



HELM

CORPORATE REAL ESTATE STRATEGY



# Wyoming Springs Medical Center

Sublease / Timeshare Available

7200 WYOMING SPRINGS ROAD, SUITE 500, ROUND ROCK, TX 78681

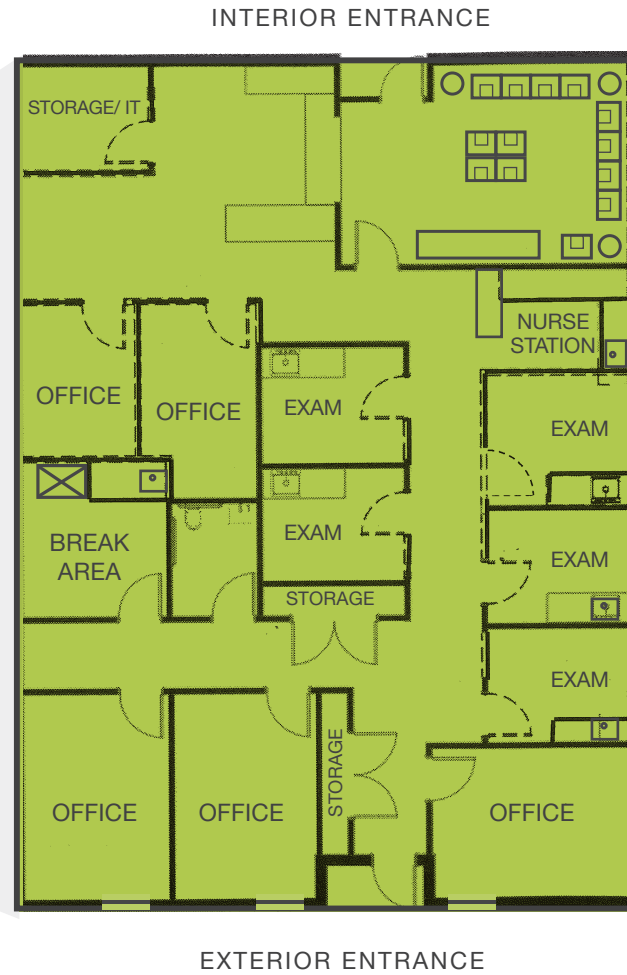


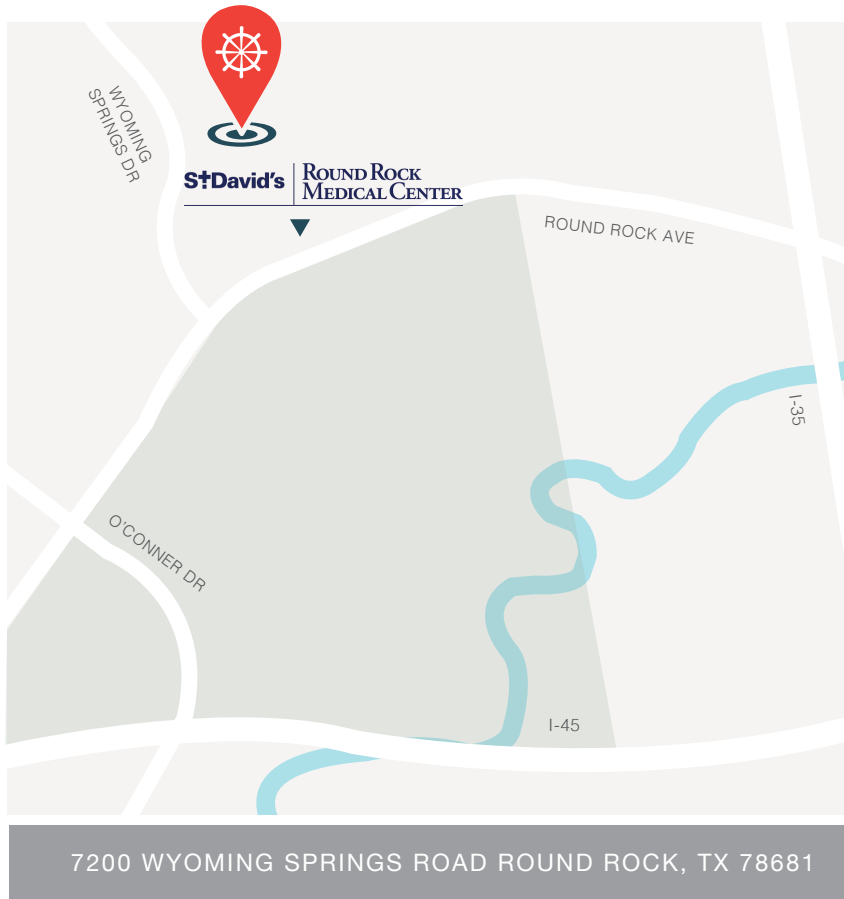
## Wyoming Springs Medical Center: Suite 500

- Size: Suite 500 - 2,980 RSF
- Availability: Full Sublease or Timeshare
- Timeshare Options: 8:00 AM-1:00 PM | Mon-Fri, & Throughout Weekends
- Lease Rate: Below Market Lease Rate – Contact Broker
- Fully Furnished Clinic
- Move-In Ready
- Parking Ratio: 4.89/1,000 RSF
- Lease Expiration: 9/30/2029



▶ **SUITE 500**  
Size: 2,980 RSF





## Property Highlights

- Owned and Professionally Managed by Healthcare Realty
- Adjacent to St. David's Round Rock Medical Center
- Tenants include ENT, Gastroenterology, Cardiology, Podiatry, Oral Surgery and Family Medicine specialists
- Easy access to FM 620, IH-35, and SH-45



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