



Property Features

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

Building Size: 63,960 Rentable Square Feet

Year Built: 2019

Building Location: Eagles Nest Street near Cypress Boulevard

Parking: 2.04 spaces per 1,000 rentable square feet (rsf)

Notes:

- Easy access to IH-35 and SH-130
- Generous column spacing, 24’ clearance height
- 100% HVAC
- Building Power - 3 phase, 480v/8000a service

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

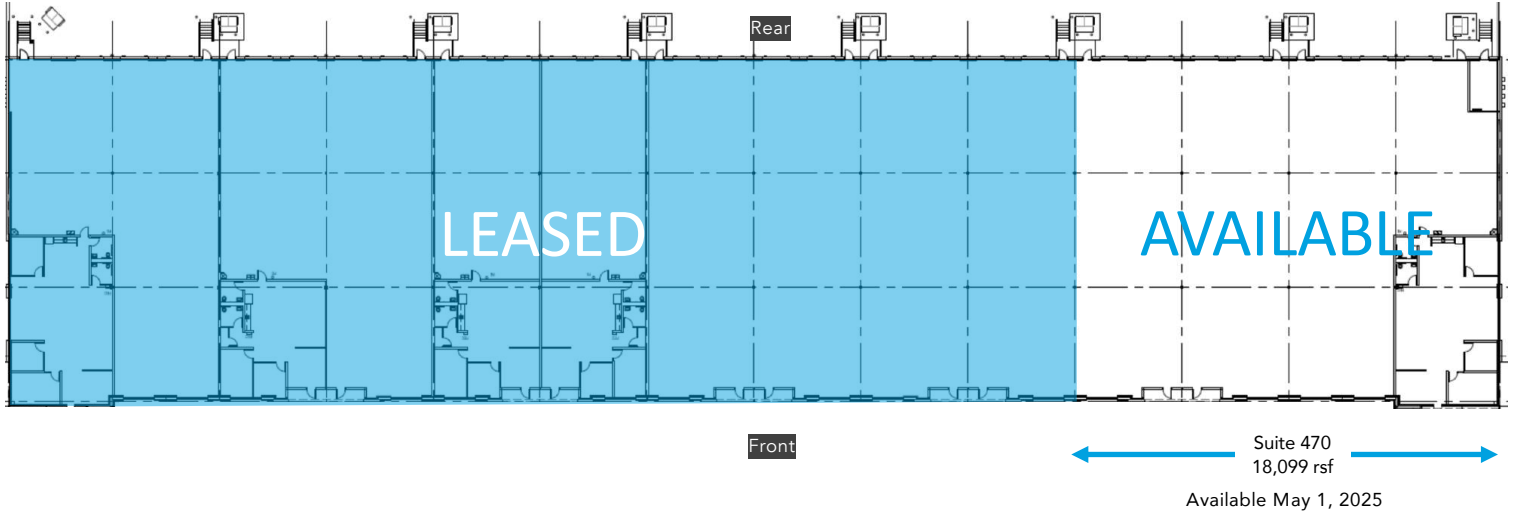
Rob Marshall

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Building K4

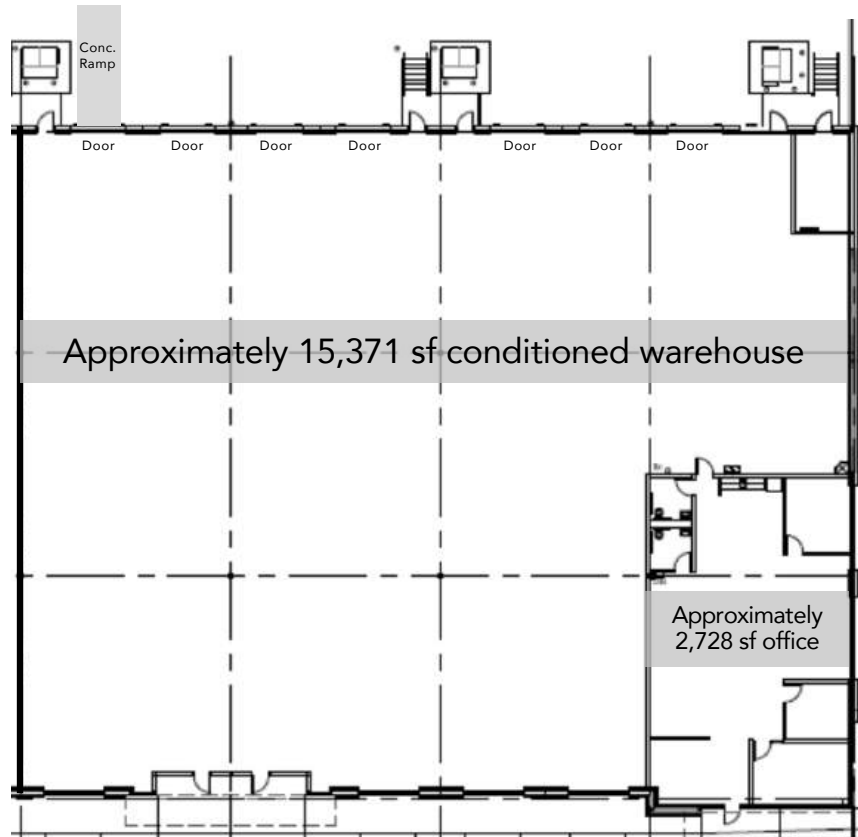
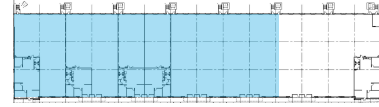


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Suite 470

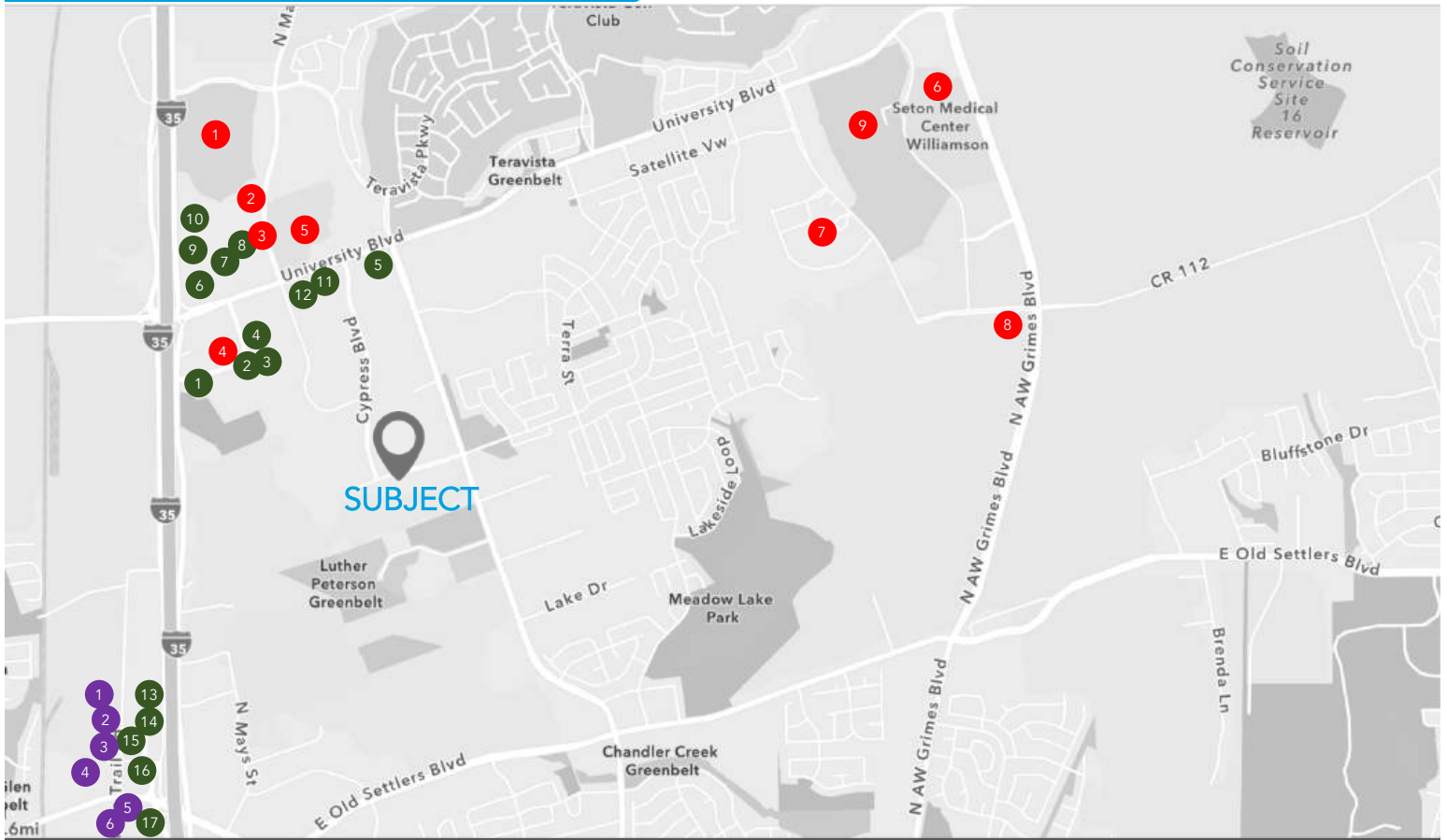
Available May 1, 2025



Available Space:	Suite 470: 18,099 rsf	Building Type:	Class B Flex
Space Use:	Flex, industrial (office / warehouse)	Parking Ratio:	2.04/1,000 Square Feet
Power:	400 amp / 480 volt	Loading:	7 Rear load doors, (6 dock high, 1 with concrete ramp)
Notes:	<ul style="list-style-type: none"> • 100% HVAC • Approximately 2,728 sf of office space • End cap space with an abundance of natural light • Generous column spacing, 24' clearance height 		

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<u>Nearby Restaurants</u>	<u>Points of Interest</u>
1. Panda Express	1. Round Rock Premium Outlets
2. Razoo's	2. Cinemark Movie Theater
3. Chipotle	3. HEB Grocery
4. Raisin Cane's	4. IKEA & University Oaks
5. Starbucks	5. Baylor Scott & White
6. Mimi's Café	6. Seton Medical Center
7. Mooyah Burgers	7. ACC-Round Rock
8. Zoe's Kitchen	8. Texas A&M Health & Sciences
9. BJ's Brewhouse	9. Texas State University-Round Rock
10. In-N-Out Burger	
11. McDonald's	<u>Hotels & Lodging</u>
12. Chick-fil-A	1. Springhill Suites
13. Salt Trader's	2. Tru by Hilton
14. Hopdoddy	3. Courtyard Austin
15. Jack Allen's Kitchen	4. Holiday Inn
16. Rudy's	5. Holiday Inn Express
17. Chuy's	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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