

801 EAST OLD SETTLERS BLVD

SUITE 120

4,184 SF

SUITE 270

5,730 SF

MESA CREEK

801 EAST OLD SETTLERS BLVD

MESA CREEK

ROUND ROCK, TEXAS

THE PROPERTY



SQUARE FOOT
PARKING RATIO



CLASS A
OFFICE SPACE



DRIVE TO AUSTIN
BERGSTROM AIRPORT



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

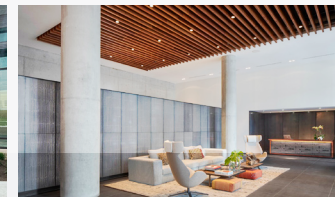


60,658 SF TOTAL BUILDING SF



RENTAL RATE

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



PROPERTY PHOTOS WITH CLASS A FINISHES + AMENITIES

801 EAST OLD SETTLERS BLVD

PHOTOS

MESA CREEK ROUND ROCK, TEXAS



DECK WITH KITCHEN



PARKING



BUILDING EXTERIOR



RESTROOMS



801 EAST OLD SETTLERS BLVD

SUITE 120

MESA CREEK
ROUND ROCK, TEXAS

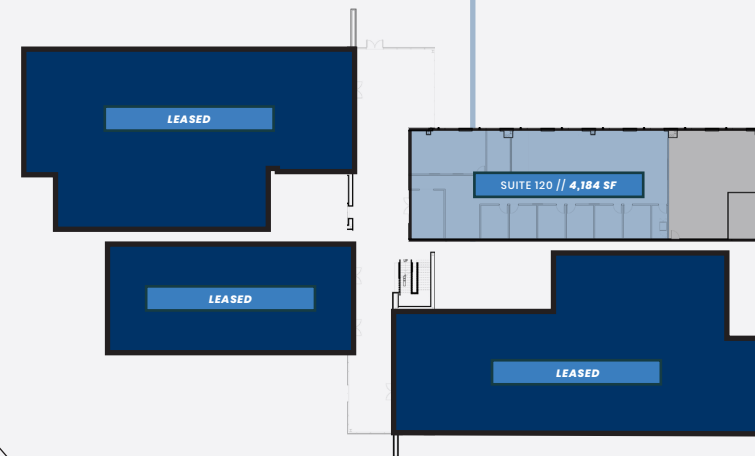
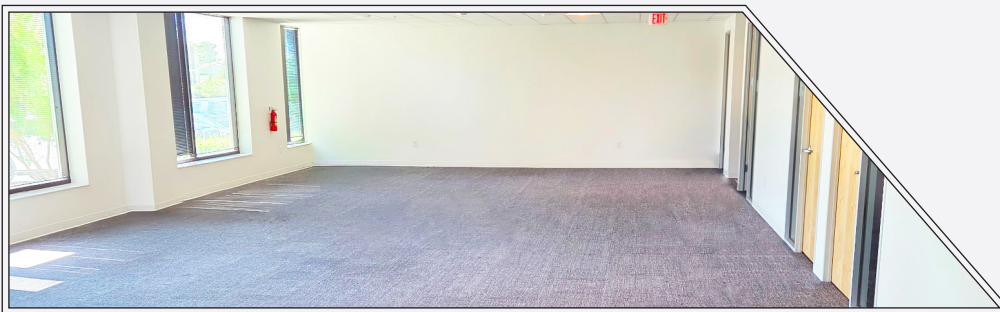
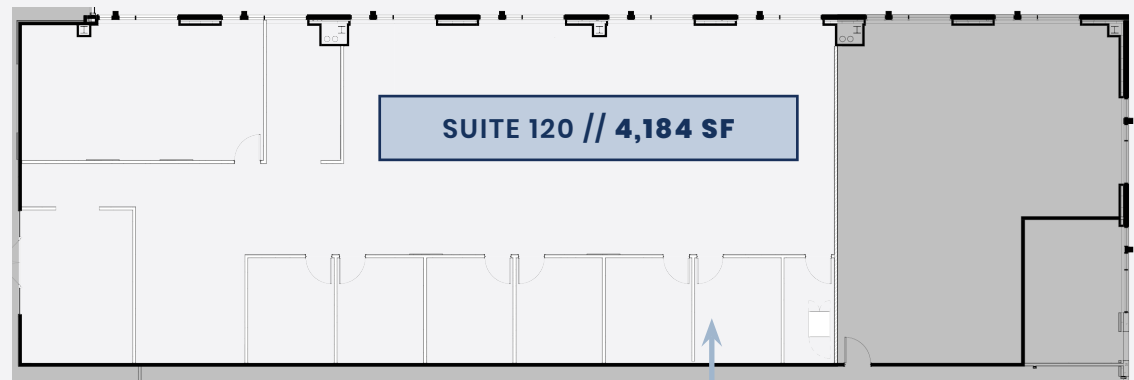


RENTAL INFORMATION

- ▶ 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



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SUITE 120

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ROUND ROCK, TEXAS



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SUITE 270



SUITE 270



2ND FLOOR STAIRCASE



TENANT LOBBY



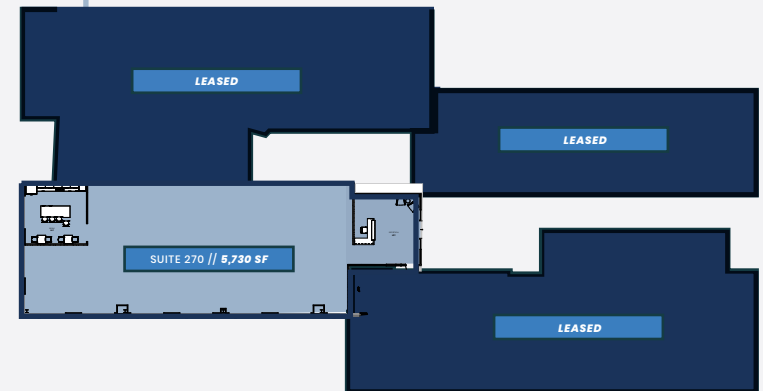
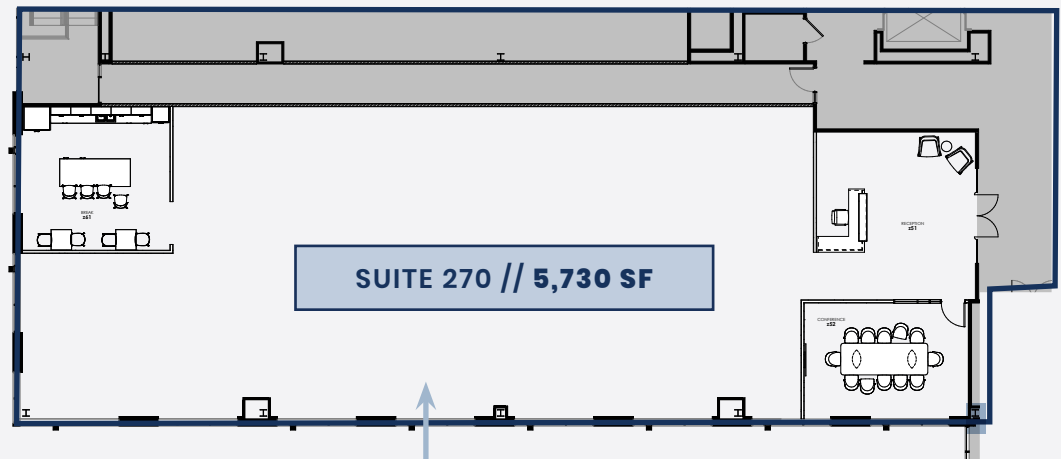
2ND FLOOR BATHROOMS

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



BUILT IN KITCHEN



LOBBY



OPEN FLOOR PLAN



HIGH END FINISHES

