



Josh Cook, Broker | Owner

(512) 656-2964 • www.CCRETX.com

2440 Picadilly Dr, Round Rock, TX 78664

Building Size – 16,204 square foot office building.

Site Size – 2.490 acres.

Lease Rate – \$27.00 PSF NNN (NNN estimated at \$7.82 PSF)

Parking – Approximately 100 spaces with an excellent ratio for employees and visitors.

Layout – Flexible floor plan.

Access – Excellent connectivity to IH-35, SH-45, and major Austin-area thoroughfares.

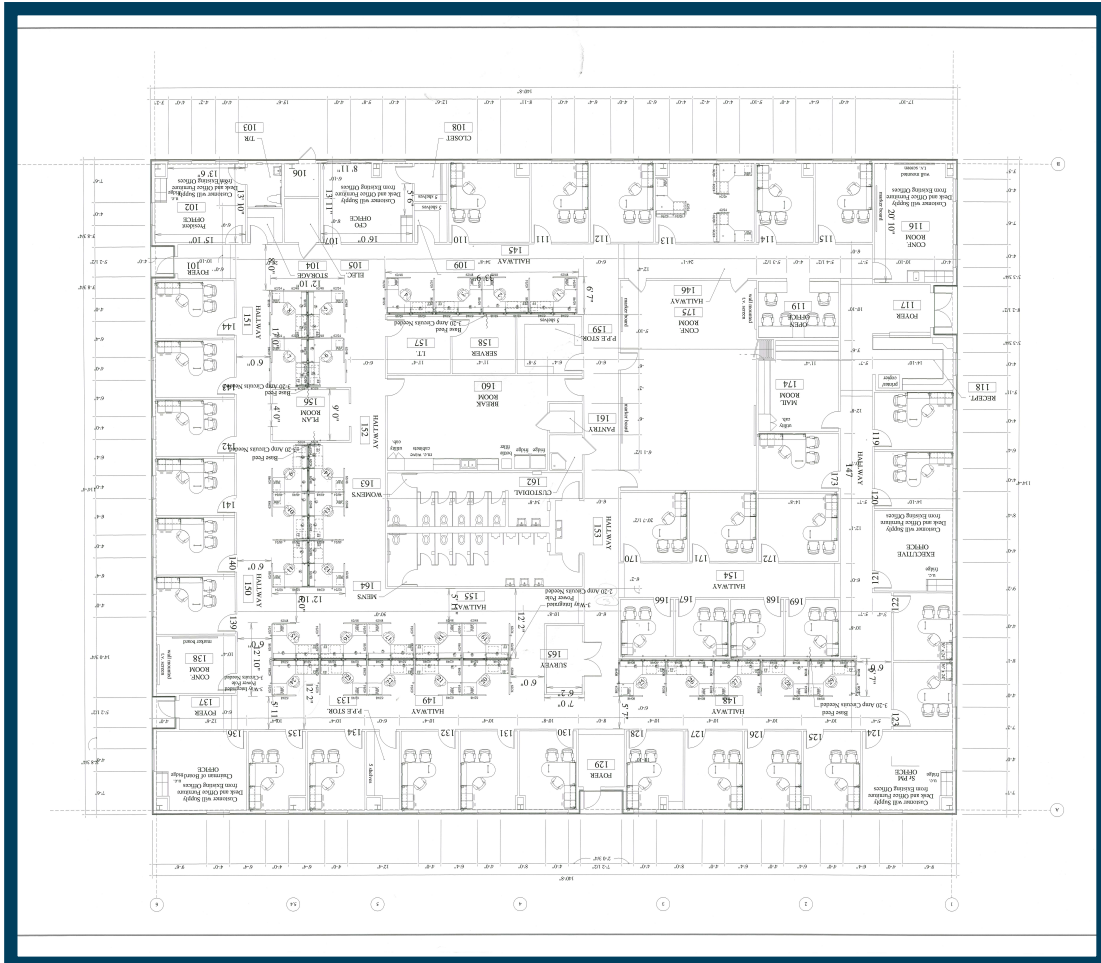
Market – Located in the rapidly growing Round Rock corridor with strong demographics, an expanding workforce, and proximity to major North Austin employers.

Nearby Employers – Proximate to Dell, Samsung, Tesla suppliers, and regional technology and manufacturing operations.

Ideal For – Corporate headquarters, professional office, medical office, technology and engineering firms, educational/training facilities, or call center and administrative operations.

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Floor Plan



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Map





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