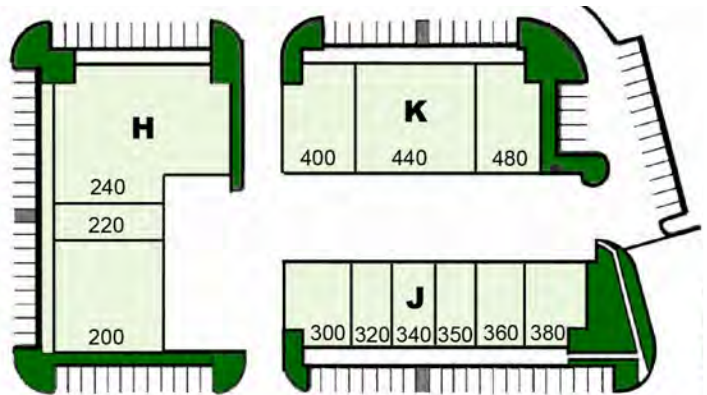
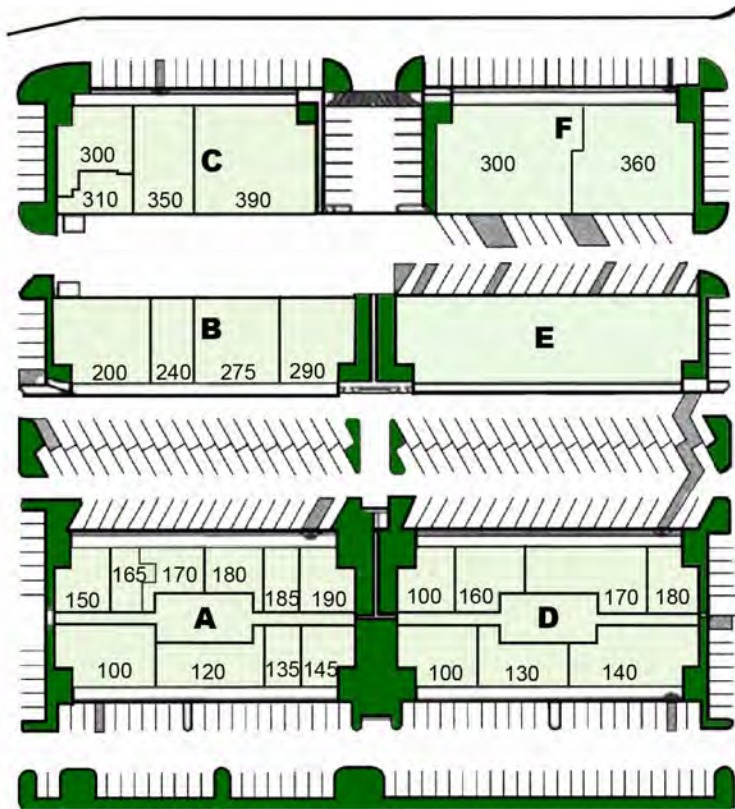




Designed to cater to your large or small business needs, we maintain a quality relationship with our growing family of business owners including local non profit organizations, engineering firms, law firms, mortgage service companies, publishing firms, and various other professional entities.



Current Available Spaces

- Suite A 165 | 1,426 RSF | \$15.06 PSF/year
- Suite D140 | 3,527 RSF | \$14.10 PSF/year
- Suite D170 | 2,526 RSF | \$14.22 PSF/year

*Estimated 2021 NNNs range from \$5.15-\$6.22 PSF/year.

ROUND ROCK WEST DRIVE

Property Highlights

- Brick veneer facade
- Three phase electric
- All steel construction
- Pre-wired for Fiber Optics
- Abundant surface parking
- Occupant-controlled HVAC systems
- On-site LSO and FedEx drop boxes
- Adjacent to Round Rock West Park & Trails

Conveniently nestled along the I35 southbound corridor. Easy access to major highways and thoroughfares including Toll 45 and Loop 1.

525 Round Rock West Drive
Buildings A, B, & C
Round Rock, TX 78681

555 Round Rock West Drive
Buildings D, E, & F
Round Rock, TX 78681

575 Round Rock West Drive
Buildings H, J, & K
Round Rock, TX 78681