



Property Features

Convenient, high-quality office/warehouse “flex” space available, consisting of 20% office and 80% warehouse areas, located in the master-planned 150-acre Chandler Creek Business Park, centered among Round Rock’s premier healthcare, education and retail services.

- Building Size:** 11,168 Rentable Square Feet
- Year Built:** 2006
- Building Location:** Oakmont Drive near Cypress Blvd
- Available Space:** Suite 310 – 5,636 Rentable Square Feet
- Building Type:** Class B Flex
- Parking Ratio:** 4.0/1,000 Square Feet

- Notes:**
 - Easy access to IH-35 and SH-130
 - Flexible office and R&D uses
 - Near Baylor Scott & White Round Rock, Round Rock Premium Outlets and IKEA

Nearby Restaurants: BJ’s, Chick-fil-A, Fuzzy’s Taco Shop, Chipotle, Mighty Fine Burgers, Freebirds World Burrito, Salata, and Zoe’s Kitchen

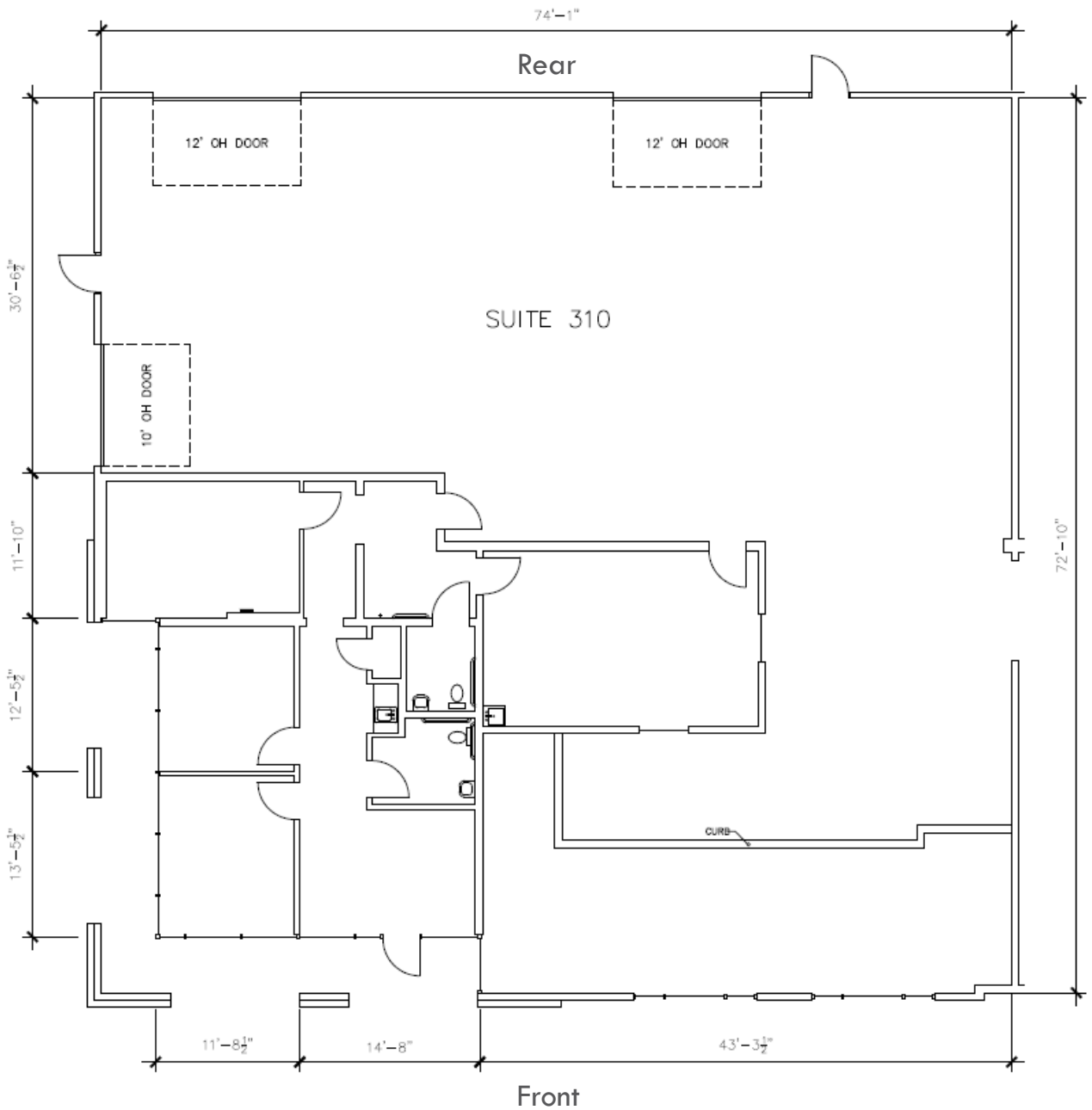
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