

FOR SALE OR LEASE | 2ND FLOOR

The Bell Building | Medical/Professional/Retail Use

600 N Bell Blvd, Cedar Park, TX 78613

8,619 SQUARE FEET
SECOND FLOOR SPACE
IMMEDIATELY AVAILABLE

READY 2025



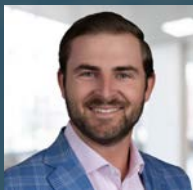
**CEDAR PARK
REGIONAL
MEDICAL CENTER**

**11,781 SF
NEIGHBORHOOD
MEDICAL CENTER**

partners


EXCLUSIVELY LISTED BY:

PRIMARY CONTACT



Connor Watson
Vice President

 **512.643.8079**

 connor.watson@partnersrealestate.com

PROPERTY AT A GLANCE

ADDRESS	600 N BELL BLVD
CITY, STATE, ZIPCODE	CEDAR PARK, TX, 78613
LAND ACRES	2.227 AC
BUILDING SIZE	20,400 SF
YEAR BUILT/RENOVATED	1970, 2015, 2023
PARCEL NUMBER	R-17-W017-0000-0015-0008
ZONING	B2



EXECUTIVE SUMMARY

The Bell Medical Building offers an exceptional opportunity in the established and expanding Cedar Park market. With up to 8,600 square feet of space immediately available on the second floor and Cedar Park Regional Medical Center operating out of the entire first floor, tenants will benefit from a highly active medical hub. Recent upgrades, including a new HVAC system, expanded parking, and energy efficient improvements, make this a premier location. This offering combines modern features with strong local demographics providing an unmatched opportunity in this market.

Please contact Connor Watson for More information at (512) 643-8079













N Bell Blvd | 45,525 VPD

partners

ENTIRE BUILDING

-  SALE PRICE
Contact Broker
-  BUILDING SIZE
20,400 SF

SECOND FLOOR

-  SALE PRICE (ENTIRE FLOOR)
\$3,250,000 (\$377/PSF)
-  SIZE RANGE
8,619 SF (Divisible)
-  BASE RENT (DEPENDENT ON BUILDOUT)
\$30.00 PSF
-  NNN EXPENSES
\$8.21
-  CONDITION
Warm Shell
-  LOT SIZE
2.227 AC
-  YEAR BUILT/RENOVATED
1970/2015/2023
-  PARKING RATIO
**139 Spaces
6.82/1,000 SF**

600 N BELL BLVD, CEDAR PARK, TX 78613

PROPERTY HIGHLIGHTS

8,619 SF IMMEDIATELY AVAILABLE

The property offers 8,619 square feet of space available on the second floor, ideal for medical or professional office use.

URGENT & PRIMARY CARE COMING FALL 2024

A new 12,000-square-foot urgent care facility operated by Cedar Park Regional Medical Center is set to open on the first floor in Fall 2024, enhancing the building's medical profile.

NEW HVAC SYSTEM AND EXPANDED PARKING

The property includes a newly installed HVAC system with 7 new zoned areas on the second floor. Also, an expanded parking area, offering 139 spaces with a ratio of 7 spaces per 1,000 square feet, ensuring ample parking for tenants and visitors.

RECENT MODERNIZATION

Major modernization and energy-saving upgrades were completed in 2023, providing a modern, efficient environment for occupants.

STRONG TRADE AREA DEMOGRAPHICS

Located in a thriving area with over 182,000 residents within a 5-mile radius and an average household income of \$132,278, the property is positioned in a robust demographic market.

NEAR MAJOR CEDAR PARK HOSPITALS

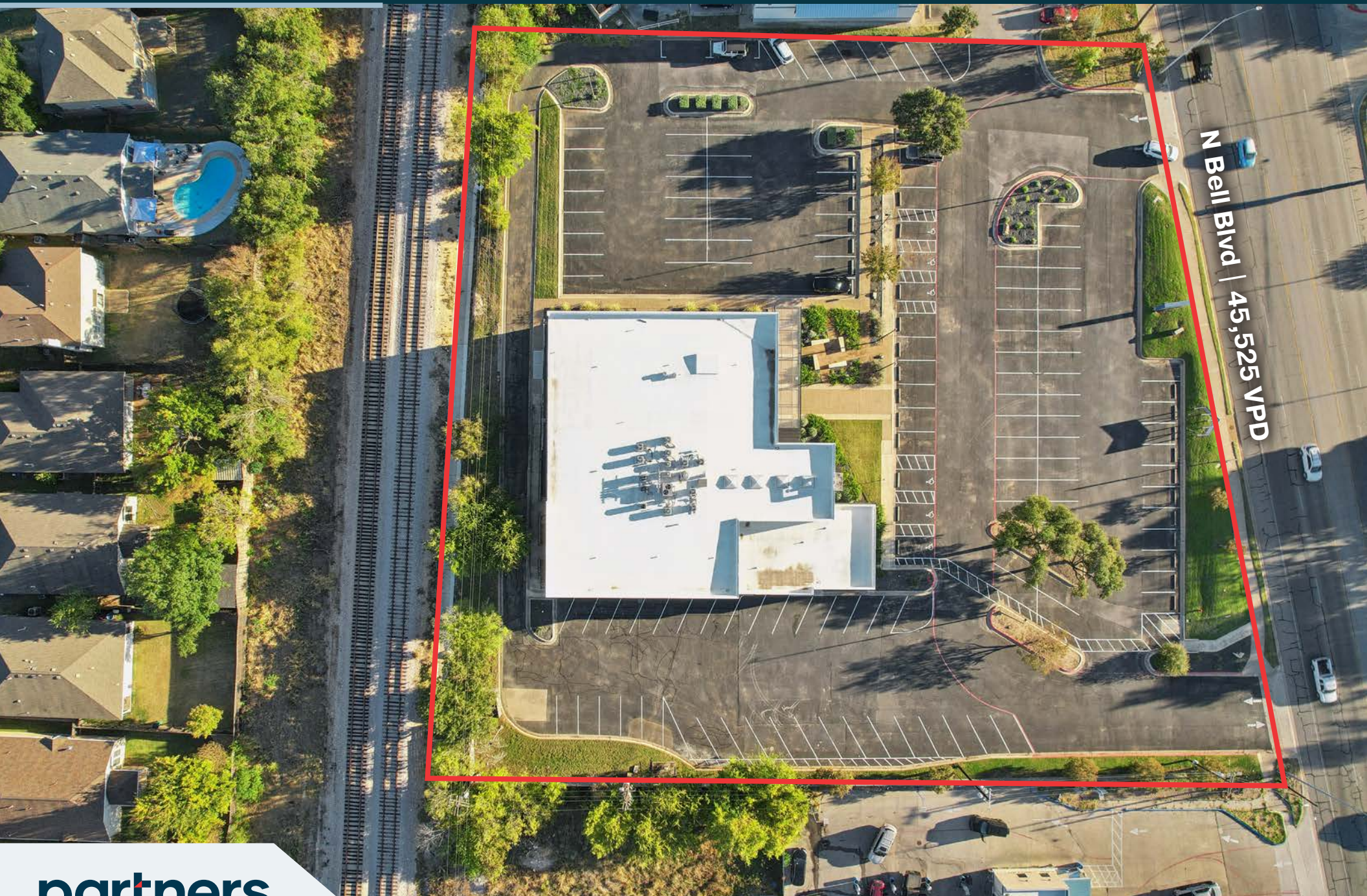
Strategically located near Cedar Park Regional Medical Center and Baylor Scott & White Emergency Medical Center, this property offers unparalleled access to top-tier healthcare facilities. Ideal for medical professionals, it provides seamless patient referrals, collaborative opportunities, and increased visibility in a high-demand area.



INTERIOR PHOTOS

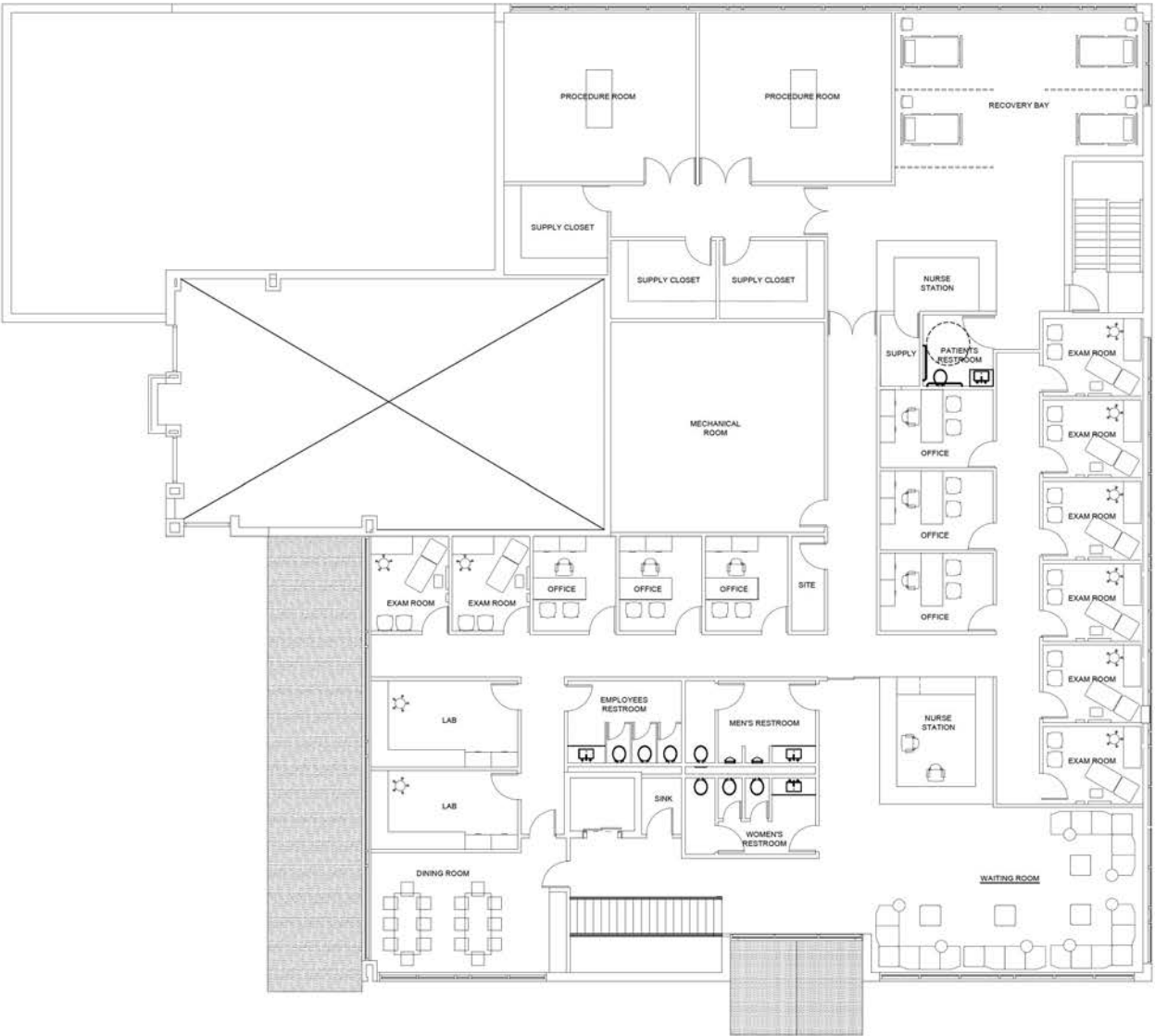


SITE OVERVIEW

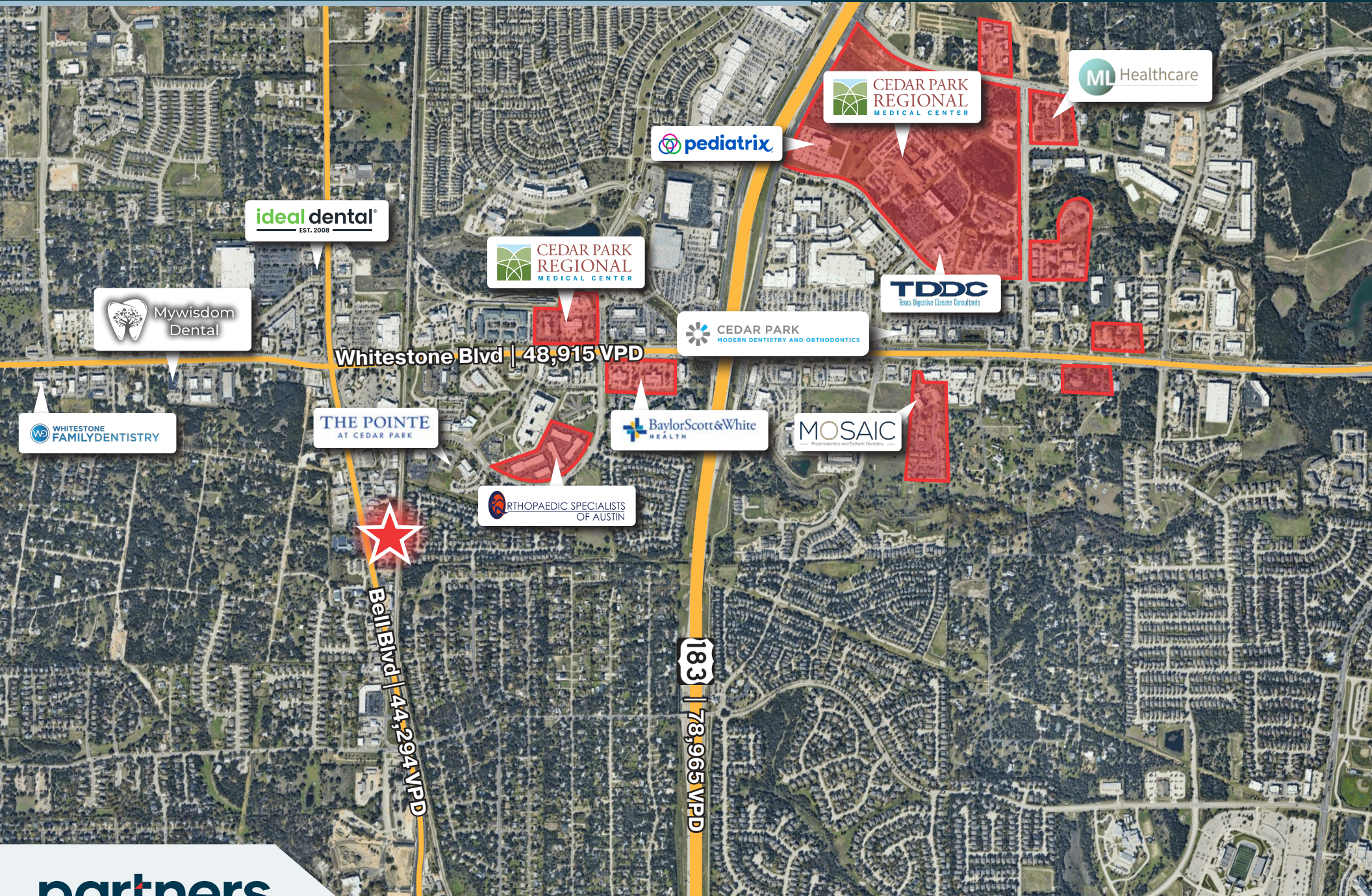


N Bell Blvd | 45,525 VPD

MEDICAL USE FLOOR PLAN OPTION | 2ND FLOOR



MEDICAL DEVELOPMENTS NEARBY



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	10,180	94,697	223,322
2029 Population Projection	12,968	119,065	279,454
Annual Growth 2024-2029	5.5%	5.1%	5.0%
Median Age	38.3	38.1	37.5



HOUSEHOLD

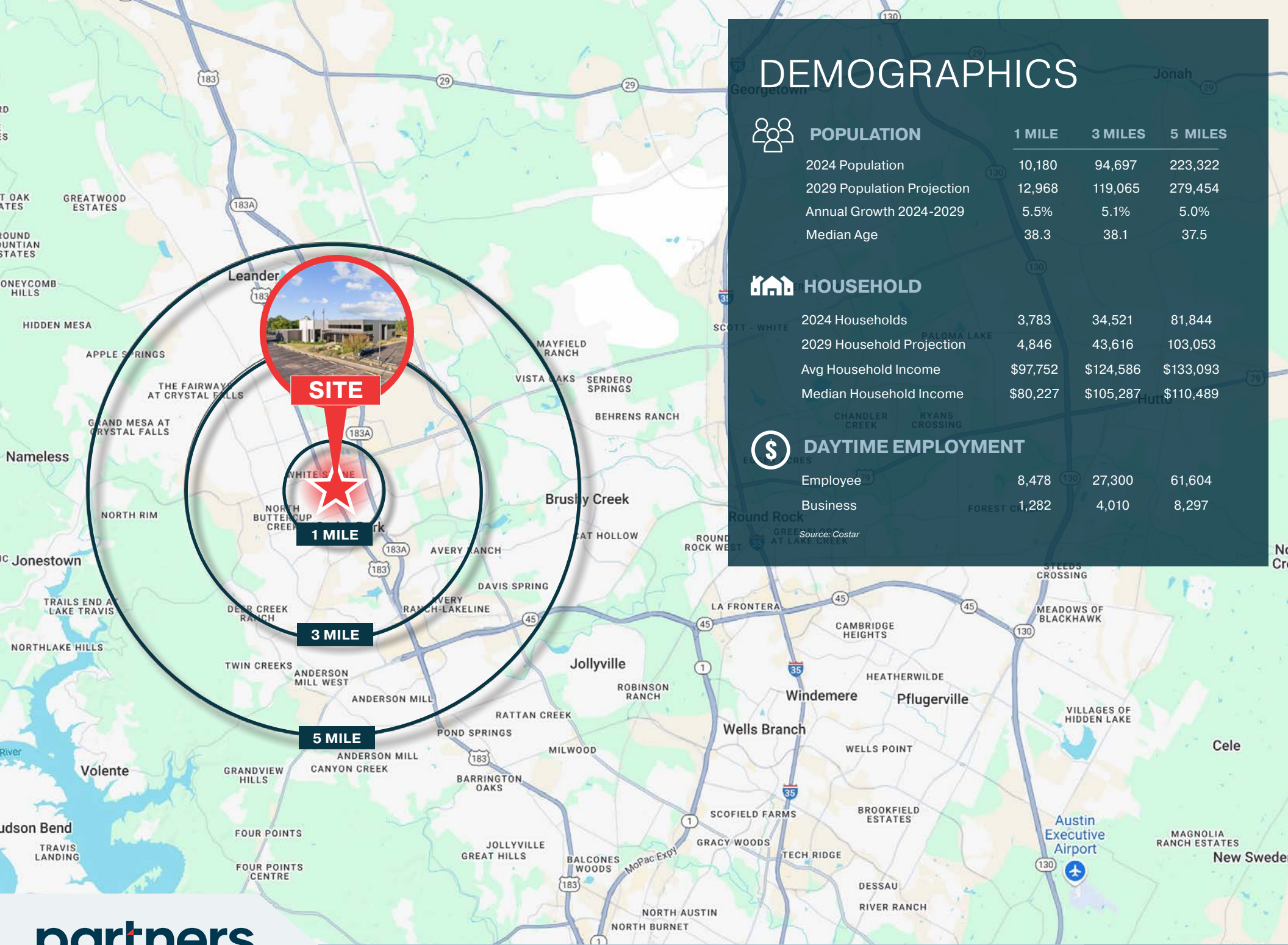
2024 Households	3,783	34,521	81,844
2029 Household Projection	4,846	43,616	103,053
Avg Household Income	\$97,752	\$124,586	\$133,093
Median Household Income	\$80,227	\$105,287	\$110,489



DAYTIME EMPLOYMENT

Employee	8,478	27,300	61,604
Business	1,282	4,010	8,297

Source: Costar



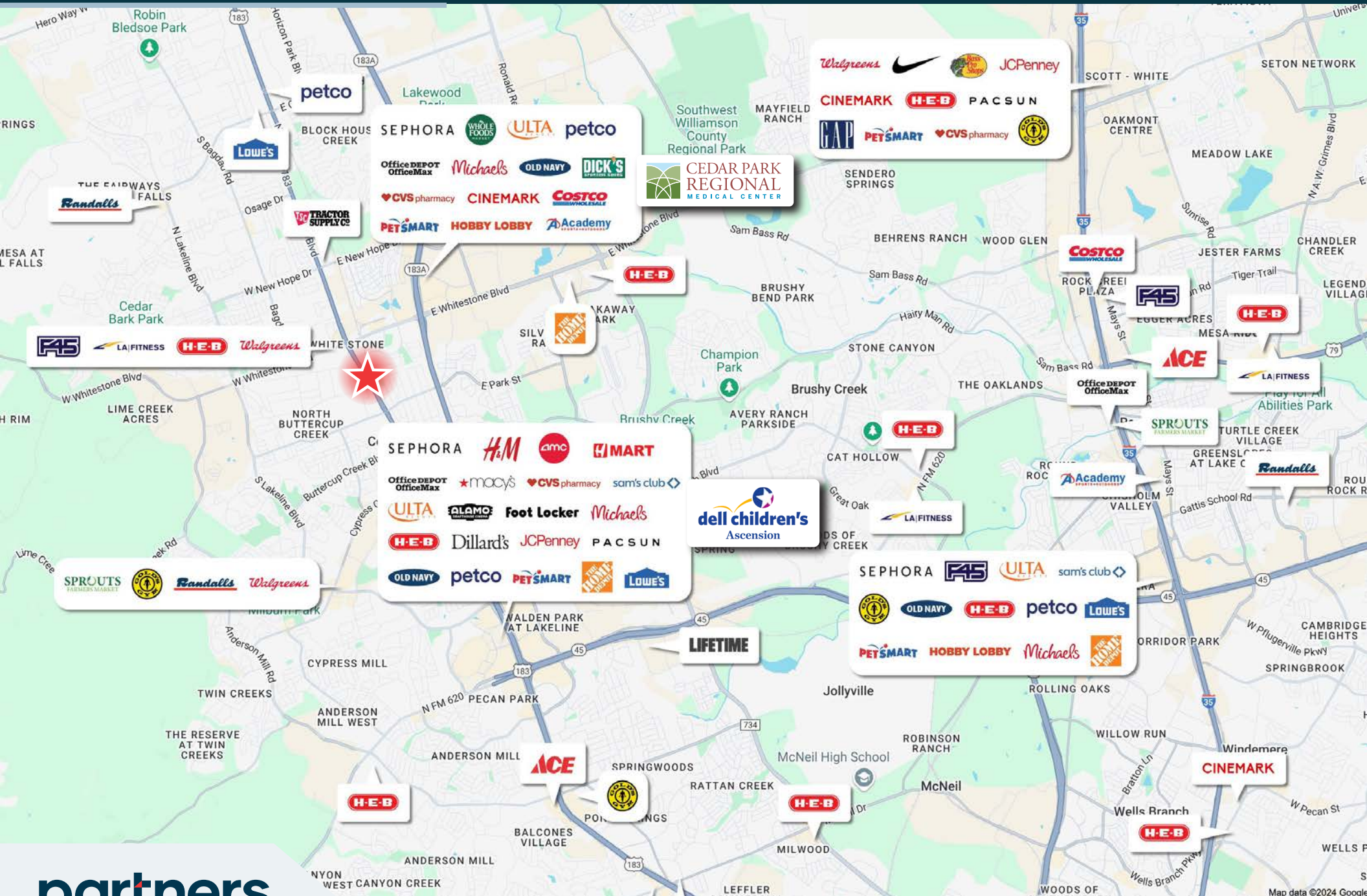
SITE

1 MILE

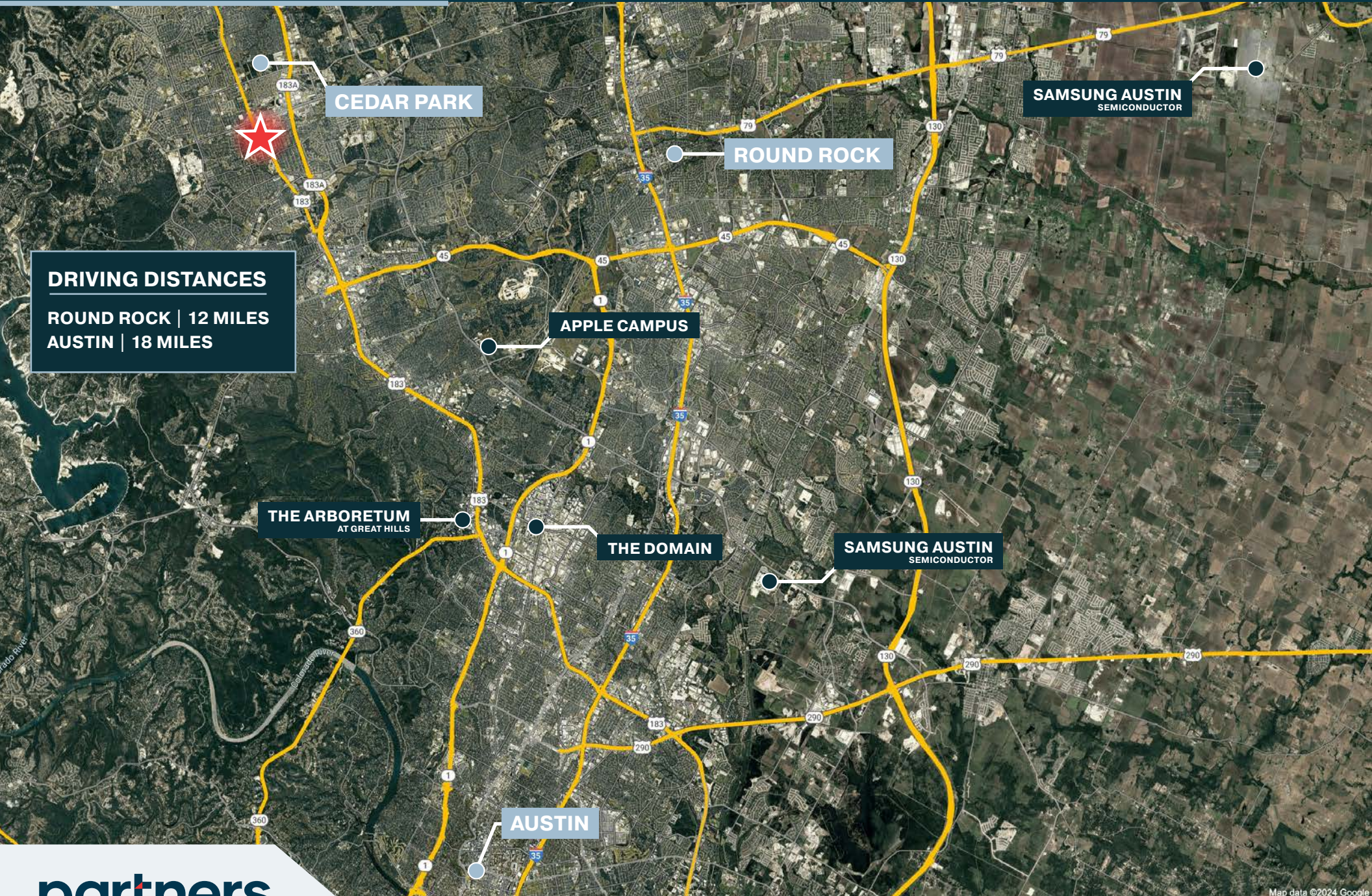
3 MILE

5 MILE

AERIAL OVERVIEW



AUSTIN OVERVIEW





DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

FOR SALE OR LEASE

The Bell Medical Building

600 N Bell Blvd, Cedar Park, TX 78613



Connor Watson

Vice President

 **512.643.8079**

 connor.watson@partnersrealestate.com



partners