



— FOR LEASE —

PHYSICIANS CENTRE

505 Louis Henna Blvd., Round Rock, TX 78728

1,788 SF Available

BREAST & BODY CENTER | SNYDER DERMATOLOGY

505



901 South MoPac Expressway
Building 4, Suite 250
Austin, TX 78746

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PHYSICIANS CENTRE

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Physicians Centre is a Class A medical office building located in Round Rock, Texas, near the intersection of I-35 and SH 45. The Property is within close proximity to several neighborhoods and major employers, in addition to numerous shopping, entertainment, and food options. Physicians Centre's excellent location provides great visibility and ease of access from any location throughout the growing Round Rock and Austin submarkets.

LEASE TERMS

- ▶ Asking Rate: Call Broker
- ▶ \$17.00 psf est. 2023 OpEx
- ▶ Parking: 5 per 1000 parking ratio
- ▶ Allowance: Call Broker

AVAILABILITY

- ▶ Suite 240 • 1,788 SF (*Shell space condition*)

BUILDING HIGHLIGHTS

- ▶ Great visibility and easy ingress/egress to project
- ▶ Excellent access to I-35 and SH Toll 45.
- ▶ Near abundant retail, restaurants and hotels
- ▶ New ownership
- ▶ Pylon signage available



Drive Times from Physician's Centre

**StDavid's
HEALTHCARE**
1 - 5 Minutes

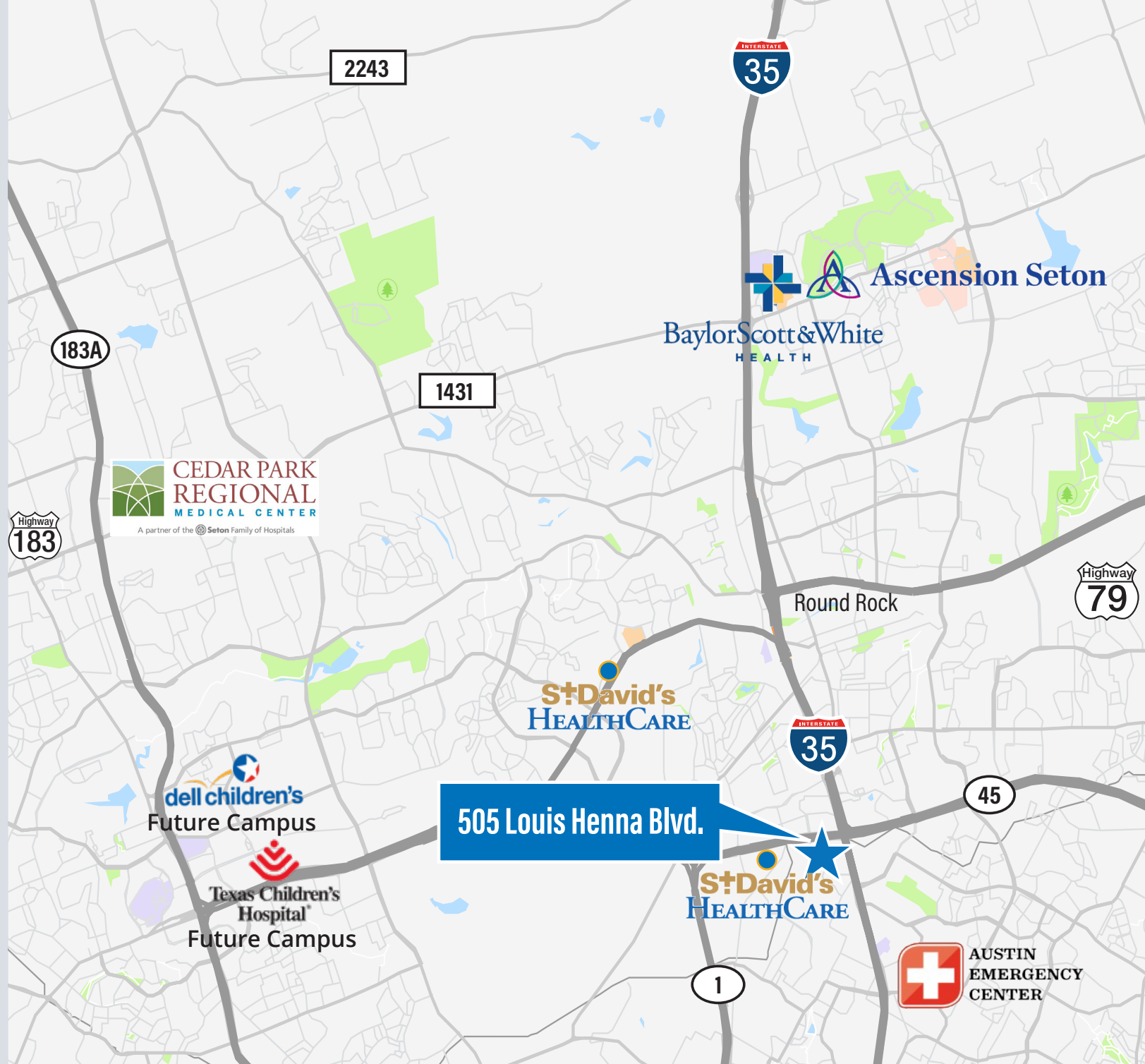
**dell children's
Future Campus**
9 Minutes

**Texas Children's
Hospital
Future Campus**
13 Minutes

**CEDAR PARK
REGIONAL
MEDICAL CENTER**
A partner of the Seton Family of Hospitals
11 Minutes

**BaylorScott&White
HEALTH**
11 Minutes

Ascension Seton
11 Minutes

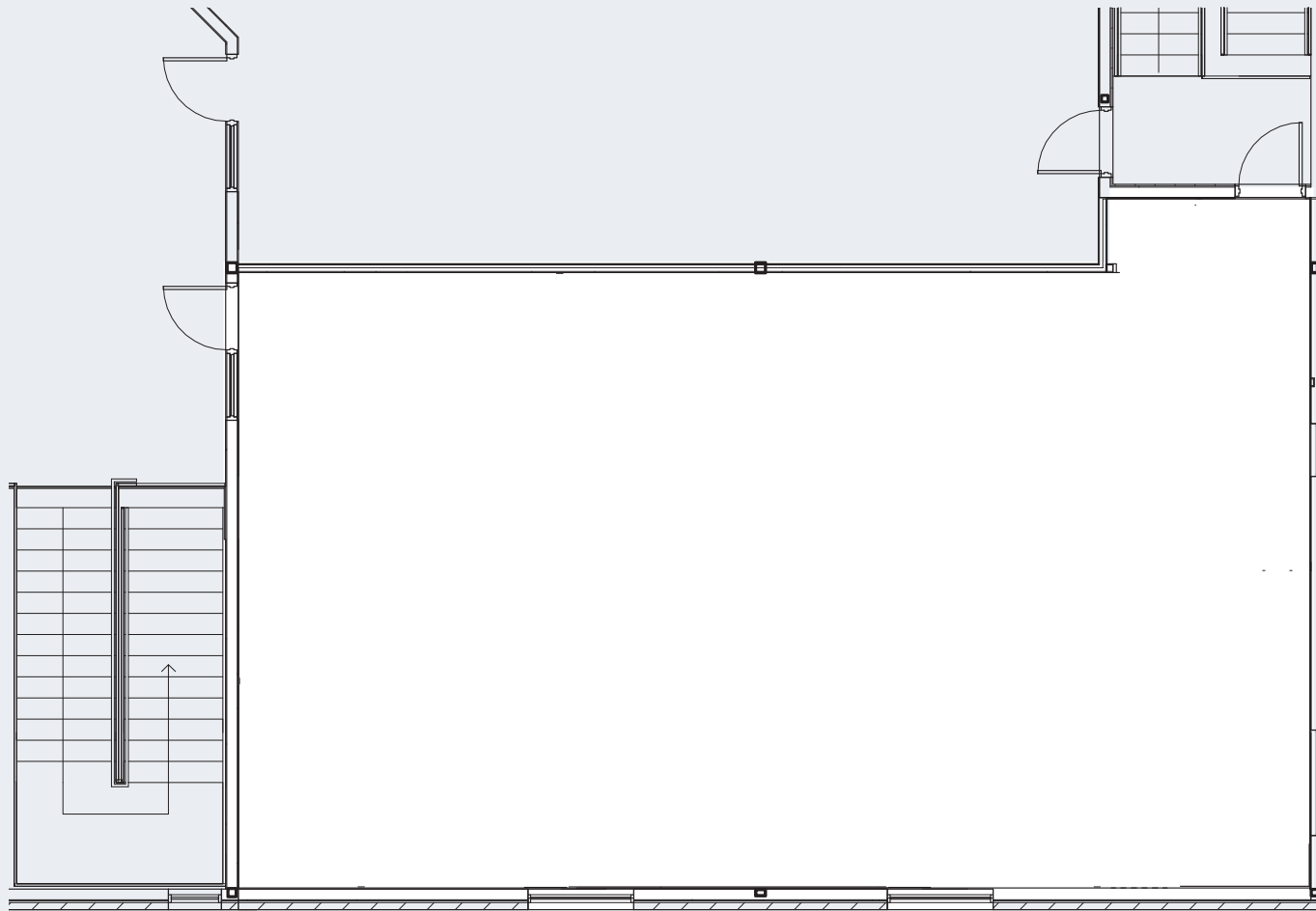


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Suite 240 · 1,788 SF

AS-BUILT

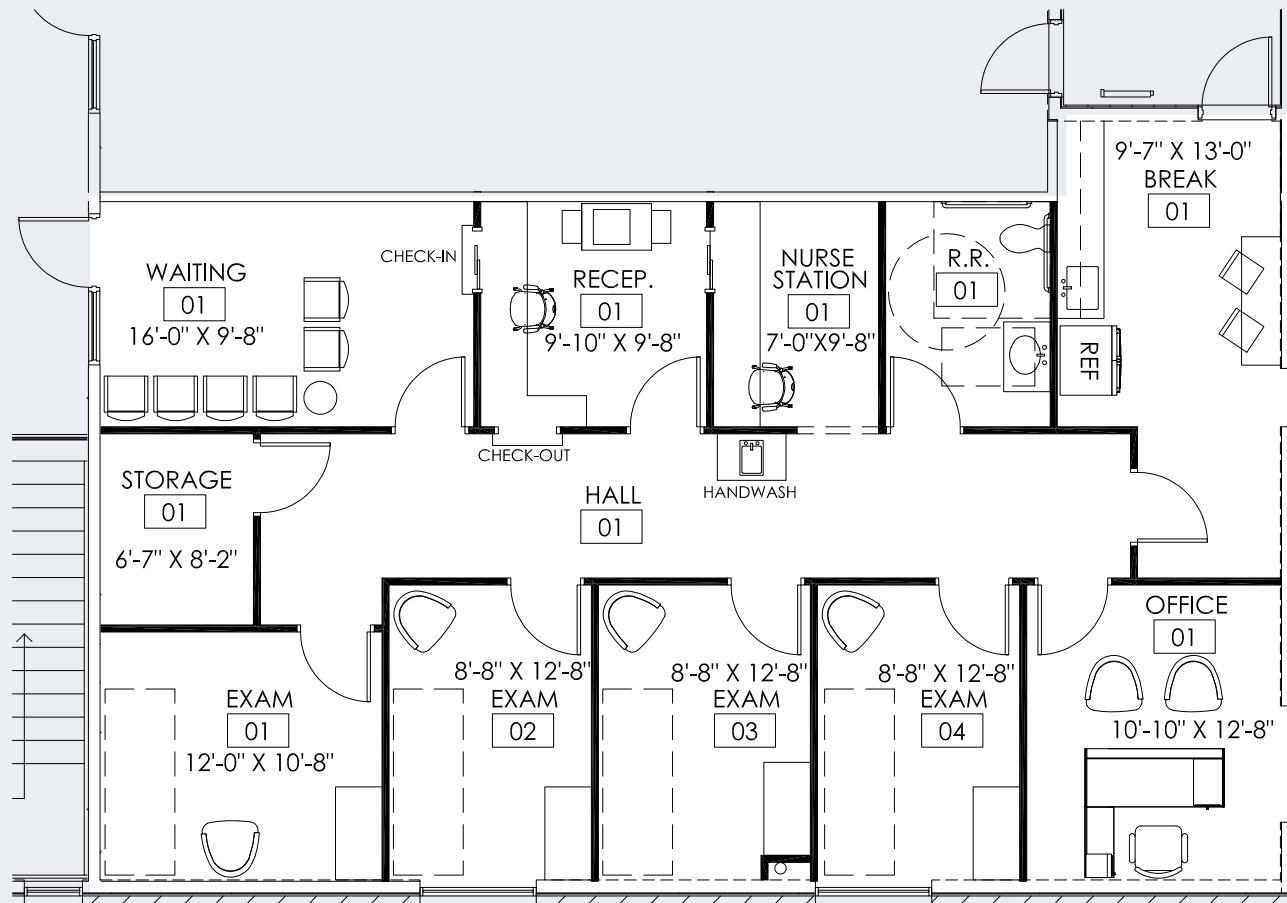


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Suite 240 · 1,788 SF

CONCEPT PLAN

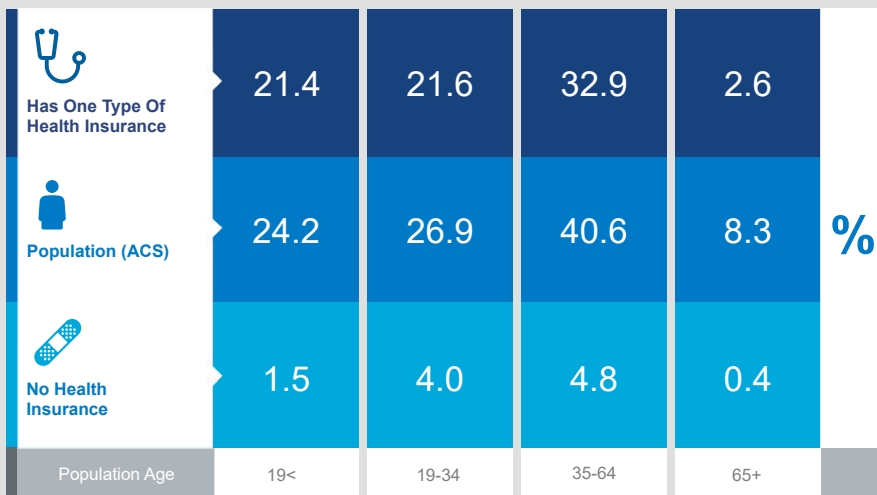


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Demographic Healthcare Data

Healthcare & insurance statistics for the population within a 10 minute drive time from **505 Louis Henna Blvd.**



Population



233,280

Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)



31.6%

Exercise at home 2+ times per week



18.2%

Exercise at club 2+ times per week

Health Care Expenditure



\$4,180

Annual Health Insurance Expenditures



\$2,151

Medical Care



Medicare: Population 65+

4,954

Medicare Only

2,771

Direct-Purch & Medicare

3,767

Employer & Medicare

1,551

Medicare & Medicaid

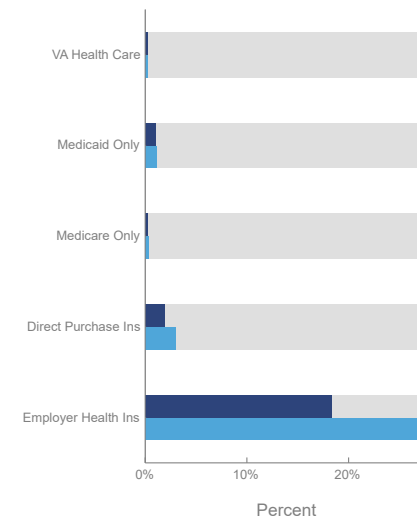
Health Care (Consumer Spending)

Annual Expenditure

Blue Cross/Blue Shield	\$1,124.8
Medicare Payments	\$698.6
Physician Services	\$272.9
Dental Services	\$415.0
Eyecare Services	\$72.3
Lab Tests/X-rays	\$72.1
Hospital Room & Hospital Service	\$229.9
Convalescent/Nursing Home Care	\$33.5

Health Insurance Coverage (ACS)

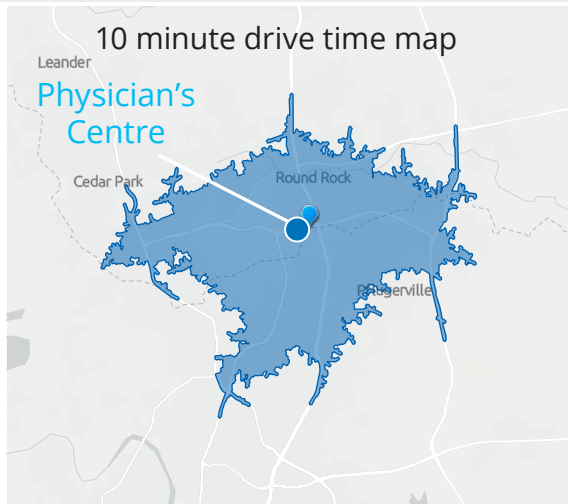
● Pop 19-34 ● Pop 35-64



This infographic contains data provided by American Community Survey (ACS), Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2015-2019, 2021.
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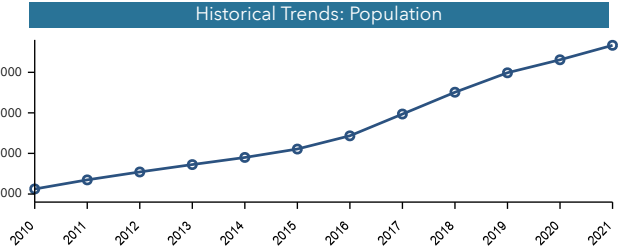
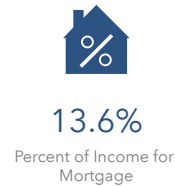
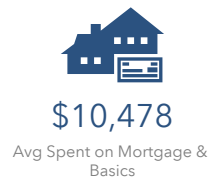


POPULATION TRENDS AND KEY INDICATORS

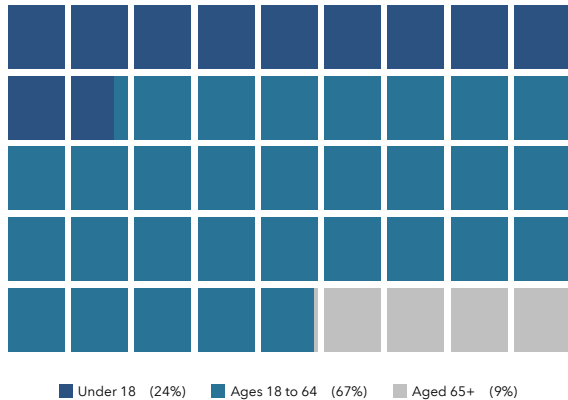
Population within a 10 minute drive time from Physician's Centre

273,312	110,844	2.46	34.1	\$81,095	\$263,101	87	141	78
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

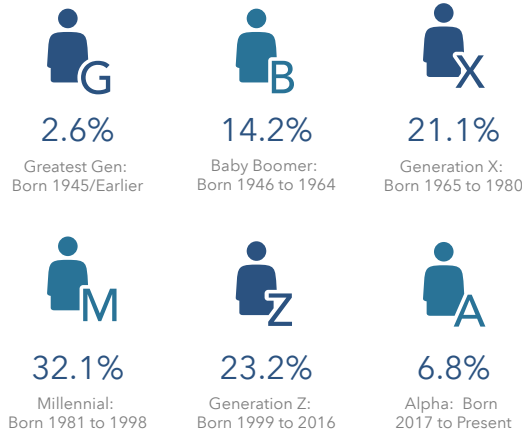
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: Census Bureau (ACS), Esri, 19, 2021, 2026.

