

801 EAST OLD SETTLERS BLVD

SUITE 120

4,184 SF

SUITE 270

5,730 SF



MESA CREEK

THE PROPERTY

4.2
:1000

SQUARE FOOT
PARKING RATIO

2
STORY

CLASS A
OFFICE SPACE

30
MIN

DRIVE TO AUSTIN
BERGSTROM AIRPORT

5
MIN

DRIVE TO
I-35

PROPERTY HIGHLIGHTS

- ▶ Easy access to I-35 & Hwy 130
- ▶ Landscaped Outdoor Terrace w/ Wifi
- ▶ Common Area Conference Room
- ▶ 2-Story Lobby with Natural Light
- ▶ Signage Opportunities
- ▶ First Floor Showers
- ▶ Outdoor Deck with Kitchen



RENTAL RATE

- ▶ Contact broker
- ▶ Est OPEX: \$14.51/ SF



PROPERTY PHOTOS WITH CLASS A FINISHES + AMENITIES

801 EAST OLD SETTLERS BLVD

MESA CREEK
ROUND ROCK, TEXAS

PHOTOS



801 EAST OLD SETTLERS BLVD

MESA CREEK
ROUND ROCK, TEXAS

SUITE 120

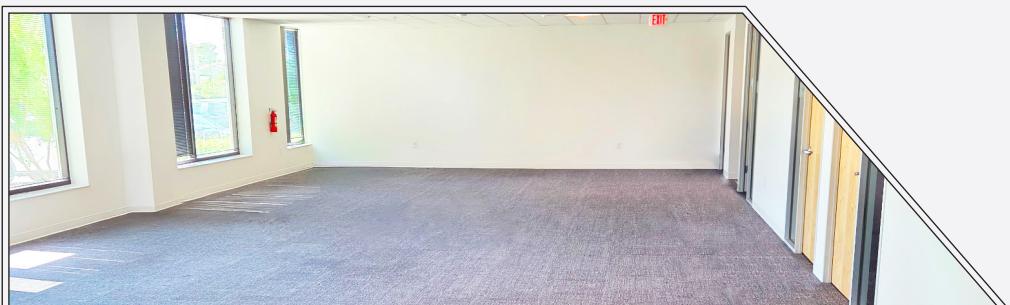
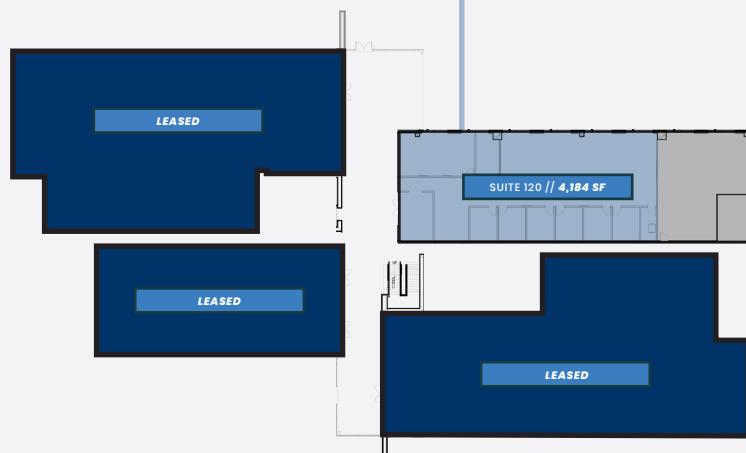
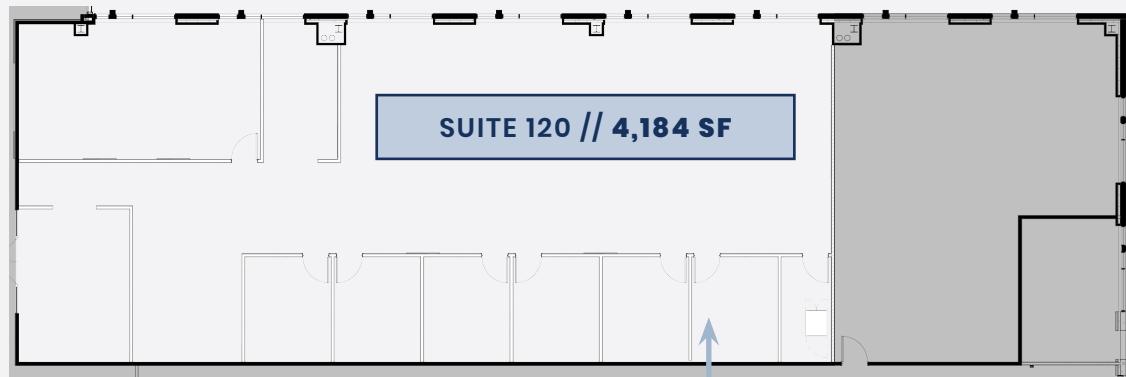


RENTAL INFORMATION

- ▶ Rate: Contact broker
- ▶ Est OPEX: \$14.51/ SF
- ▶ Parking: 4.2 :1,000 SF (expandable)

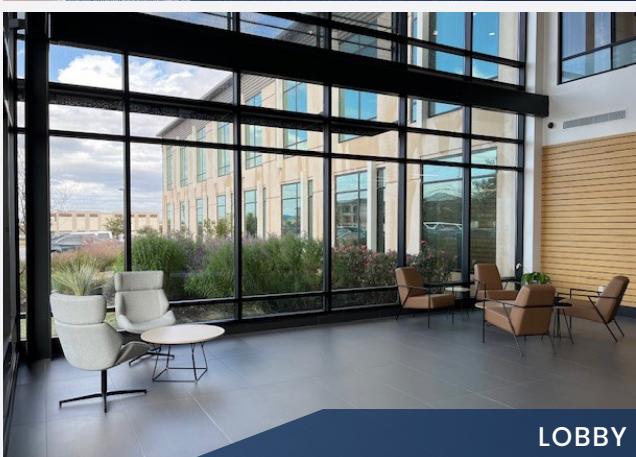
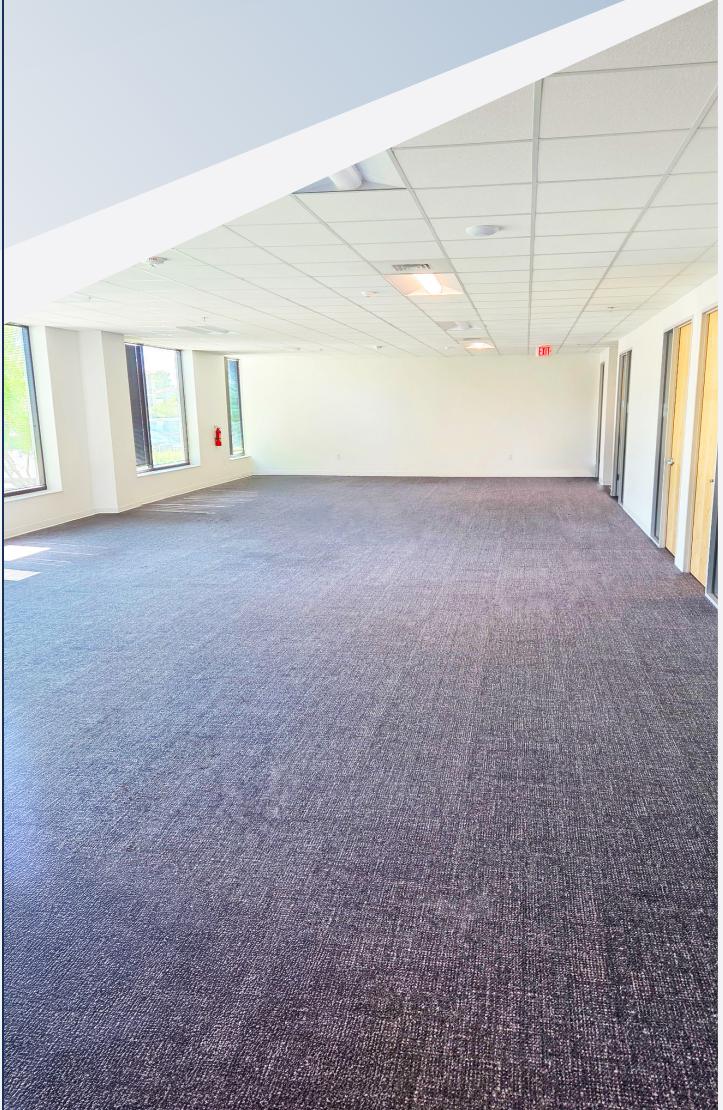
SUITE NOTES

- ▶ Second Generation Class A Space
- ▶ Lobby Exposure
- ▶ Abundant Natural Light
- ▶ Conference Room
- ▶ 7 Offices



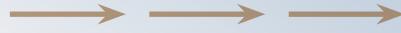
801 EAST OLD SETTLERS BLVD

SUITE 120



MESA CREEK
ROUND ROCK, TEXAS

SUITE 270

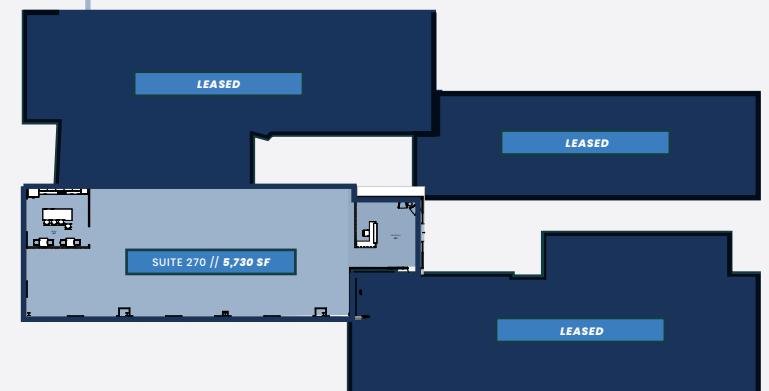



RENTAL INFORMATION

- ▶ Rate: Contact broker
- ▶ Est OPEX: \$14.51/ SF
- ▶ Parking: 4.2 : 1,000 SF (expandable)
- ▶ Spec Suite Available Now

SUITE NOTES

- ▶ First Generation Class A Space
- ▶ Floor to Ceiling Windows
- ▶ Excellent access to I-35 & 130 Toll
- ▶ Flexible growth & expansion capabilities



SUITE 270 PHOTOS - COMPLETE WITH BRAND NEW FINISHINGS

801 EAST OLD SETTLERS BLVD

SUITE 270

MESA CREEK
ROUND ROCK, TEXAS

