

## Pflugerville Professional Park

701 Farm to Market 685 Pflugerville, TX, 78660

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.

\$ 18.65	2020 Professional Base Rate
+ 6.50	NNN Expenses
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\$ 25.15	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)
  - Lawn maintenance & landscaping
  - Garbage removal
  - Service and repair of heating and air conditioning units
  - All interior and exterior maintenance and repairs

This park is conveniently located in the heart of Pflugerville, just 5 minutes away from TX-130 and just 10 minutes from I-35

- Stone Hill Town Center is just 2 miles away
- Nearby restaurant options are countless and conveniently located right off FM 685
- Baylor Scott & White Pflugerville Clinic is just 3 minutes away
- Office supply stores such as Biz Box powered by Office Depot and the UPS store are within a 2-mile radius

Contact our Austin Office for more information about Pflugerville Professional Park or other locations in your area.