

Park Valley Oaks-Medical

 **16040 Park Valley Dr, Suite 222,
Round Rock, TX 78681**

FOR LEASE

Medical Office



- Prime Medical Office Location+
- Directly Across from St. David's Round Rock Medical Center
- Move-In Ready Medical Condo
- Established Medical Campus
- Excellent Accessibility & Parking

 **NEW EDGE**
COMMERCIAL REAL ESTATE

Neerja Kwatra

Principal/Broker

📞 512.698.2730

✉ nkwatra@newedgecre.com

Area: 2100 SF

Base Rent : \$28 PSF

NNN : \$12 PSF (est)+NNN

Availability : Jan 2026



EXECUTIVE SUMMARY

Park Valley Oaks - Medical offers a premier 2,100 SF medical office suite located within one of Round Rock's most established healthcare corridors. Positioned directly across from St. David's Round Rock Medical Center, this professionally designed medical office provides exceptional accessibility for physicians, specialists, and healthcare providers. Delivered in move-in ready condition, the suite features high-quality finishes, functional exam rooms, reception areas, and administrative offices, making it ideal for a wide range of medical practices. Available January 2026, this location presents an outstanding leasing opportunity in one of Central Texas' strongest medical markets.



FOR LEASE

MEDICAL OFFICE



3,104 SF

Mixed-use
development



Ceiling height 14'

Glass Façades
Modern Design



spaces

Ample Parking



Zoning

Neighborhood
Commercial



PROPERTY HIGHLIGHTS

- ✓ 2,100 SF Move-In Ready Medical Office
- ✓ Modern Reception & Patient Waiting Area
- ✓ Multiple Exam Rooms & Administrative Offices
- ✓ High-End Interior Finishes
- ✓ Located within Established Medical Campus
- ✓ Excellent Parking Ratio



LOCATION HIGHLIGHTS

- ✓ Directly Across from St. David's Round Rock Medical Center
- ✓ Minutes from I-35
- ✓ Surrounded by Medical Providers
- ✓ Close to Retail, Restaurants & Services
- ✓ Excellent Visibility



TRAFFIC COUNTS

Ronald Reagan Blvd **30,474 VPD**

FM 1431 **42,360 VPD**

Ronald W Reagan
Boulevard **18,052 VPD**

Neerja Kwatra

Principal/Broker

📞 512.698.2730

✉️ nkwatra@newedgecre.com

PARK VALLEY OAKS-MEDICAL

16040 Park Valley Dr, Suite 222, Round Rock, TX 78681

For Lease

PROPERTY DETAILS

CATEGORY	DETAILS
 AVAILABLE SPACE	2,100 SF
 LEASE RATE	\$28/SF + NNN
 ESTIMATED NNN	\$12 PSF (Est.)
 AVAILABILITY	Immediately
 PARKING	5.42/1,000 SF
 LEASE TERM	3-5 years
 CONSTRUCTION	Masonry/Custom
 ZONING	Neighborhood Commercial
 OFFICE DETAILS	Reception, 4 Offices, Breakroom & Restroom
 IDEAL USES	Primary Care, Specialty Medical, Eye Care, Dental, Physical Therapy, Chiropractic Wellness Clinic, Healthcare Services



Neerja Kwatra

Principal/Broker

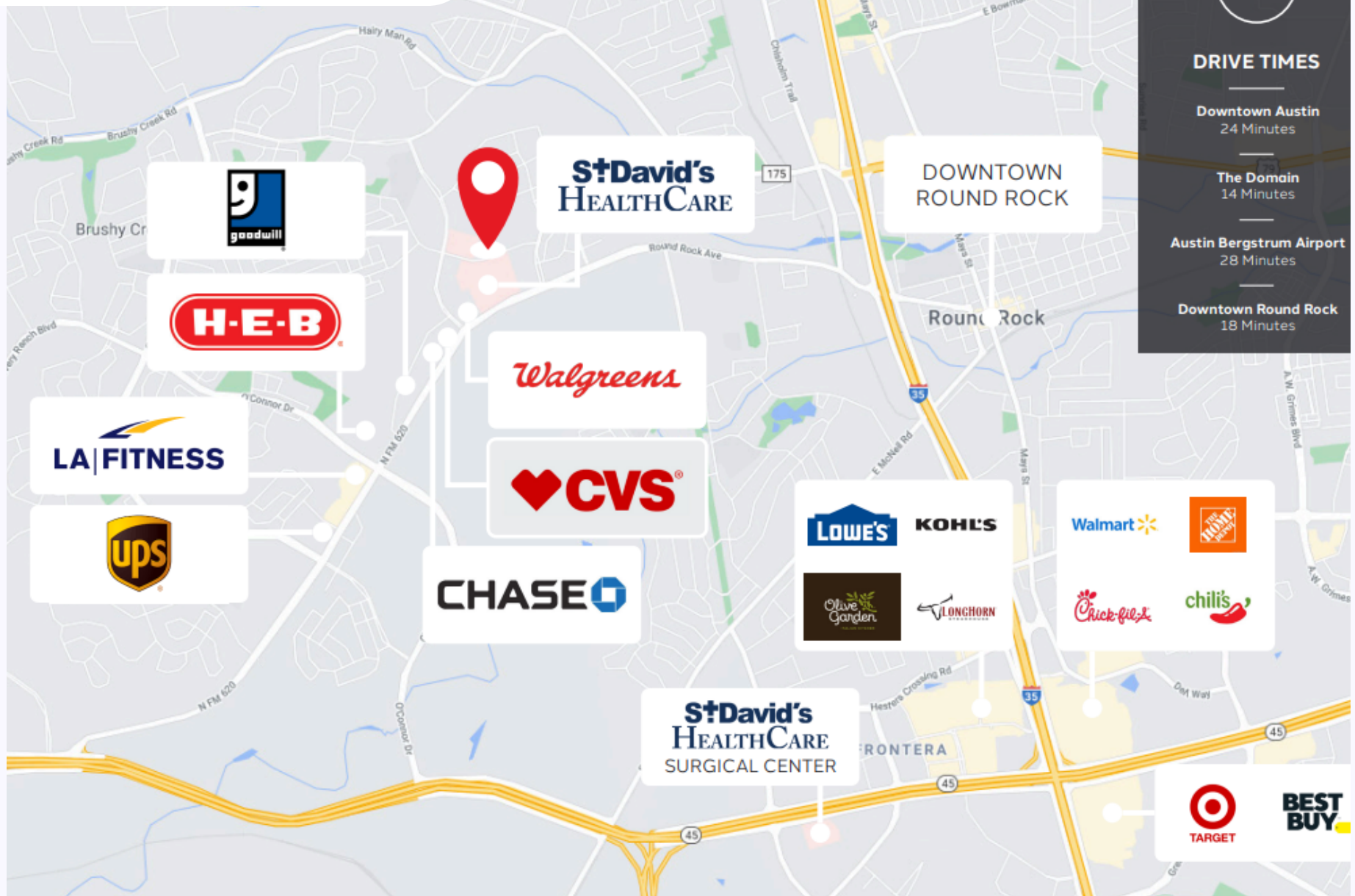
📞 512.698.2730

✉️ nkwatra@newedgecre.com

PARK VALLEY OAKS-MEDICAL
16040 Park Valley Dr, Suite 222, Round Rock, TX 78681

For Lease 

NEARBY RETAIL



DRIVE TIMES

Downtown Austin
24 Minutes

The Domain
14 Minutes

Austin Bergstrum Airport
28 Minutes

Downtown Round Rock
18 Minutes

Neerja Kwatra

Principal/Broker

📞 512.698.2730

✉️ nkwatra@newedgecre.com

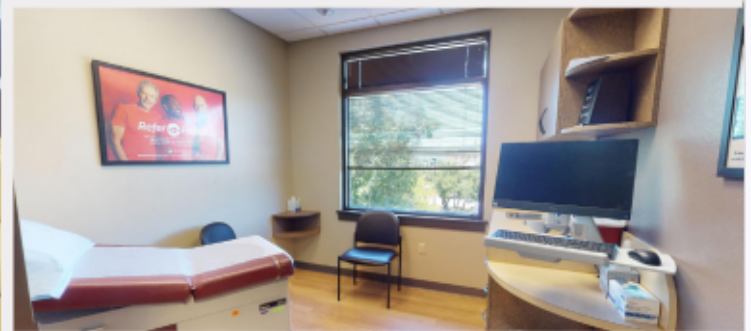
PARK VALLEY OAKS-MEDICAL

16040 Park Valley Dr, Suite 222, Round Rock, TX 78681

For Lease



PHOTOS



Neerja Kwatra

Principal/Broker

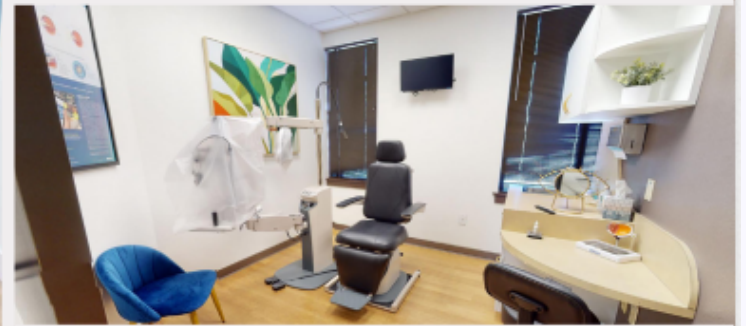
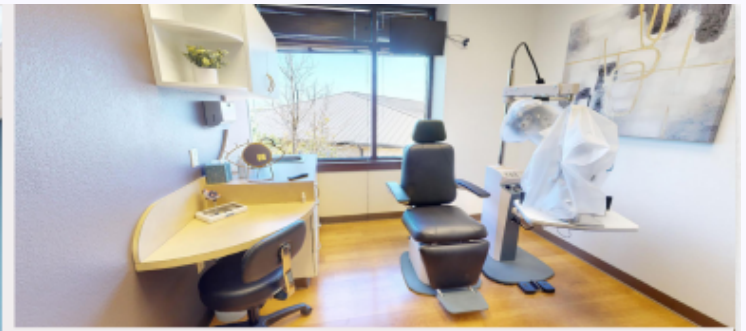
📞 512.698.2730

✉️ nkwatra@newedgecre.com

PARK VALLEY OAKS-MEDICAL

16040 Park Valley Dr, Suite 222, Round Rock, TX 78681

For Lease 



Neerja Kwatra

Principal/Broker

📞 512.698.2730

✉️ nkwatra@newedgecre.com

PARK VALLEY OAKS-MEDICAL

16040 Park Valley Dr, Suite 222, Round Rock, TX 78681

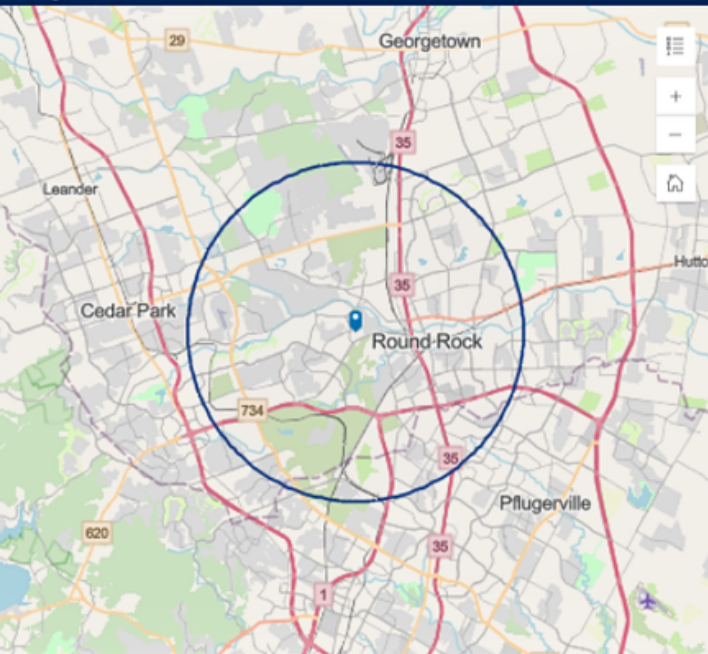
For Lease 

DEMOGRAPHIC & KEY FACTS

DEMOGRAPHIC PROFILE

16040 Park Valley Dr, #222, Round Rock, Texas, 78681 2

Ring of 5 miles

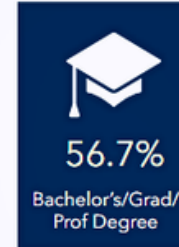
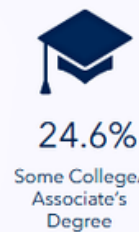
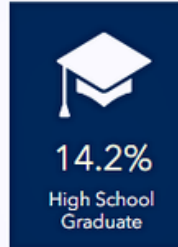


DEMOGRAPHIC DETAILS FOR 5 MILES

EDUCATION



No High School Diploma



EMPLOYMENT



KEY FACTS

224,232

Population

36.2

Median Age

86,656

Households

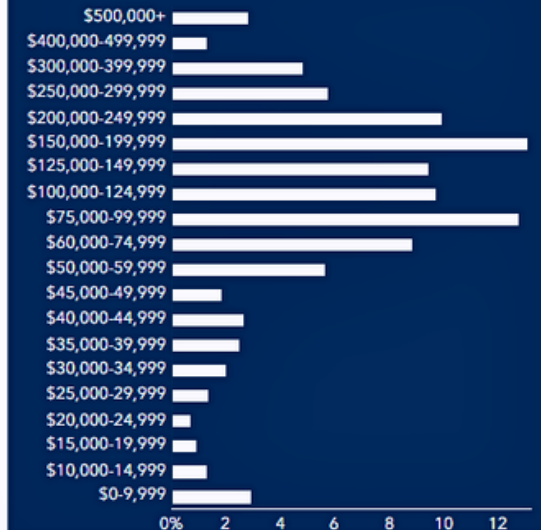
\$98,034

Median Disposable Income

INCOME



HOUSEHOLD INCOME



Neerja Kwatra

Principal/Broker

📞 512.698.2730

✉️ nkwatra@newedgecre.com

PARK VALLEY OAKS-MEDICAL

16040 Park Valley Dr, Suite 222, Round Rock, TX 78681

For Lease

OVERVIEW

Round Rock has become one of Central Texas' leading healthcare destinations, supported by rapid population growth, expanding residential communities, and continued investment in medical infrastructure. The city's highly educated workforce, strong household incomes, and strategic location along Interstate 35 continue to attract healthcare providers and professional service businesses.

Economy

The Round Rock economy is driven by healthcare, technology, education, manufacturing, and professional services. Major employers, including St. David's Healthcare, Baylor Scott & White, Dell Technologies, Ascension Seton, and numerous specialty medical providers, continue to support strong employment growth and long-term demand for medical office space.

Real Estate

Round Rock's medical office market remains one of the strongest in the Austin Metropolitan Area. Properties located near major hospitals continue to experience strong occupancy due to consistent patient demand, physician referrals, and convenient regional access. Park Valley Oaks benefits from its premier location within an established medical campus directly across from St. David's Round Rock Medical Center, providing an exceptional opportunity for healthcare providers seeking long-term operational success.

Neerja Kwatra

Principal/Broker

📞 512.698.2730

✉️ nkwatra@newedgecre.com

PARK VALLEY OAKS-MEDICAL

16040 Park Valley Dr, Suite 222, Round Rock, TX 78681

For Lease 



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.

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 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 our records.

NWK REALTY LLC d/b/a Newedge CRE

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Neerja Kwatra

Designated Broker of Firm

9015934

License No.

info@newedgecre.com

Email

(512)677-9365

Phone

Neerja Kwatra

Licensed Supervisor of Sales Agent/
Associate

Neerja Kwatra

Sales Agent/Associate's Name

664880

License No.

nkwatra@newedgecre.com

Email

(512)698-2730

Phone

664880

License No.

nkwatra@newedgecre.com

Email

(512)698-2730

Phone

Contact

Neerja Kwatra

Principal / Broker

512.698.2730

nkwatra@newedgecre.com

Disclaimer:

The information contained herein has been obtained from sources believed to be reliable; however, New Edge Commercial Real Estate makes no guarantees, representations, or warranties, expressed or implied, as to its accuracy or completeness. All information is provided for reference only and should be independently verified.

All properties are subject to errors, omissions, changes in price or terms, prior sale, lease, or withdrawal without notice. New Edge CRE and its agents disclaim any liability for inaccuracies or reliance upon the information contained herein. Prospective buyers and tenants are strongly advised to conduct their own due diligence and consult legal, tax, and financial advisors before entering into any transaction.

All offerings are made in compliance with federal, state, and local fair housing and equal opportunity laws.



www.newedgecre.com

At New Edge Commercial Real Estate, we combine the dual expertise of seasoned CRE advisors and CPAs with a passion for innovation. Rooted in integrity, transparency, and financial discipline, we help clients make smarter, faster, and more profitable real estate decisions. From land sales to investment portfolios, our team delivers results backed by market insight, tax strategy, and cutting-edge technology.