

Gattis School Commons

2681 Gattis School Road Round Rock, TX, 78664

Professional, Medical and Dental Office Space



Professional office leasing made simple.

- We have over three decades of experience working with small business owners, physicians and dentists, so we understand your needs and will work closely with you to ensure you get the office space that works for you
- Everything is 100% transparent with no surprises or hidden costs
- Our simple lease documents save you legal fees
- We offer options to expand when you're ready
- Flexible leases are available to help you minimize your risk
- Existing space can often be ready within a week
- Building new space doesn't mean worrying about construction hassles - we handle the entire buildout so you can focus on your business

Clear and simple pricing.

\$ 19.75	2020 Professional Base Rate
+ 6.50	NNN Expenses
+ 2.25	Electric
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\$ 28.50	Total Annual per Square Foot

Optional Extras

- | | |
|--------|------------------|
| + 1.00 | End Units |
| + 4.00 | 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)
 - Weekly cleaning of common areas
 - Lawn maintenance & landscaping
 - Garbage removal
 - Service and repair of heating and air conditioning units
 - All interior and exterior maintenance and repairs

Premier office park located in the heart of Round Rock in a high traffic area with easy access to Hwy 45 and I-35

- Full-service Postal Office less than a half mile away
- Right next to Dazzle Coffee & Smoothies, with numerous dining options all nearby
- Shopping within 5 miles of Stone Hill Town Center and Round Rock Premium Outlets

Contact our Austin Office for more information about Gattis School Commons or other locations in your area.