

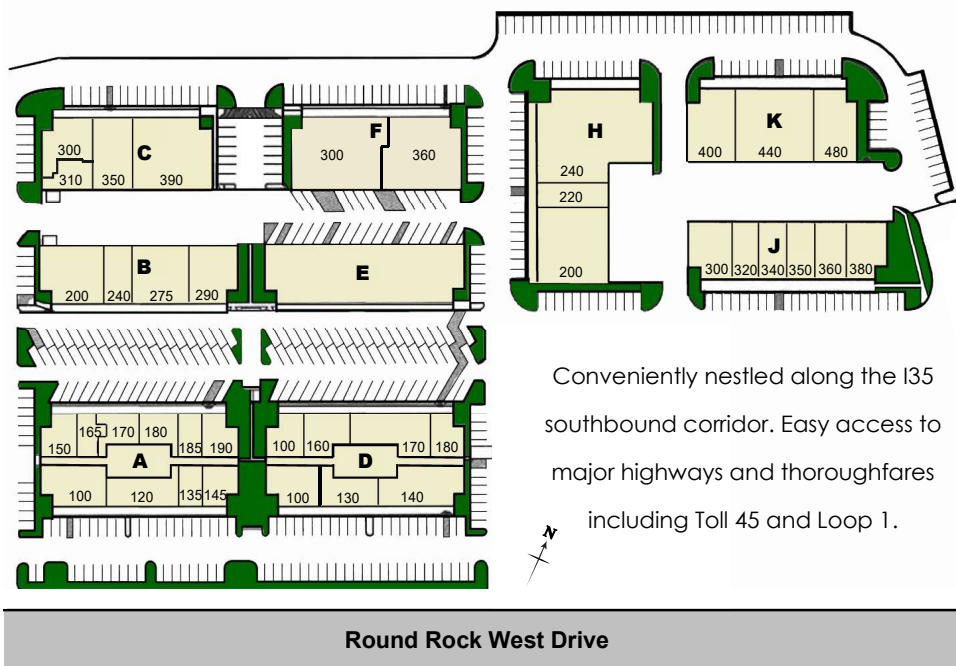


FOR LEASE

Office / Flex Space
200 to 8,000+ RSF

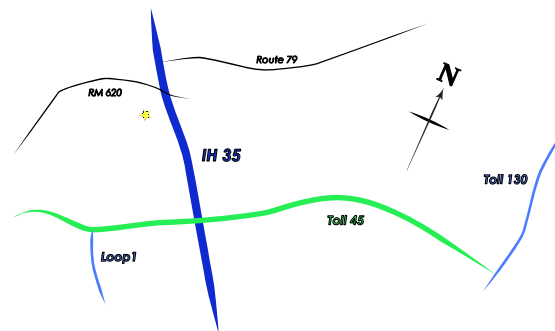
525 - 575 Round Rock West Drive, Round Rock, TX 78681
www.parkwestcc.com

Lisa Torres, CPM | O: 512.643.4667 | C: 512.851.3073 | lisa@aramcor.com



Conveniently nestled along the I35 southbound corridor. Easy access to major highways and thoroughfares including Toll 45 and Loop 1.

Designed to cater to your large or small business needs, we maintain a quality relationship with our growing family of business owners including local non profit organizations, engineering firms, law firms, mortgage service companies, publishing firms, and various other professional entities.



Property Highlights

- Brick veneer facade
- Three phase electric
- All steel construction
- Site-wide expansion options
- Abundant surface parking
- On-site FedEx drop box
- 100% HVAC in office, flex and warehouse
- Occupant-controlled HVAC systems*
- On-site maintenance available
- Adjacent to Round Rock West Park & Trails
- Executive suites from \$500 - all utilities included!**

AVAILABILITIES as of 8.13.2024

Suite #	RSF	Available	Annual Base	2024 Est. NNN	Total PSF	Gross Rent
B200*	3,959	Oct-24	16.60	5.69	\$22.29	
D150*	2,425	NOW	17.00	6.97	\$23.97	
D170*	2,526	NOW	17.00	6.97	\$23.97	
E201**	242	30 days				\$535.00
E203**	759	NOW				\$850.00
E210**	379	30 days				\$500.00
E213**	214	Aug-24				\$1,365.00
E225**	209	NOW				\$525.00

525 Round Rock West Drive
Buildings A, B, & C
Round Rock, TX 78681

555 Round Rock West Drive
Buildings D, E, & F
Round Rock, TX 78681

575 Round Rock West Drive
Buildings H, J, & K
Round Rock, TX 78681

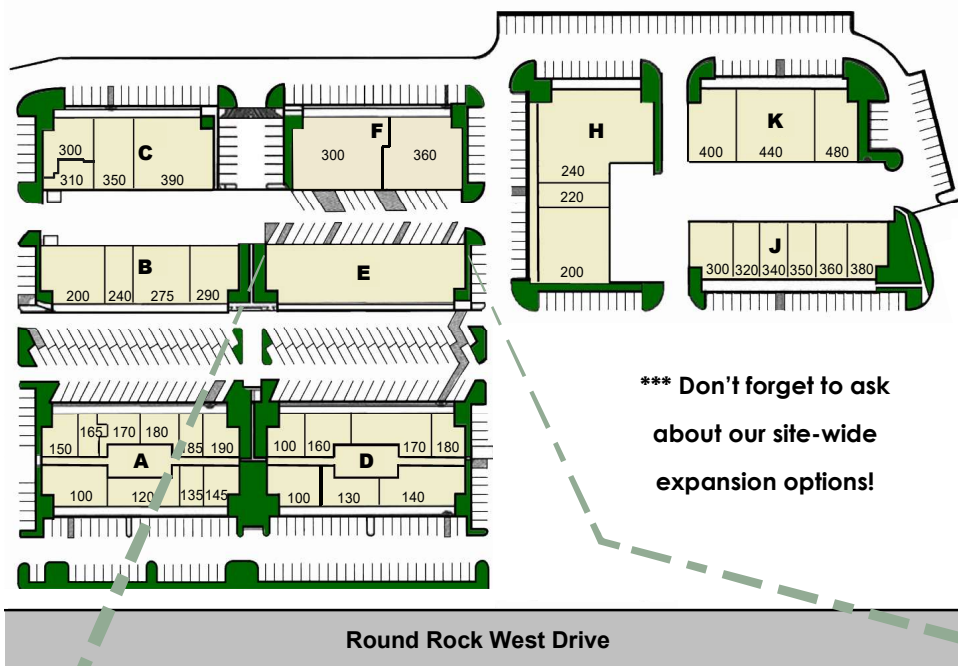


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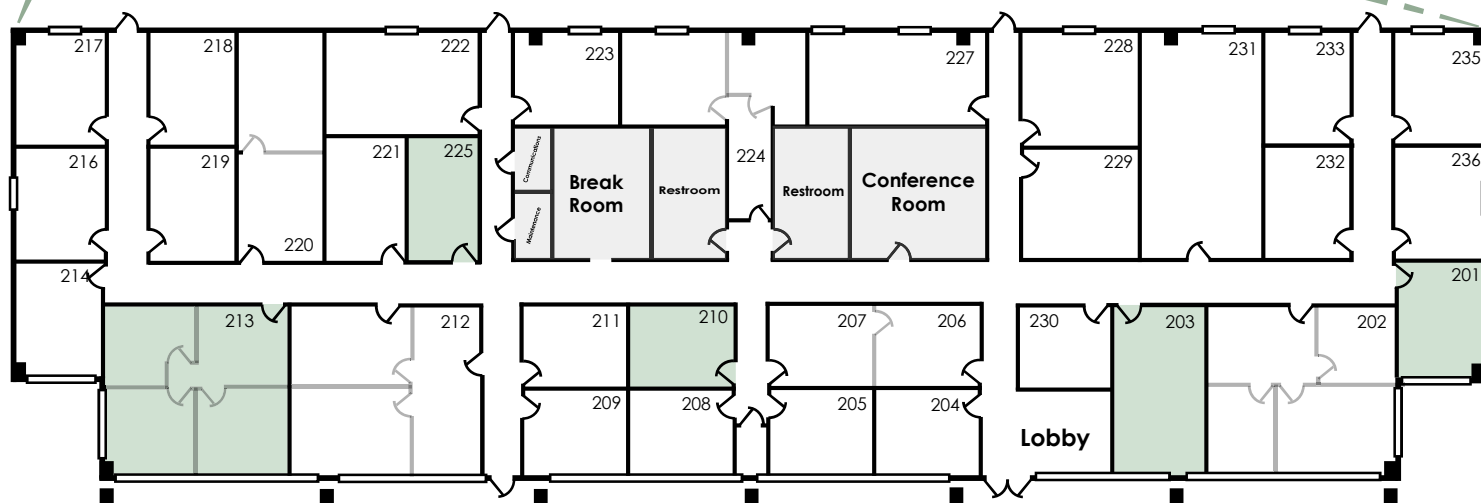


***** Don't forget to ask
about our site-wide
expansion options!**

Park West E Suite Perks

- All utilities paid (excluding internet/phone)
- Includes suite-specific mailbox
- Access to shared conference room
- Shared kitchen with coffee, tea, & filtered water station
- Custom suite & directory signage
- Expansion opportunities
- On-site FedEx drop box
- 24/7 site & suite access
- 24/7 interior building surveillance
- On-site maintenance with 24/7 emergency service

Round Rock West Drive



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