



Suite 210: 4,147 sf  
Suite 214: 7,127 sf  
Combined: 11,274 sf

## Property Features

Convenient, high-quality flex / office space available, located in the master-planned 150-acre Chandler Creek Business Park, centered among Round Rock's premier healthcare, education, and retail services.

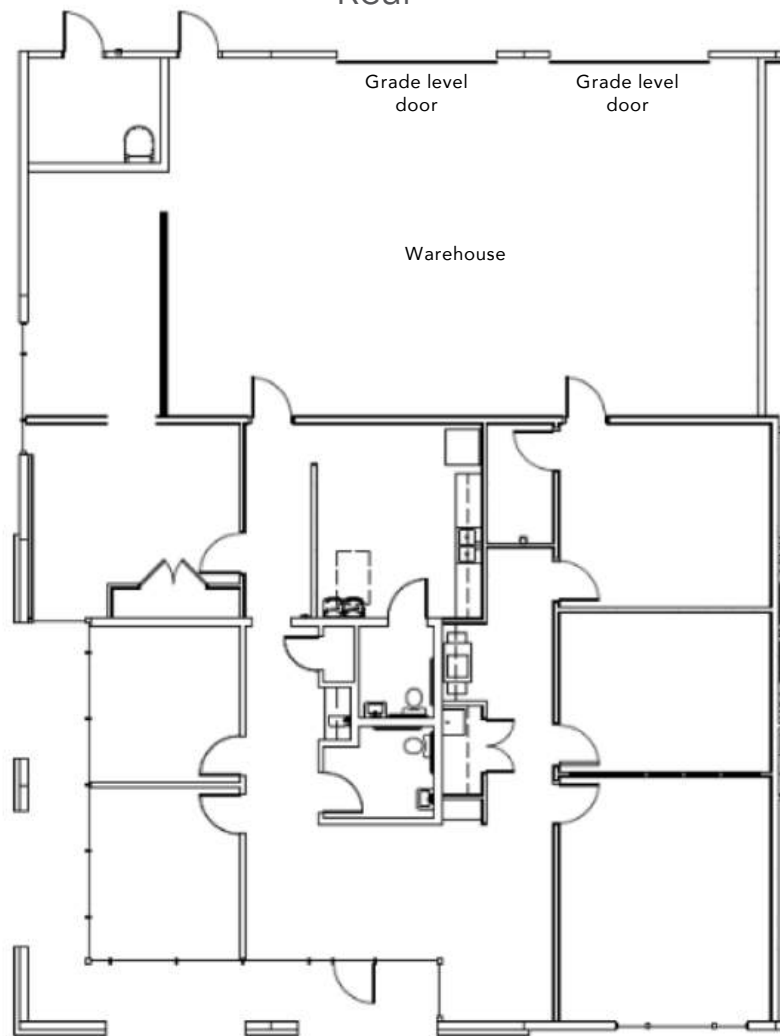
<b>Building Size:</b>	16,872 Square Feet
<b>Year Built:</b>	2006
<b>Building Location:</b>	Oakmont Drive near Cypress Blvd
<b>Available Space:</b>	Suite 210: 4,147 square feet (grade level loading) Suite 214: 7,127 square feet (100% conditioned office, grade level loading – no doors in place but 2 may be installed and warehouse created) Combined: 11,247 square feet (grade level loading)
<b>Building Type:</b>	Class B Flex
<b>Parking Ratio:</b>	4.0/1,000 Square Feet
<b>Notes:</b>	<ul style="list-style-type: none"><li>• Easy access to IH-35 and SH-130</li><li>• Flexible private and creative/open office plan</li><li>• Near Baylor Scott &amp; White Round Rock, Round Rock Premium Outlets and IKEA</li></ul>
<b>Nearby Restaurants:</b>	BJ's, Chick-fil-A, Fuzzy's Taco Shop, Chipotle, Mighty Fine Burgers, Freebirds World Burrito, Colton's, Zee's Kitchen

## Contact Information

**Rob Marshall**  
o: (254) 831-9000  
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Suite 210  
4,147 sf

Rear



Front

### Contact Information

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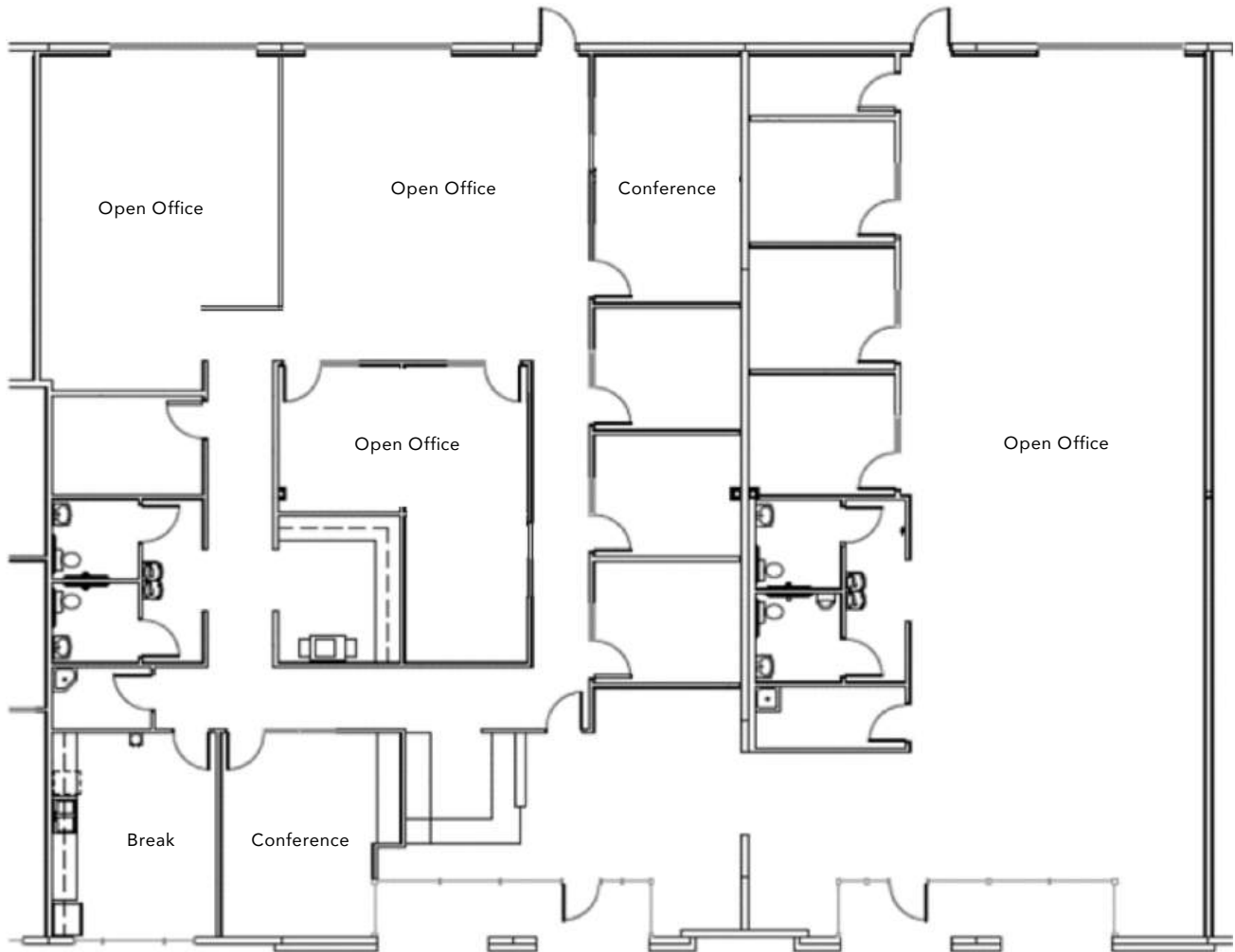
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Suite 210  
7,127 sf

Rear



Front

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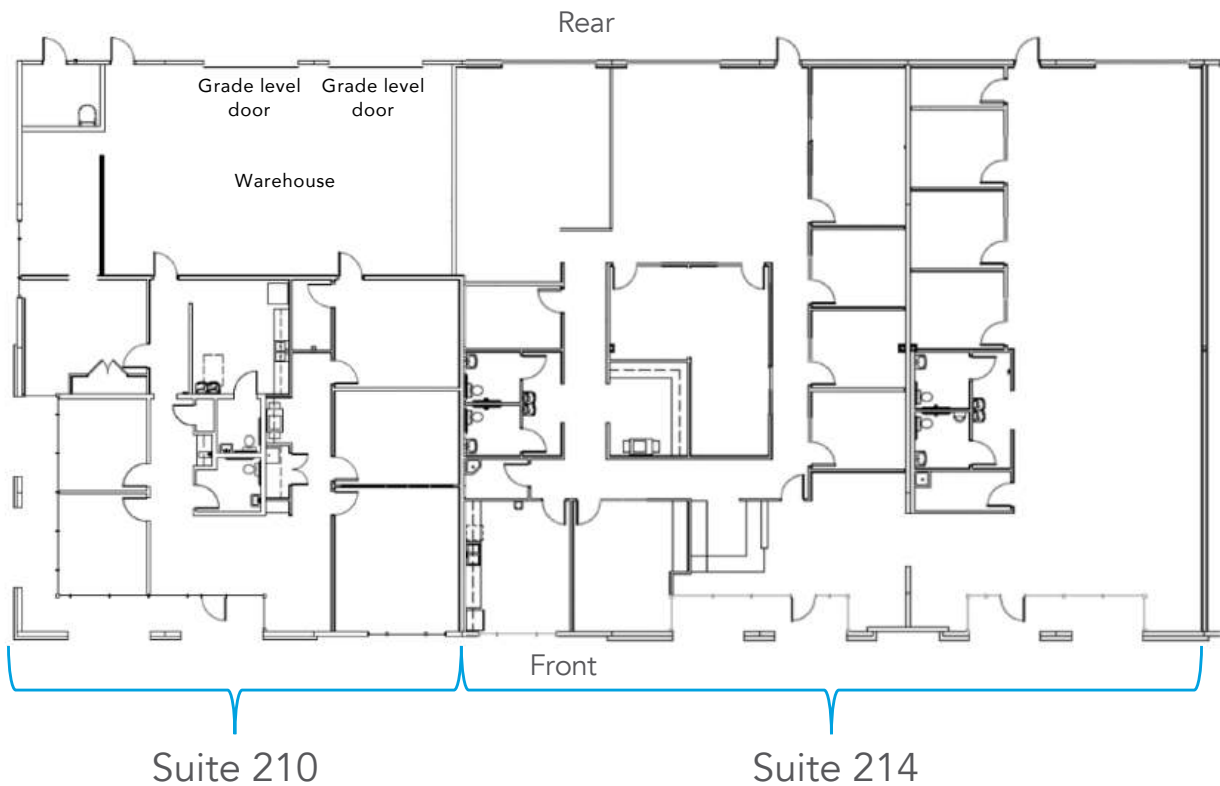
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Combined Suites 210 + 214  
11,274 sf



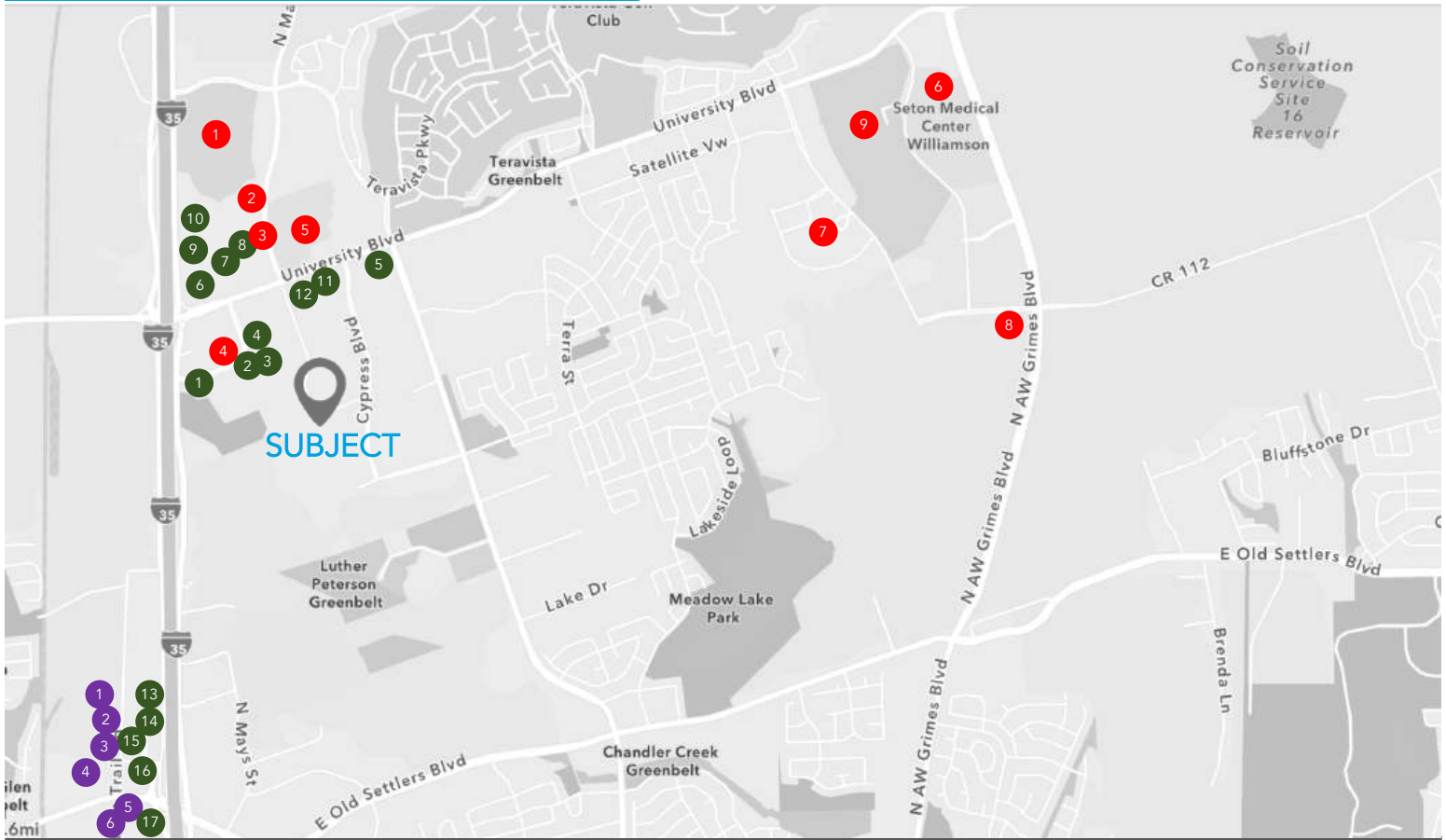
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### Nearby Restaurants

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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