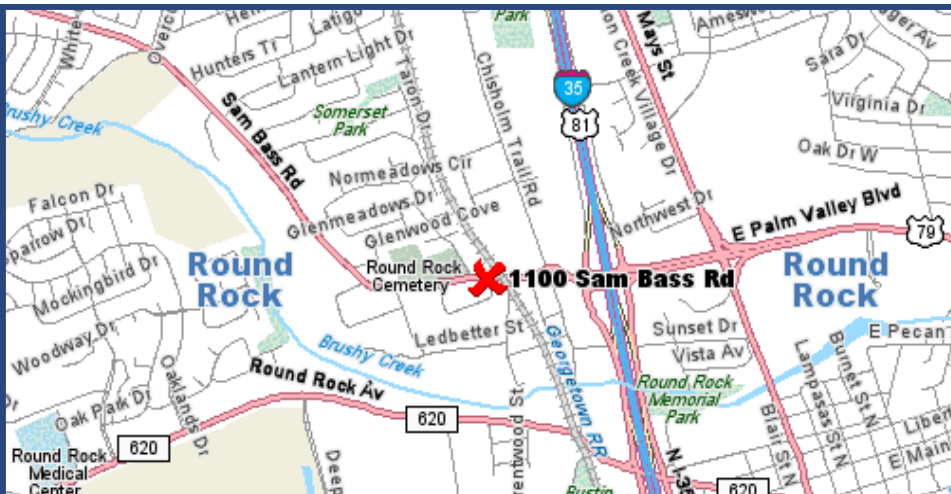


# FOR LEASE



# Sam Bass Market Center

1100 Sam Bass Road  
Round Rock | Texas | 78681

- Located on Sam Bass Rd. 1/3 mile west of IH-35, past the railroad tracks.
- Spaces range in size from 1,330 SF - 4,500 SF.
  - Building 1: 4,500 SF retail shell space available (3 suites).
  - Building 2: 6,000 SF retail/office/flex space available (4 suites).
  - Building 3: 3,105 SF retail/office/flex space available (2 suites).
  - Building 4: 1,480 SF retail/office/flex space available (1 suite).
- Year Built: 2008
- Specific uses for these spaces include retail sales, community services, restaurants, coffee shop, office, medical office, etc.
- Zoning: C-2 (local commercial).

**DON  
QUICK**  
& associates, inc.

Contact  
Darren Quick, Realtor®  
Charles Harvey, Realtor®  
512.255.3000  
Info@donquik.com

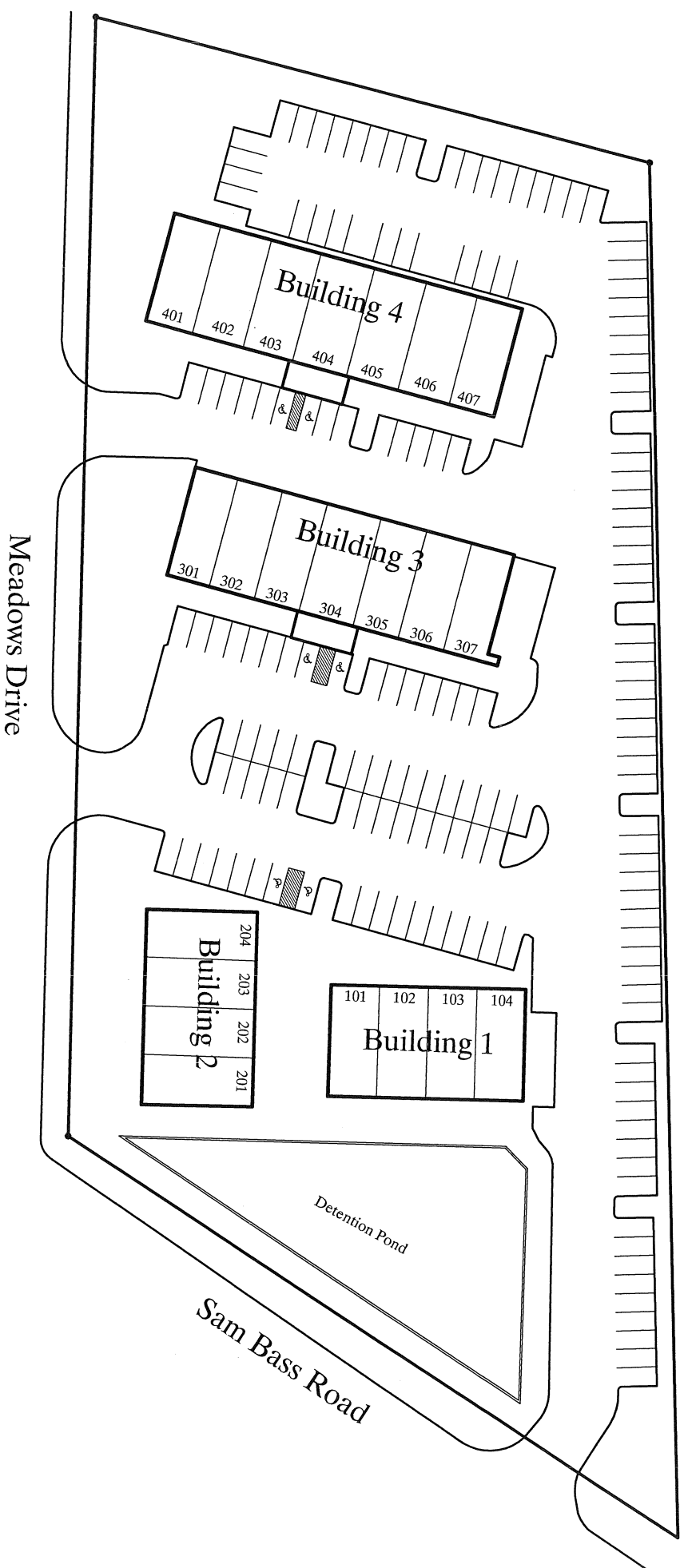
1000 N. IH-35, Suite A | Round Rock | TX | 78681

Phone 512.255.3000

www.DonQuick.com

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# Exhibit "B"



## Building and Parking Layout

no scale

note: this layout is subject to change without notice. Drives and parking spaces are approximates only.

Sam Bass Market Center  
1100 Sam Bass Road  
Round Rock, TX

# Sam Bass Market Center

## Available Lease Spaces

<b>Bldg I</b>	<u>Suite</u>	<u>Rentable SF</u>	<u>Rent (Annual)</u>	<u>Contiguous Spaces Available</u>	<u>Total Building Space Available</u>
	101	1500	\$ 24 PSF	3000 SF (Sts. 103&104)	4500 SF
	103	1500	\$ 24 PSF		
	104	1500	\$ 24 PSF		
<b>Bldg II</b>	<u>Suite</u>	<u>Rentable SF</u>	<u>Rent (Annual)</u>	<u>Contiguous Spaces Available</u>	<u>Total Building Space Available</u>
	201	1500	\$ 18 PSF	3000 SF (Sts. 201&202)	6000 SF
	202	1500	\$ 18 PSF	3000 SF (Sts. 202&203)	
	203	1500	\$ 18 PSF	4500 SF (Sts. 201,202&203)	
	204	1500	\$ 18 PSF	4500 SF (Sts. 202,203&204)	
<b>Bldg III</b>	<u>Suite</u>	<u>Rentable SF</u>	<u>Rent (Annual)</u>	<u>Contiguous Spaces Available</u>	<u>Total Building Space Available</u>
	304	1775	\$ 18 PSF	3105 SF (Sts. 304&305)	3105 SF
	305	1330	\$ 18 PSF		
<b>Bldg IV</b>	<u>Suite</u>	<u>Rentable SF</u>	<u>Rent (Annual)</u>	<u>Contiguous Spaces Available</u>	<u>Total Building Space Available</u>
	402	1480	\$16 PSF	1480 SF (Ste. 402)	1480 SF