

CYPRESS CREEK MEDICAL PLAZA



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MEDICAL PLAZA

351 Cypress Creek Rd. Cedar Park, TX 78613



AVAILABILITY

- Suite 200: 4,413 SF
- Suite 201: 2,550 SF
- Suite 203: 1,958 SF

TERMS

- Rate: \$20.00/SF NNN
- 2020 OpEx: \$13.48/SF + E & J
- Parking: 3.67/1,000

BUILDING HIGHLIGHTS

- Move-In Ready Medical Office Space
- Located less than 1 mile from Toll 183A
- Nearby Retail and Restaurants
- On-site Urgent Care and Surgery Center
- Great visibility from Cypress Creek Road



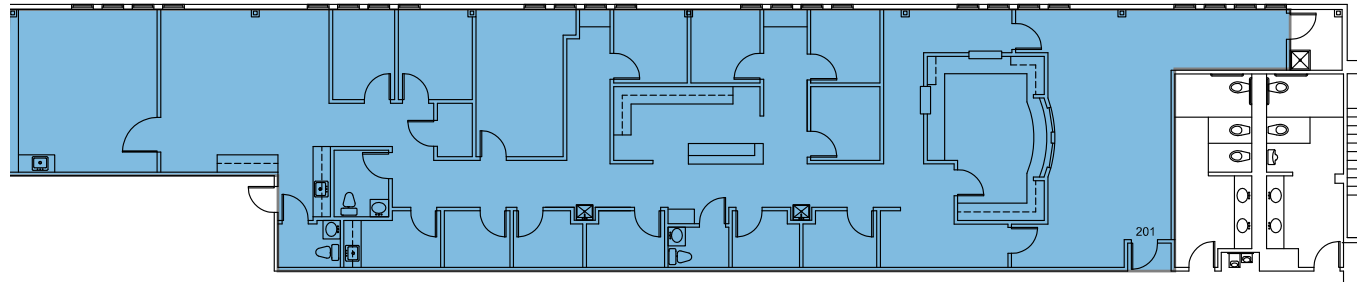
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SUITE 200: 4,413 SF

- 2nd Generation Medical Office
- Former Pain Management Suite
- Waiting Room
- Reception Area
- 3 Private Restrooms
- Nurse's Station
- Physician's Offices
- Exam Rooms
- Rate: \$20.00/SF NNN
- OpEx: \$13.48/SF + E & J



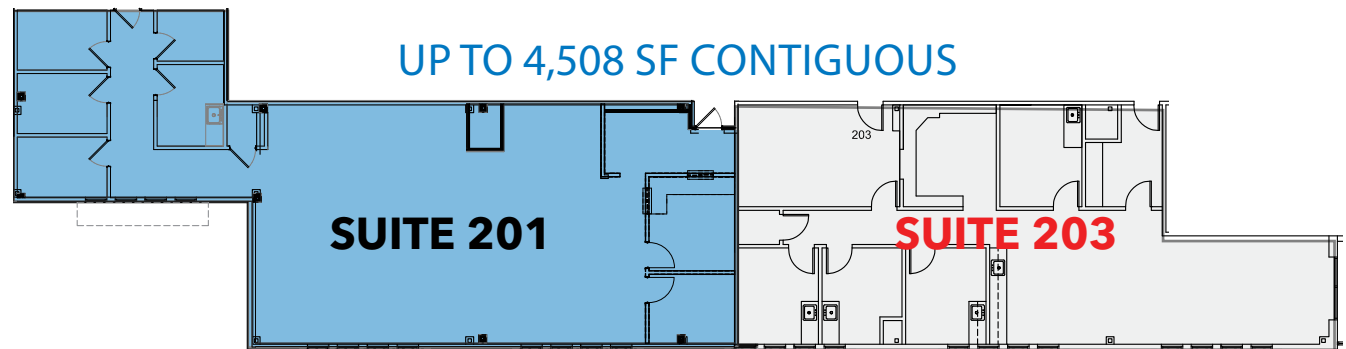
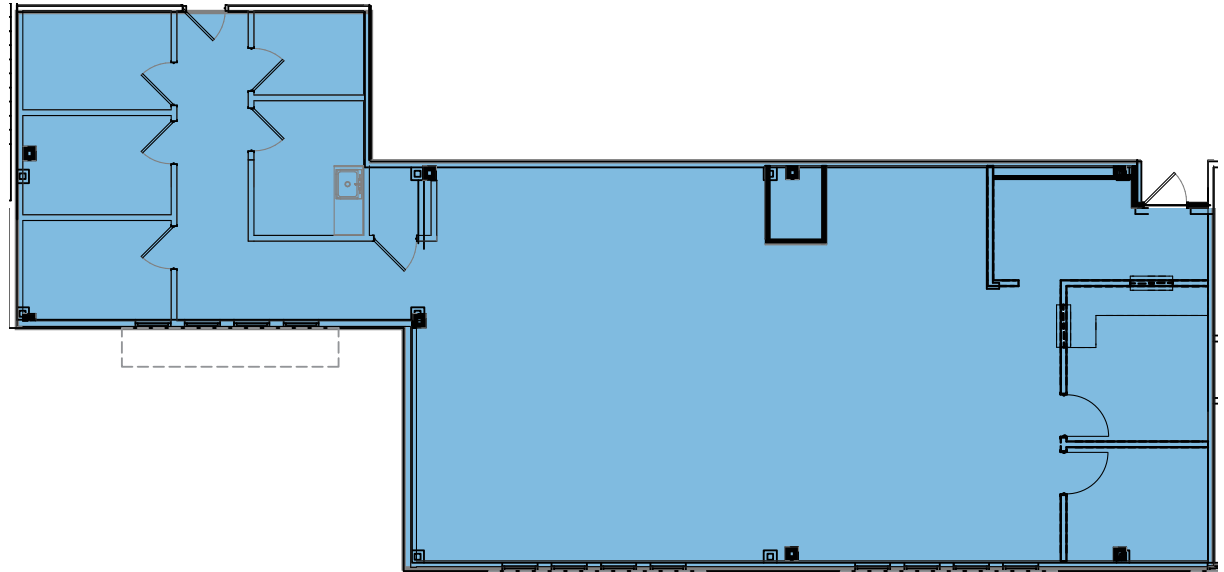
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SUITE 201: 2,550 SF

- *Contiguous with Suite 203 - 4,508 sf*
- 2nd Generation Medical/Therapy Office
- Waiting Room
- Reception Area
- 4 Physicians' Offices
- Open Physical Therapy Area
- Breakroom
- Rate: \$20.00/SF NNN
- OpEx: \$13.48/SF + E & J



CYPRESS CREEK

MEDICAL PLAZA

351 Cypress Creek Rd. Cedar Park, TX 78613

SUITE 203: 1,958 SF

- *Contiguous with Suite 201 - 4,508 sf*
- 2nd Generation Medical/Therapy Office
- Waiting Room
- Reception Area
- 4 Exam Rooms
- Physician's Office
- Open Physical Therapy Area
- Rate: \$20.00/SF NNN
- OpEx: \$13.48/SF + E & J

