



**4,553 sf**  
Available for sublease w/ term through 12/14/28 or via new direct lease, subject to credit approval.

## Property Features

Convenient, high-quality office/warehouse flex space available, consisting of approximately 50% office finish out and 50% conditioned warehouse space, served with two overhead doors, one dock-high and one with a concrete ramp, located in the master-planned 150-acre Chandler Creek Business Park, near Round Rock’s healthcare, education and retail services.

- Building Size:** 81,798 Rentable Square Feet
- Year Built:** 2006
- Building Location:** Cypress Blvd near Oakmont Drive
- Available Space:** Suite 1150 – 4,553 Rentable Square Feet (approx. 2,280 sf office, 2,273 sf conditioned warehouse)
- Building Type:** Class B Flex
- Parking Ratio:** 2.2 / 1,000 Square Feet
- Notes:**
- One dock-high door and one door with a ramp
  - 24’ clear heights
  - Power: 480Y/277V, 3-Phase, 4-Wire Panel – 100 Amps –and- 208Y/120V, 3-Phase, 4-Wire Panel – 150 Amps
  - Easy access to IH-35 and SH-130
  - Near Baylor, Scott & White Round Rock, Round Rock Premium Outlets, and IKEA
- 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

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Suite 1150



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Suite 1150

The floor plan for Suite 1150 shows a large Warehouse (2,273 SF) at the rear, a Break Room (14'-0" x 14'-0"), and five Offices of various sizes: 12'-0" x 10'-0", 12'-0" x 10'-0", 10'-3" x 14'-0", 10'-3" x 15'-10", and 11'-11" x 10'-5". The plan also indicates a Dock Door, Ramp, and Front/Rear entrances. Five camera icons are placed around the plan, with blue lines connecting them to inset photos: 1. Exterior view of the building entrance. 2. Interior view of the large warehouse space. 3. Interior view of the break room with wooden cabinets and a counter. 4. Interior view of an office with a window and carpet. 5. Exterior view of the building facade with the '21' address number.

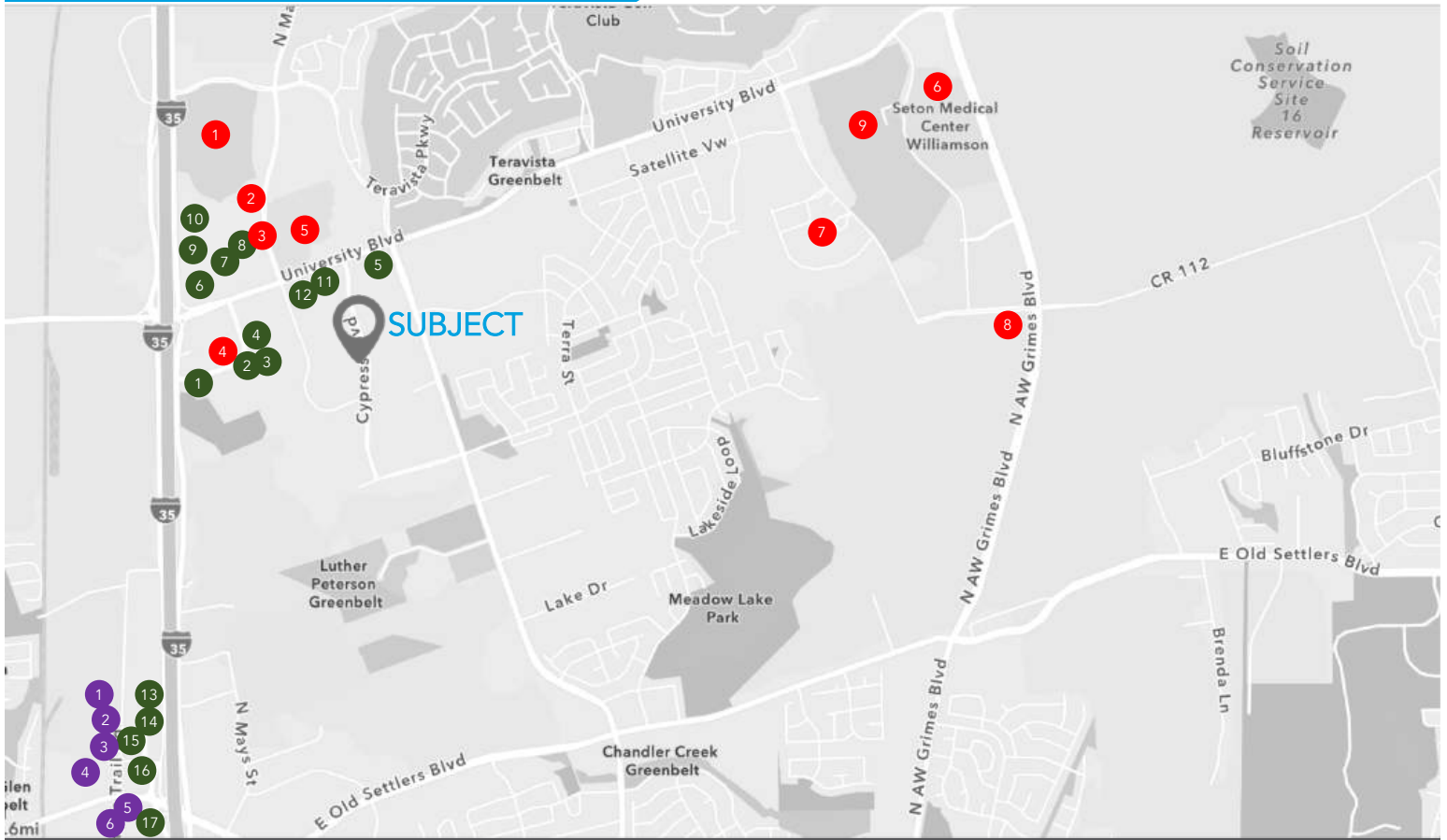
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### Nearby Restaurants

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

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