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CORPORATE REAL ESTATE STRATEGY



Medical Office For Lease

505 W. Louis Henna Blvd, Suite 200

505 W. LOUIS HENNA BLVD ROUND ROCK, TX 78664



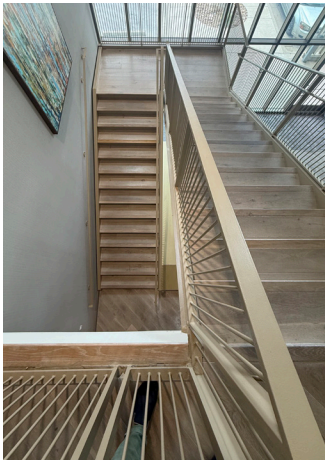
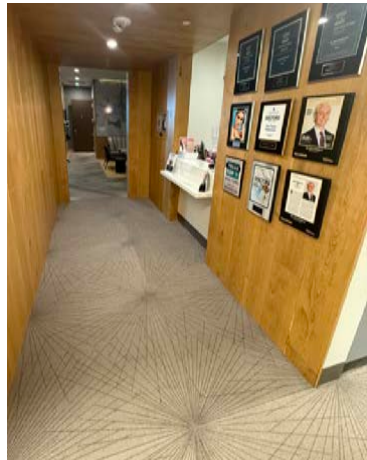
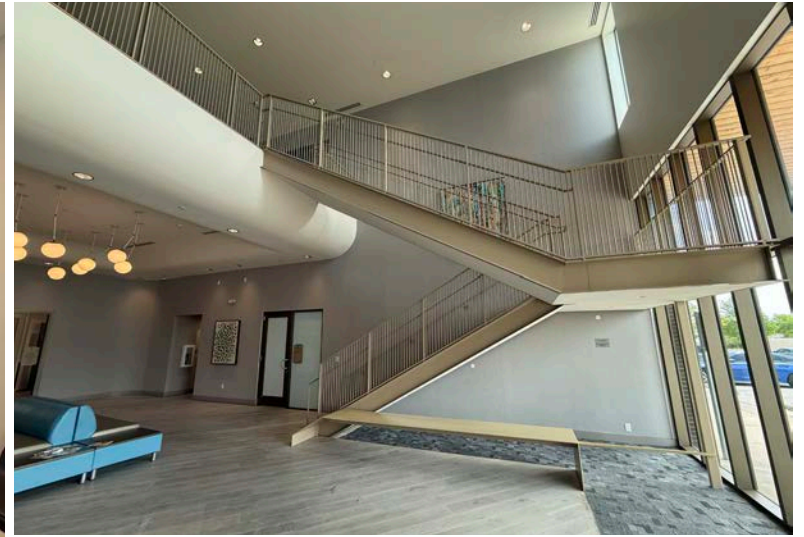
Medical Office For Lease

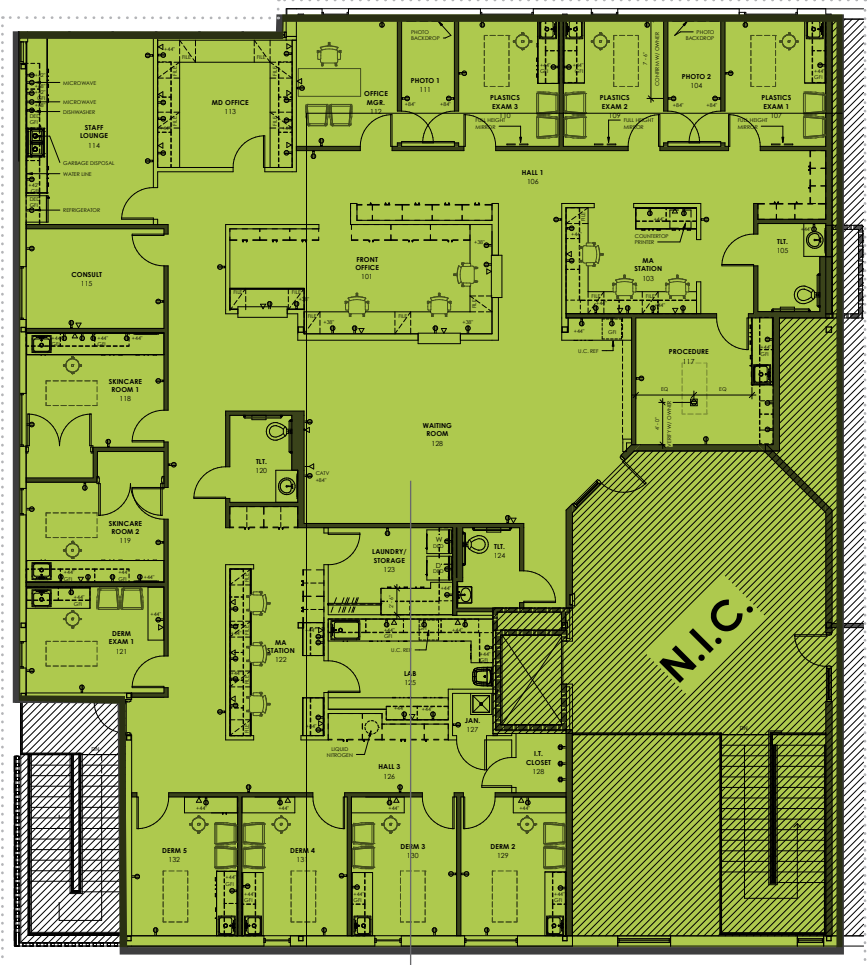
505 W. LOUIS HENNA BLVD, SUITE 200

- Lease Rate: \$30/sf + NNN
- Estimated NNN: 23.64
- Type: Medical Office
- Building SF: 5,640
- Term: 12.31.2026
- Available: Now
- Parking ratio: 5/1000 sf

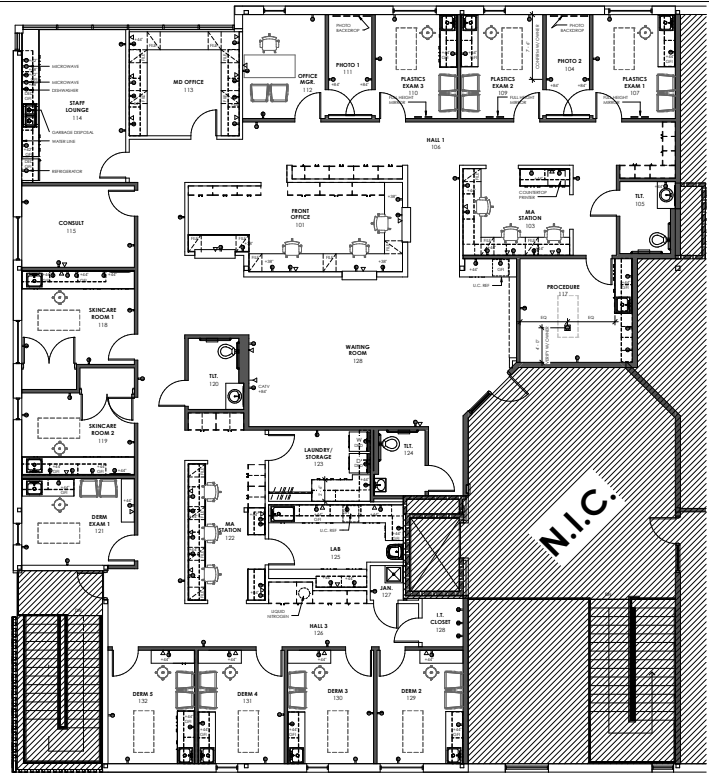
Property Features:

- An all brick and modernized building with energy efficient upgrades
- Easy access to airport
- Great location





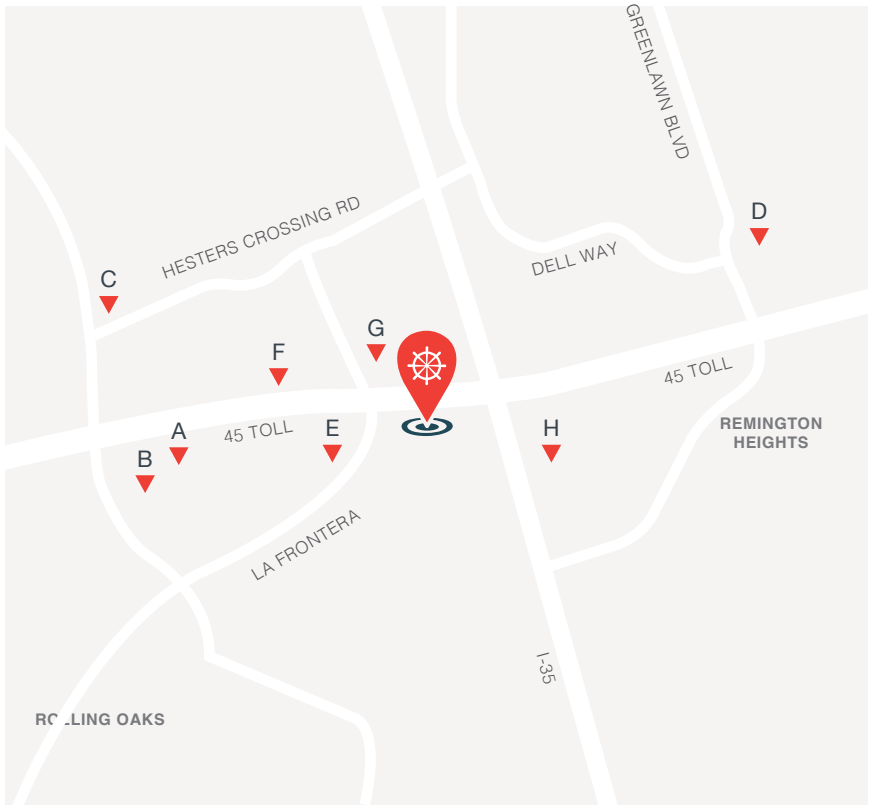
➔ **SUITE 200 (2ND FLOOR)**
5,640 SF



FURNITURE PLAN

Additional Information:

- Suite 200 = 5,640 SF
- Below Market Rental Rate: \$23.64 + NNN
- NNN: \$23.64
- Term: Now
- Parking: Ratio of 5/1,000 SF



505 W. LOUIS HENNA BLVD, SUITE 200

Team Building Venues & Landmarks

- A. St. Davids Institute For Learning — .5 miles away
- B. Galen College of Nursing- .5 miles away
- C. Encompass Health Rehabilitation Hospital of Round Rock — .8 mi away
- D. Dell Technologies Campus — .8 miles away
- E. Deckhand Oyster Bar & Seafood — .25 mi away
- F. Veracruz All Natural — .25 mi
- G. First Watch — .25 mi
- H. Jason's Deli — .4mi



Video Tour



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