

MEDICAL SUITE FOR LEASE

# FOREST CREEK MEDICAL CENTER

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4112 Links Ln Round Rock, Texas

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# FOR LEASE



- **Size SF - 1,789 SF**
- **Suite - 100**
- **Estimated NNN - Full Service NNN  
\$17.11/SF/YR**
- **Built to suit, with a turnkey option**

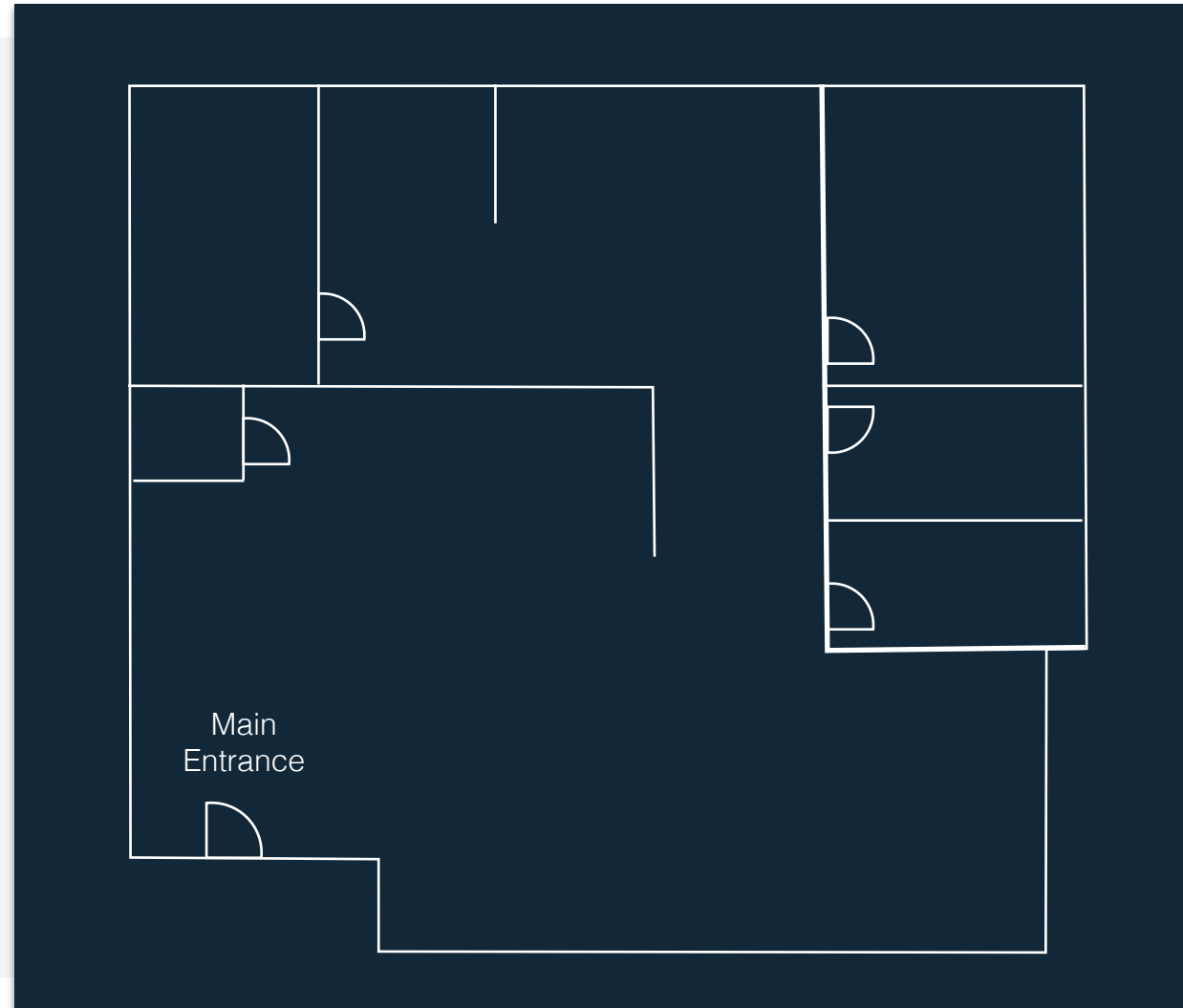
Forrest Creek Medical Center is located in Round Rock Texas, within Williamson County. This Class A medical facility is centrally located between nearby hospitals and highways making it easy to access for visitors also coming from Taylor, Pflugerville and Hutto. The interior is modern, professional and easy to navigate for any patients. The building has ample guest parking and covered doctor's parking located at the back entrance. The building's current tenant specialities are family practice, pathology lab, gastro, physical therapy, orthopedics, dermatology and ear, nose and throat.

# BUILT TO SUIT OPTION

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This second generation medical suite is located on the first floor with easy access for visitors. This corner suite has great natural light. The suite was originally built out for a pathology group, tenant allowance would be available with a minimum lease term of five years. Specialties that would work well in the building could include OBGYN, Cardiovascular, Plastic Surgeon, Radiology, Oncology, Urology, or Pediatrics.



# LOCATION INFORMATION



- Population Round Rock - 128,812
- Miles to Pflugerville - 10 miles
- Miles to Hutto - 11 miles
- Miles to Taylor - 21 miles
- Households in 5 mile - 75,215
- Annual pop. growth 2022 - 4.6%
- VPD Links Lane - 10,530

