

801 EAST OLD SETTLERS BLVD

SUITE 120

4,184 SF

SUITE 270

5,730 SF

MESA CREEK



801 EAST OLD SETTLERS BLVD

# THE PROPERTY

## MESA CREEK

ROUND ROCK, TEXAS



SQUARE FOOT  
PARKING RATIO



CLASS A  
OFFICE SPACE



DRIVE TO AUSTIN  
BERGSTROM AIRPORT



DRIVE TO  
I-35

### PROPERTY HIGHLIGHTS

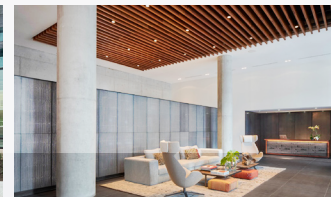
- ▶ Easy access to I-35 & Hwy 130
- ▶ Landscaped Outdoor Terrace w/ Wifi
- ▶ Common Area Conference Room
- ▶ 2-Story Lobby with Natural Light
- ▶ Signage Opportunities
- ▶ First Floor Showers
- ▶ Outdoor Deck with Kitchen

### RENTAL RATE

- ▶ \$24.00 NNN
- ▶ \$14.51/ SF



**60,658 SF** TOTAL BUILDING 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

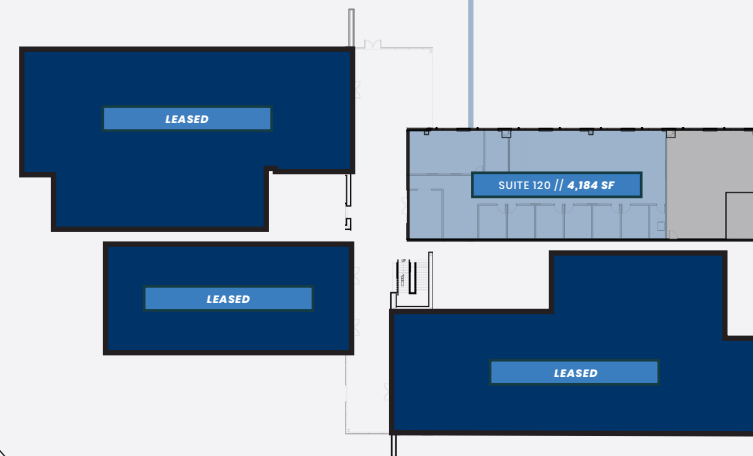
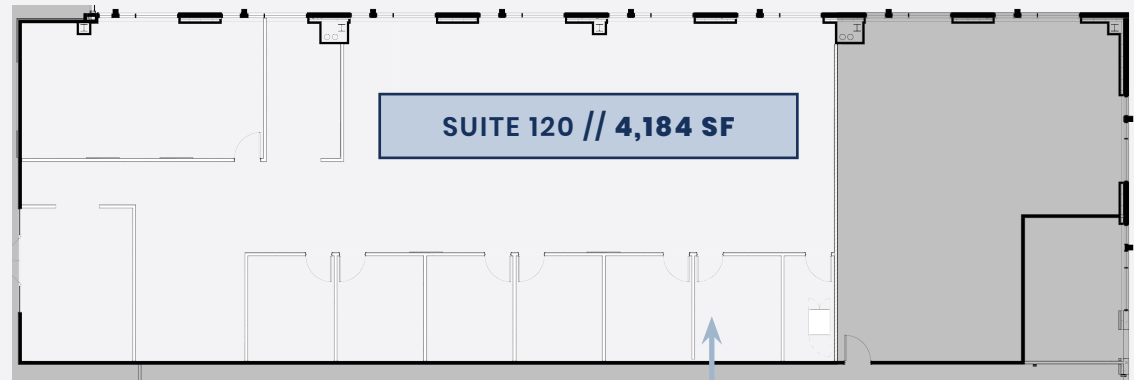


## RENTAL INFORMATION

- ▶ Rate: \$24.00 NNN
- ▶ 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 ENTRANCE



BREAK



LOBBY





801 EAST OLD SETTLERS BLVD

MESA CREEK  
ROUND ROCK, TEXAS

# SUITE 270



SUITE 270



2ND FLOOR STAIRCASE



TENANT LOBBY



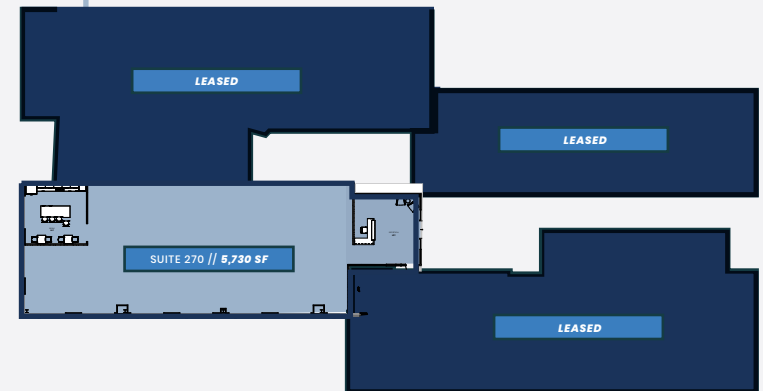
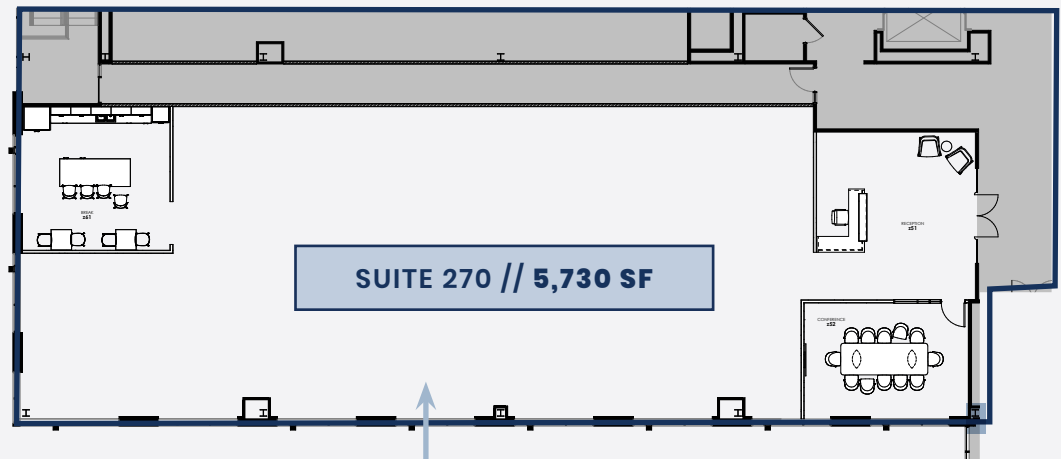
2ND FLOOR BATHROOMS

## RENTAL INFORMATION

- ▶ Rate: \$24.00 NNN
- ▶ 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

