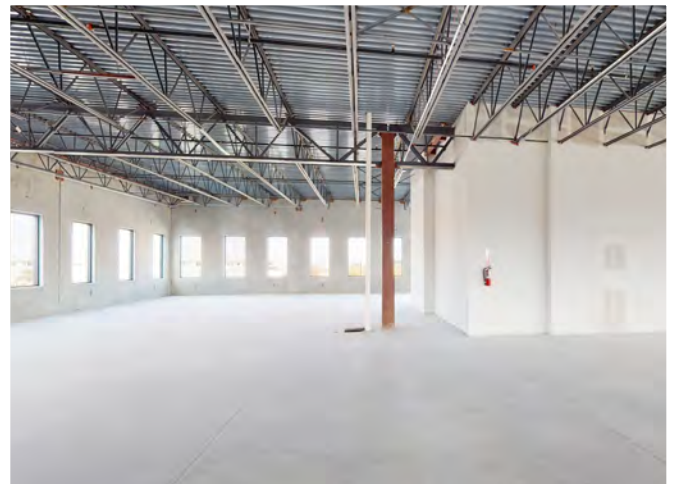
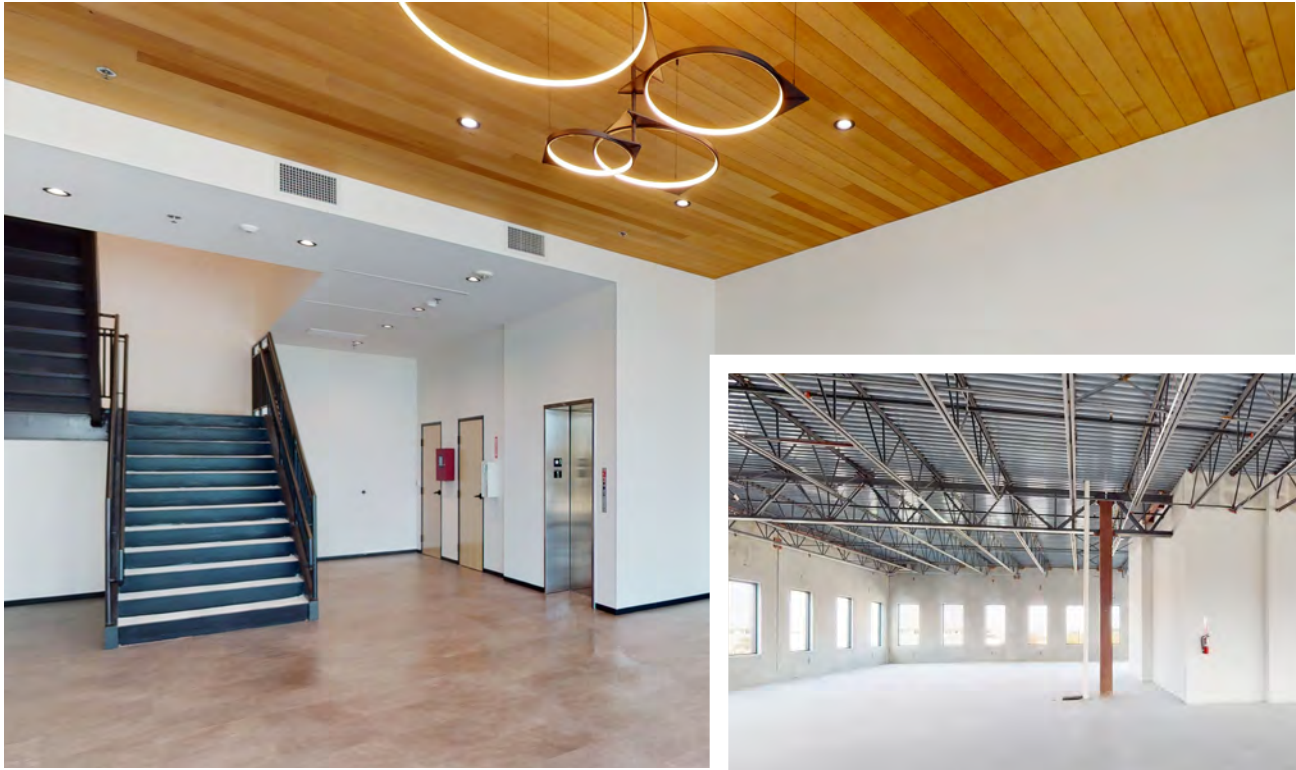


UNIVERSITY SQUARE

4700 CAMPUS VILLAGE DR
ROUND ROCK, TX 78665

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PROPERTY OVERVIEW

With over 12,000 square feet of space available and divisible to 1,800 square feet, the property will feature a high-finish common area hallway with an elevator for second-floor access, two entrances from bordering streets and 4.4 parking spots per 1,000 square feet in addition to ample street parking. Zoned for Professional Offices including medical, this project offers flexibility for a variety of uses. Conveniently located in the booming Northeast medical and education corridor clients and patients will welcome a visit to this high quality area. University Square will set a new standard of excellence for Round Rock professional buildings.



For More Information, Please Contact:

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PROPERTY DETAILS



CLICK TO VIEW TOUR

- 1,800-12,636 SF Available
- Zoned for professional offices, including medical use
- Located in the Northeast medical and educational corridor
- Parking: 4.40/1,000 square feet, additional street parking available nearby
- 2nd Floor Office/Medical space for Lease or Sale

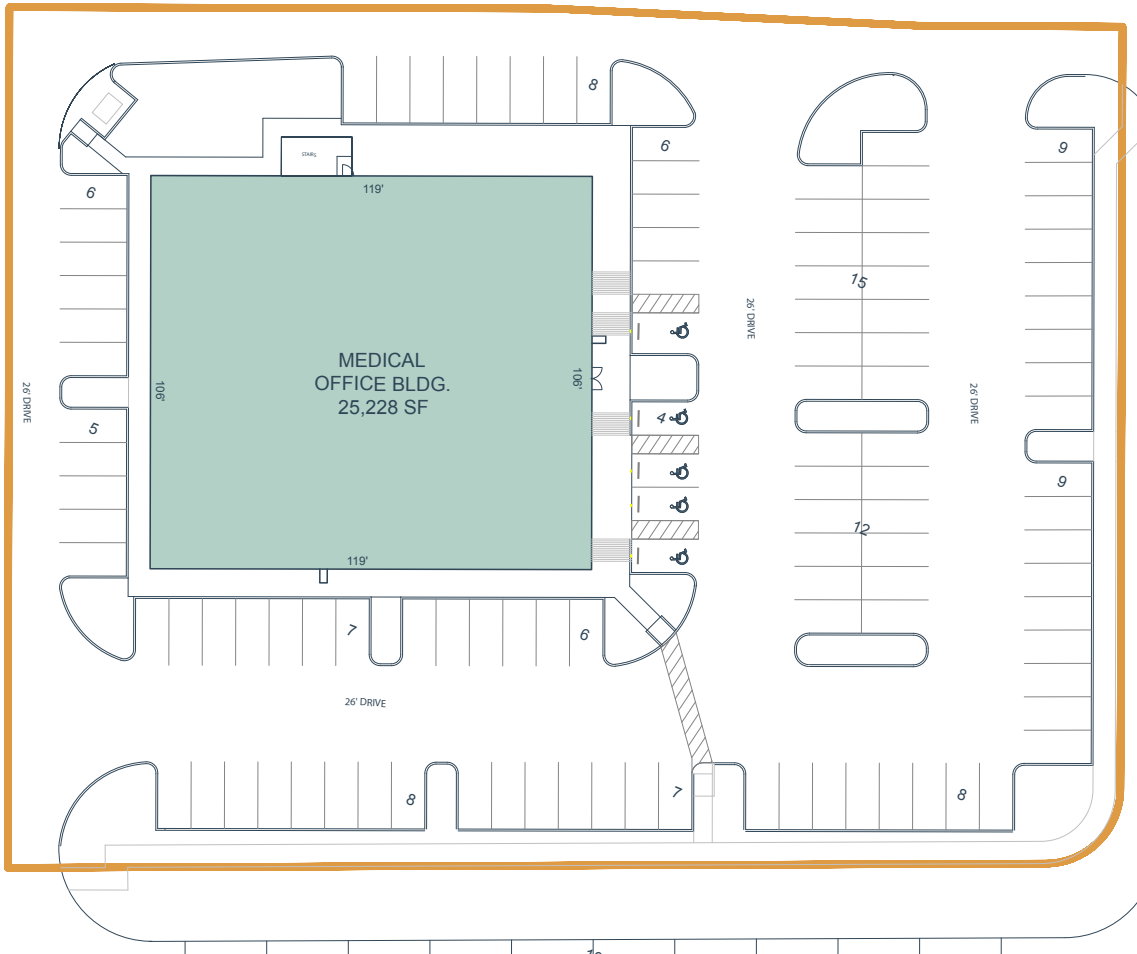


POTENTIAL DEMISING PLANS

- Suite 200** - 2,921 SF
- Suite 201** - 2,691 SF
- Suite 202** - 2,807 SF
- Suite 203** - 3,141 SF

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Parking Specs:

Street Parking: 18
Parking Stalls: 105
H.C. Parking: 05
Total Parking: 128

NEARBY RESIDENTIAL GROWTH - 1 MILE RADIUS

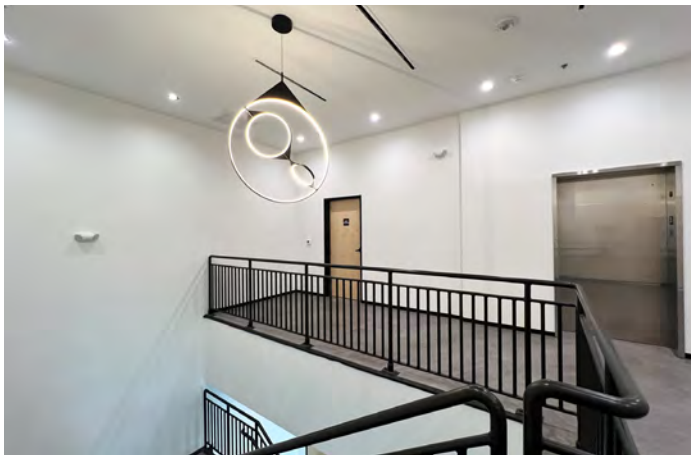
Teravista - 1,500 AC (master planned comm. w/ 3,600+ single family homes)

Vizcaya - 506 AC (1,225 single family homes)

Saul's East - 190 AC (will add single family homes and multi family)

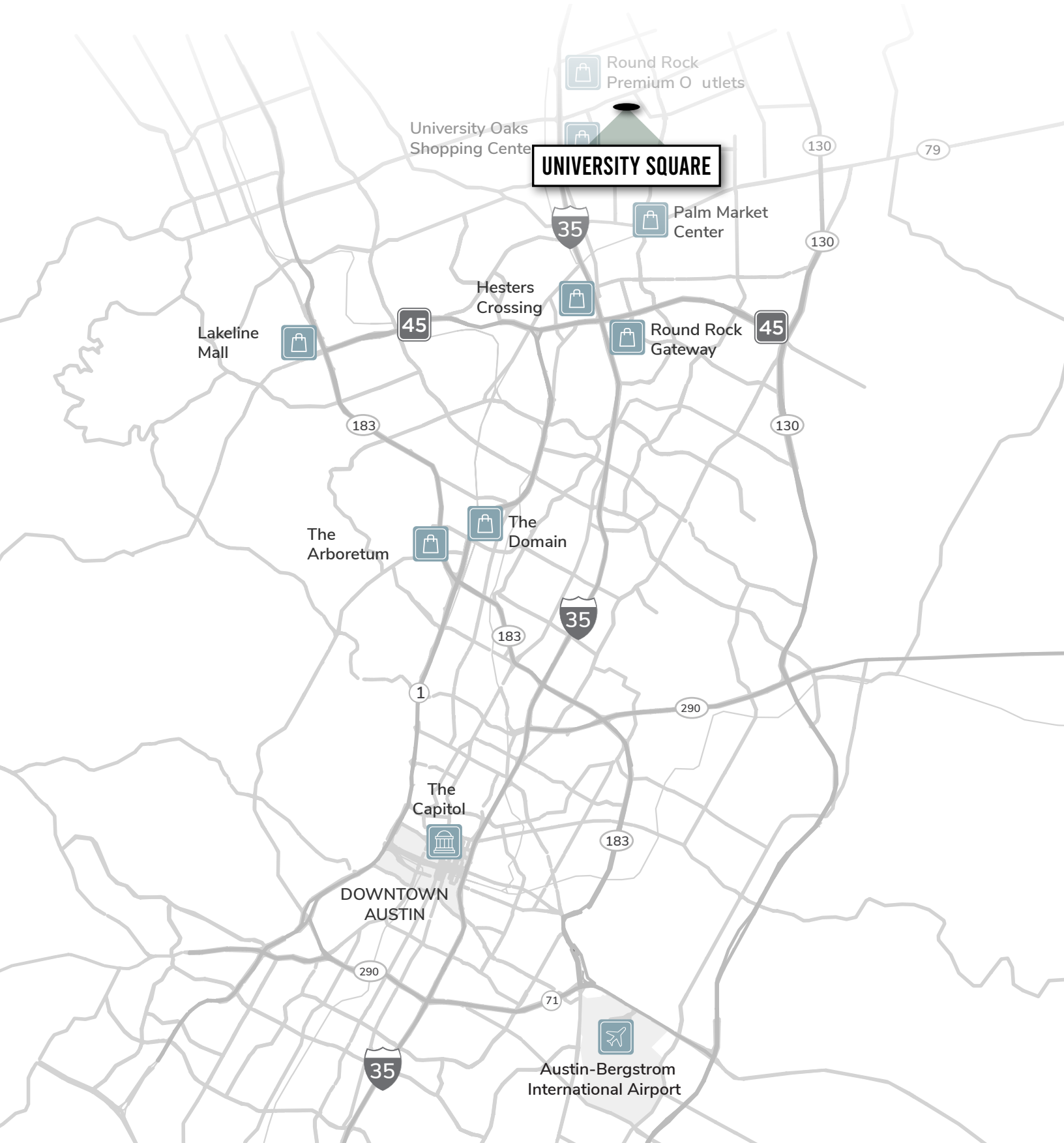
KB Homes - 350 AC (1,200 single family homes)

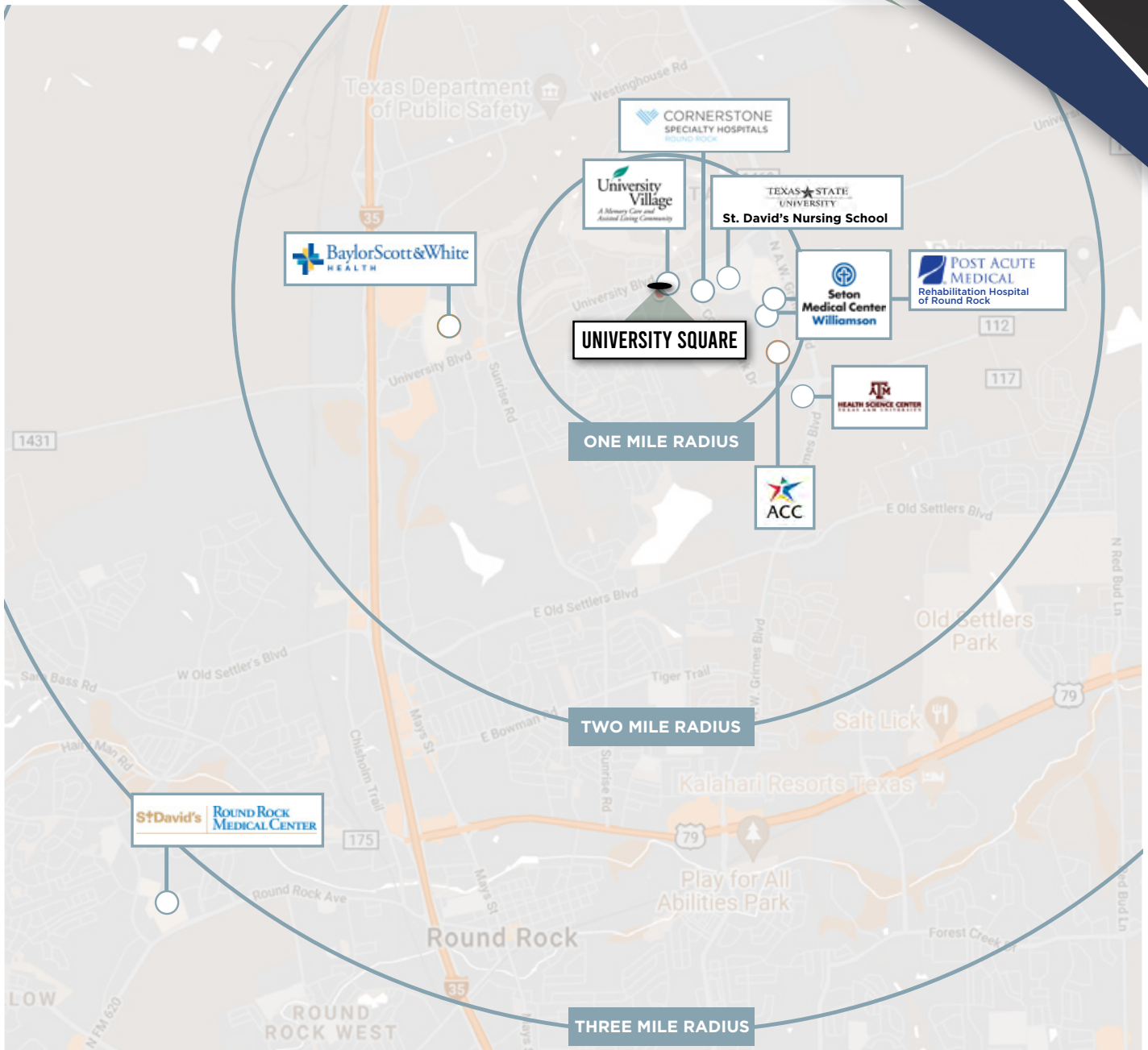
Paloma Lake - 757 AC (1,859 single family homes)



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NEARBY AMENITIES

35 MIN
Downtown Austin

35 MIN
Austin Bergstrom Airport

25 MIN
The Arboretum

25 MIN
The Domain

15 MIN
Round Rock Gateway

15 MIN
Hesters Crossing

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