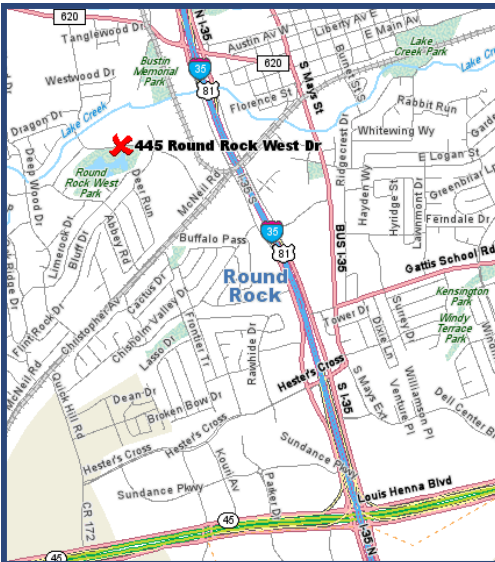


FOR LEASE



445 Round Rock West Drive Round Rock | Texas | 78681

- Located 1/2 mile West of IH 35 and 2 miles North of SH 45 on Round Rock West Dr.
- 13,922 SF office/warehouse building.
- 9 hardwall offices up front with majority of building in open flex space format.
- The back 2,000 SF is clean manufacturing space.
- Second generation technical building with large open layout.
- Plenty of parking.
- Rate: \$.90 PSF + estimated \$.22 NNN

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

Phone 512.255.3000

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