

Heatherwilde Professional and Medical Center

305 N. Heatherwilde Blvd Pflugerville, TX, 78660

Professional, Medical and Dental Office Space



Dental office leasing made simple.

- We have decades of experience building out dental space, so we can offer an efficient plan that saves you time and money, including:
 - Healthcare-rated electric, water, air, vacuum, and drain lines
 - Nitrous/oxygen
 - Bar sink with long-neck faucet, cabinetry and countertops in all exam rooms
 - Dental engineering
 - R-11 insulation for exam room walls and RC channel for sound transmission
 - Durable vinyl composition tile (VCT) or laminate wood floor in exam rooms
 - Handicap accessible space
 - Separate staff and patient restrooms
- We take care of all construction permitting and general contracting
- Everything is 100% transparent with no surprises or hidden costs
- Our simple lease documents save you legal fees

Clear and simple pricing.

\$	20.00	2020 Dental Base Rate
+	6.00	NNN Expenses
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\$	26.00	Total Annual per Square Foot

Optional Extras

+	1.00	End Units
+	2.00	Premium Location

Included in your lease rate

- Turnkey standard interior buildout
- Private Entrance (24-hour access)
- High-efficiency, individually controlled HVAC 24/7
- Convenient, FREE parking
- Exterior signage

Included in NNN expenses

- All taxes
- Water
- Property Insurance
- Common Area Maintenance (CAM)
 - Lawn maintenance & landscaping
 - Garbage removal
 - Service and repair of heating and air conditioning units
 - All interior and exterior maintenance and repairs

This office park is located in the heart of Pflugerville, just 5 minutes from I-35

- Shops at Tech Ridge and Stone Hill shopping centers are both within 5 miles of the office park, providing a variety of shopping and dining choices

Contact our Austin Office for more information about Heatherwilde Professional and Medical Center or other locations in your area.