

MESA CREEK

801 E. OLD SETTLERS BLVD. ROUND ROCK, TEXAS 78664

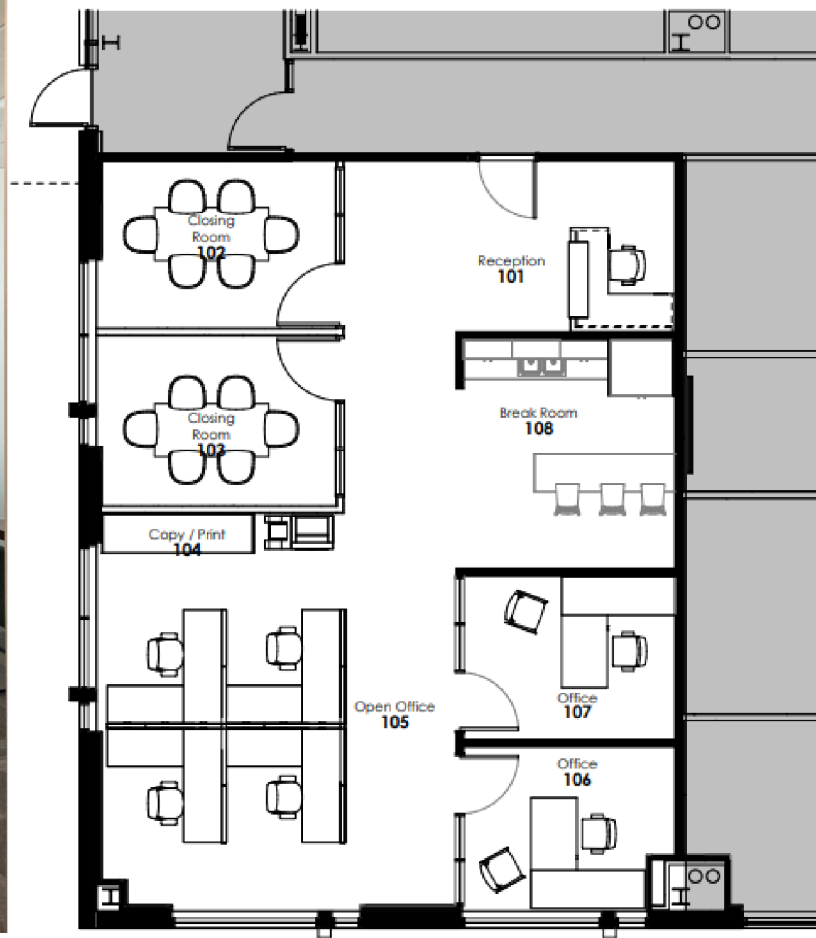


SUBLEASE

- SUITE : 101
- SIZE : 1,475 RSF
- BASE RATE : \$24.50 SF
- NNN : \$13.57 SF
- EXPIRATION DATE : 5/31/2027
(WILL CONSIDER A SHORTER TERM)



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- NEW CONSTRUCTION WITH HIGH-END FINISHES
- 1ST FLOOR SPACE WITH A LOT OF NATURAL LIGHT
- FULLY FURNISHED SPACE (IDEAL FOR 6-8 PEOPLE)
- A MIX OF PRIVATE OFFICES & OPEN SPACE
- PLENTY OF FREE PARKING
- EASY ACCESS TO I-35 & HWY 130
- COMMON AREA CONFERENCE ROOM
- FIRST FLOOR SHOWERS
- OUTDOOR DECK WITH KITCHEN & WI-FI

