



9,180 – 18,360 SF
Available

Property Features

Convenient, highly improved and high-quality office/warehouse “flex” space available with extensive office build out in place, including an exterior patio and contemporary finish out in place. The space shows comparable to first generation, high-quality office space and is centered among Round Rock’s premier healthcare, education and retail services.

Building Size: 63,960 Rentable Square Feet

Year Built: 2019

Building Location: Eagles Nest Street near Cypress Boulevard

Available Space: Up to 18,360 sf available consisting of:

Suite 330: 9,180 rsf (available now)
Suite 340: 9,180 rsf (available 4/1/27) } May be combined to 18,360 sf

Nearby Restaurants: BJ’s, Chick-fil-A, Fuzzy’s Taco Shop, Chipotle, Mighty Fine Burgers, Freebirds World Burrito, Salata, and Zoe’s Kitchen

Contact Information

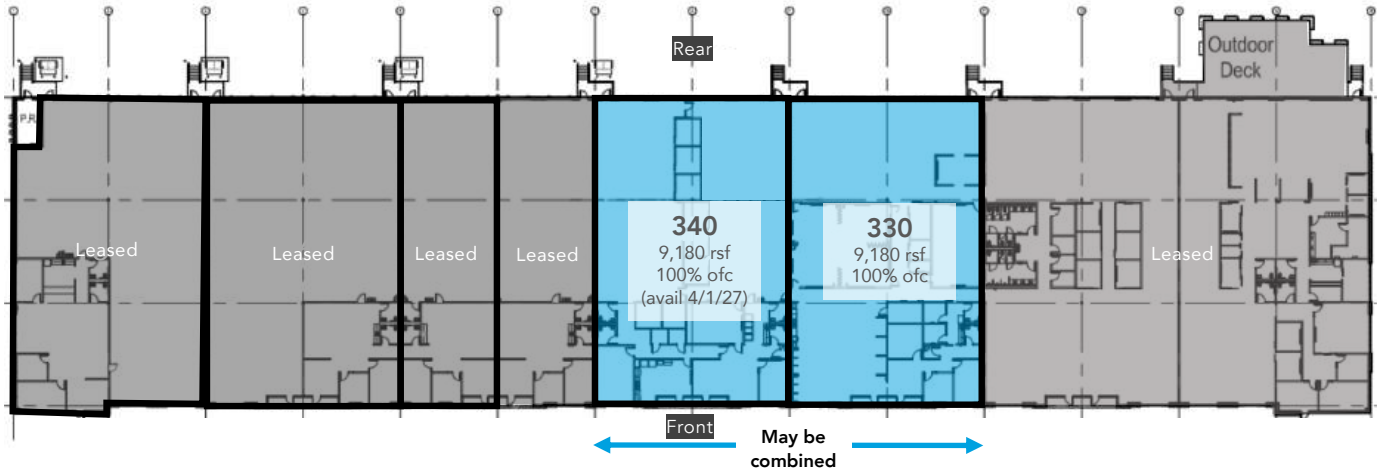
Rob Marshall

o: (254) 831-9000

m: (254) 421-5757

e: rob@rkmarshall.com

Building K3

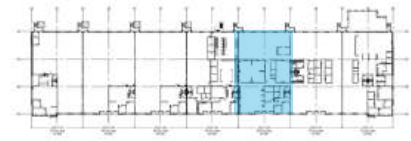


Contact Information

Rob Marshall
 o: (254) 831-9000
 m: (254) 421-5757
 e: rob@rkmarshall.com

Suite 330

100% office



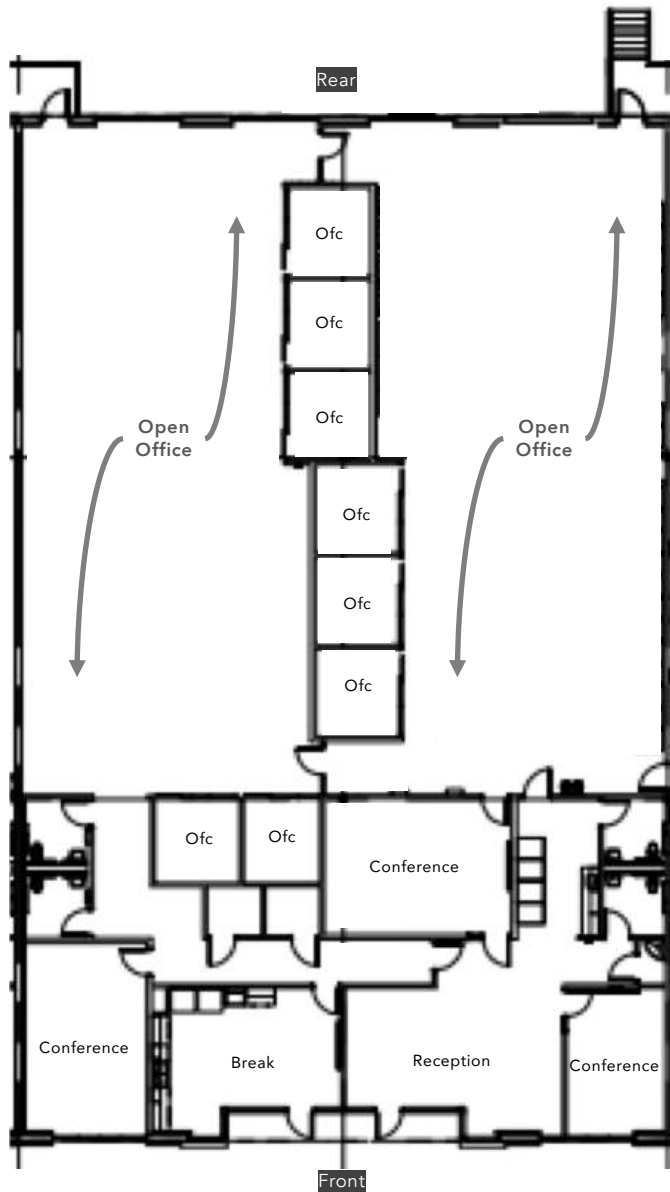
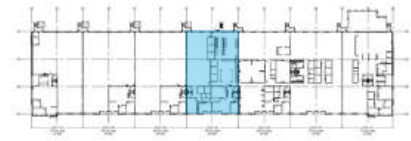
- Available Space:** Suite 330: 9,180 rsf
- Space Use:** Office, creative office, flex, industrial
- Power:** 400 amp / 480 volt
- Parking Ratio:** 2.04/1,000 Square Feet (additional available to achieve 5/1,000)
- Loading:** 4 Rear load, dock high doors (currently framed with windows)
- Notes:**
 - Beautiful office / creative office space, built in 2020
 - 100% HVAC
 - May be combined with Suite 340 for up to 18,360 contiguous sf or demised as needed
 - Additional / supplemental parking available
 - Generous column spacing, 24' clearance height

Contact Information

Rob Marshall
 o: (254) 831-9000
 m: (254) 421-5757
 e: rob@rkmarshall.com

Suite 340 – Available 4/1/27

100% office



Available Space: Suite 340: 9,180 rsf

Space Use: Office, creative office, flex, industrial

Power: 400 amp / 480 volt

Parking Ratio: 2.04/1,000 Square Feet (additional available to achieve 5/1,000)

Loading: 4 Rear load, dock high doors (3 currently framed with windows)

Notes:

- Beautiful office / creative office space, built in 2020
- 100% HVAC
- May be combined with Suite 310 for up to 36,681 contiguous sf or demised as needed
- Additional / supplemental parking available
- Generous column spacing, 24' clearance height

Contact Information

Rob Marshall

o: (254) 831-9000

m: (254) 421-5757

e: rob@rkmarshall.com

Suite 340

100% office

- Contemporary, first class finishes
- Collaborative work areas
- Excellent condition



Contact Information

Rob Marshall

o: (254) 831-9000

m: (254) 421-5757

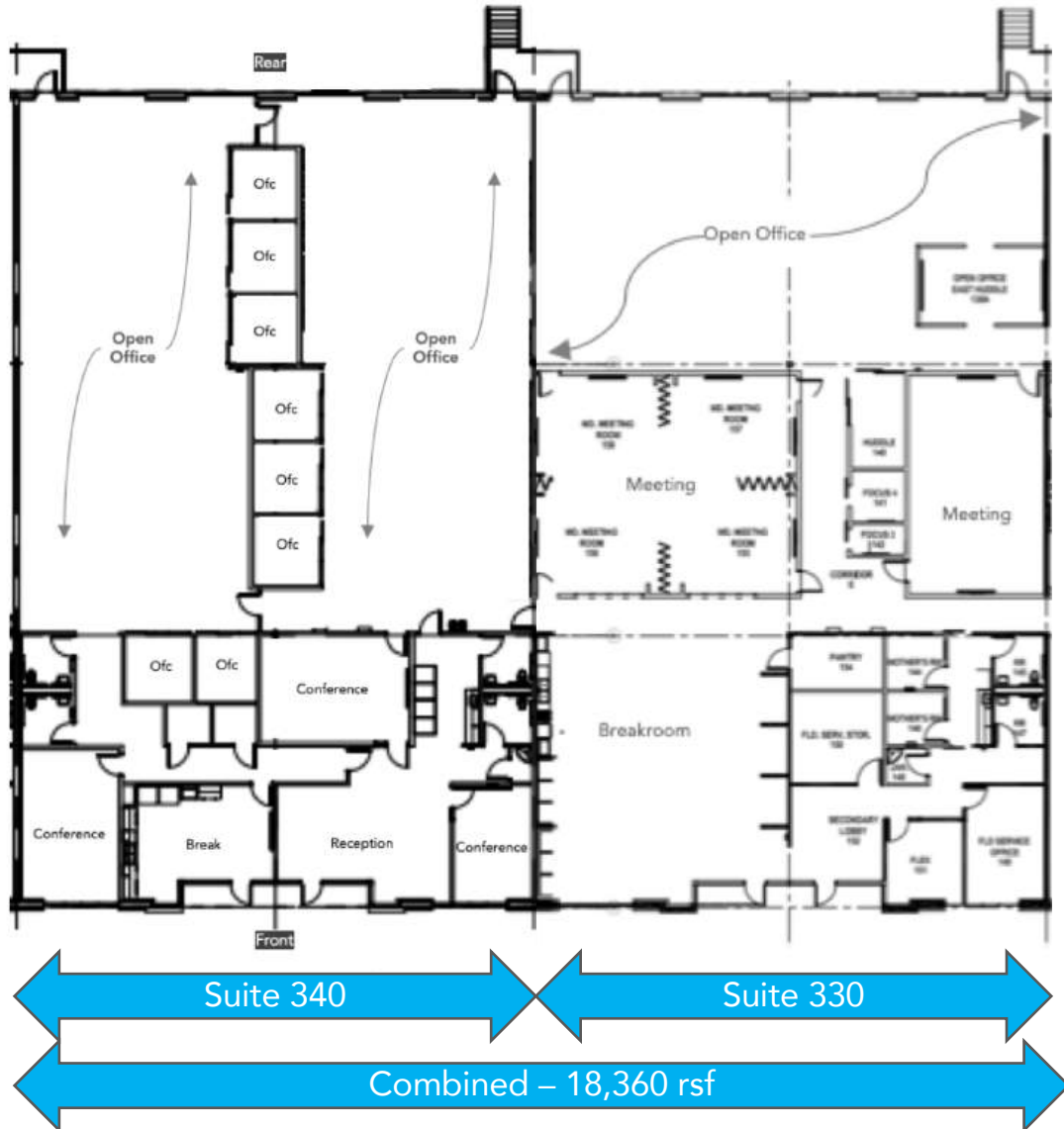
e: rob@rkmarshall.com

Suites 330 + 340

330: 9,180 rsf
 340: 9,180 rsf
 Combined: 18,360 rsf 100% office
 - will create warehouse as need office as needed

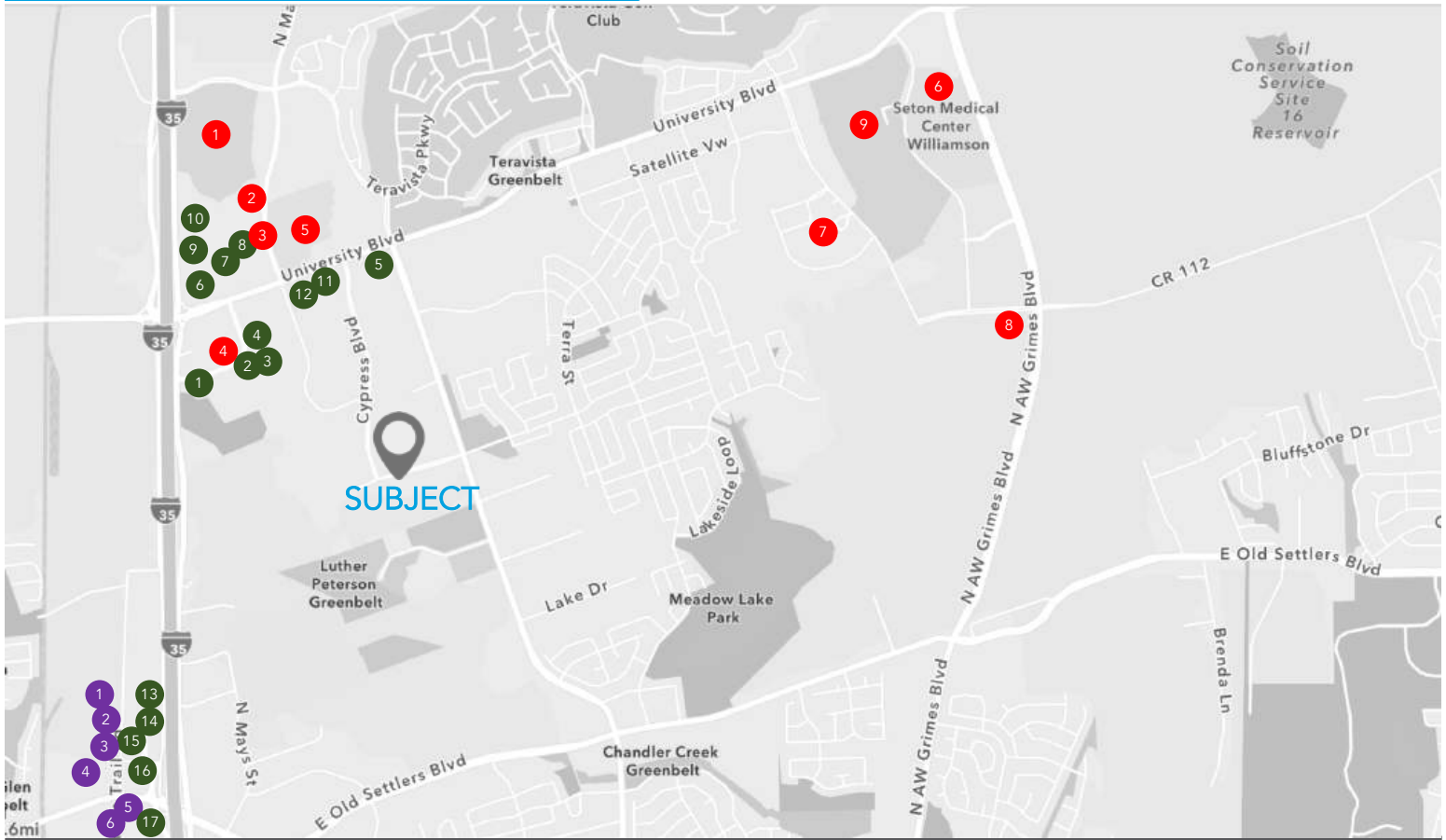


Up to 18,360 rsf



Contact Information

Rob Marshall
 o: (254) 831-9000
 m: (254) 421-5757
 e: rob@rkmarshall.com



Nearby Restaurants

1. Panda Express
2. Razoo's
3. Chipotle
4. Raisin Cane's
5. Starbucks
6. Mimi's Café
7. Mooyah Burgers
8. Zoe's Kitchen
9. BJ's Brewhouse
10. In-N-Out Burger
11. McDonald's
12. Chick-fil-A
13. Salt Trader's
14. Hopdoddy
15. Jack Allen's Kitchen
16. Rudy's
17. Chuy's

Points of Interest

1. Round Rock Premium Outlets
2. Cinemark Movie Theater
3. HEB Grocery
4. IKEA & University Oaks
5. Baylor Scott & White
6. Seton Medical Center
7. ACC-Round Rock
8. Texas A&M Health & Sciences
9. Texas State University-Round Rock

Hotels & Lodging

1. Springhill Suites
2. Tru by Hilton
3. Courtyard Austin
4. Holiday Inn
5. Holiday Inn Express
6. Hilton Garden Inn

Drive Times

IH 35:	3 Minutes
SH 130:	10 Minutes
SH 45:	10 Minutes
Austin Int. Airport:	28 Minutes
Austin CBD:	30 Minutes
San Antonio CBD:	1.75 Hours
Houston CBD:	2.75 Hours
Dallas CBD:	2.50 Hours

Contact Information

Rob Marshall
 o: (254) 831-9000
 m: (254) 421-5757
 e: rob@rkmarshall.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

R K Marshall Group, L.C.	9001684	rob@rkmarshall.com	254.831.9000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Keifer Marshall	514315	rob@rkmarshall.com	254.831.9000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date