

SUBLEASE ±10,380 SF

204 Texas Ave.



Contact

Scott Studzinski
sstudzinski@cresa.com
512.983.7916



PROPERTY INFORMATION

SUBLEASE

**204 TEXAS AVE.
SUITE B & C
ROUND ROCK, TX 78664**

Rate: \$16.00/SF






Opex: \$2.16/PSF






Size: 10,380 SF

Available: Immediate

Term: June 30, 2026



-  Flex Warehouse
-  3 Private Offices
-  14 Surface Parking Spots
-  Spacious Break Room
-  IT Closet

-  5 Grade Level Doors
-  2 Dock-High Level Doors
-  Secure Gated Back Lot
-  2 Restrooms
-  13' Clear Height





AREA MAP

204 TEXAS AVE.

- 1 Jack Allen's Kitchen
- 2 Rudy's BBQ
- 3 Chuy's
- 4 Kerbey Lane
- 5 Shake Shack
- 6 Downtown Round Rock
- 7 Torchy's Tacos
- 8 Cold Stone Creamery
- 9 Round Rock Donuts
- 10 Saltgrass Steakhouse

 37 minutes to Austin Airport

 34 minutes to Downtown Austin







cresa

Contact Broker

Scott Studzinski
sstudzinski@cresa.com
512.983.7916

Address

Cresa
901 W. 9th Street
Suite 111
Austin, TX 78703

[TREC Information on Broker Services](#)

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.