



- Suite 260: 2,723 RSF
Sublease - Available June 1, 2025
- Suite 230: 2,841 RSF
Available May 1, 2025

Property Features

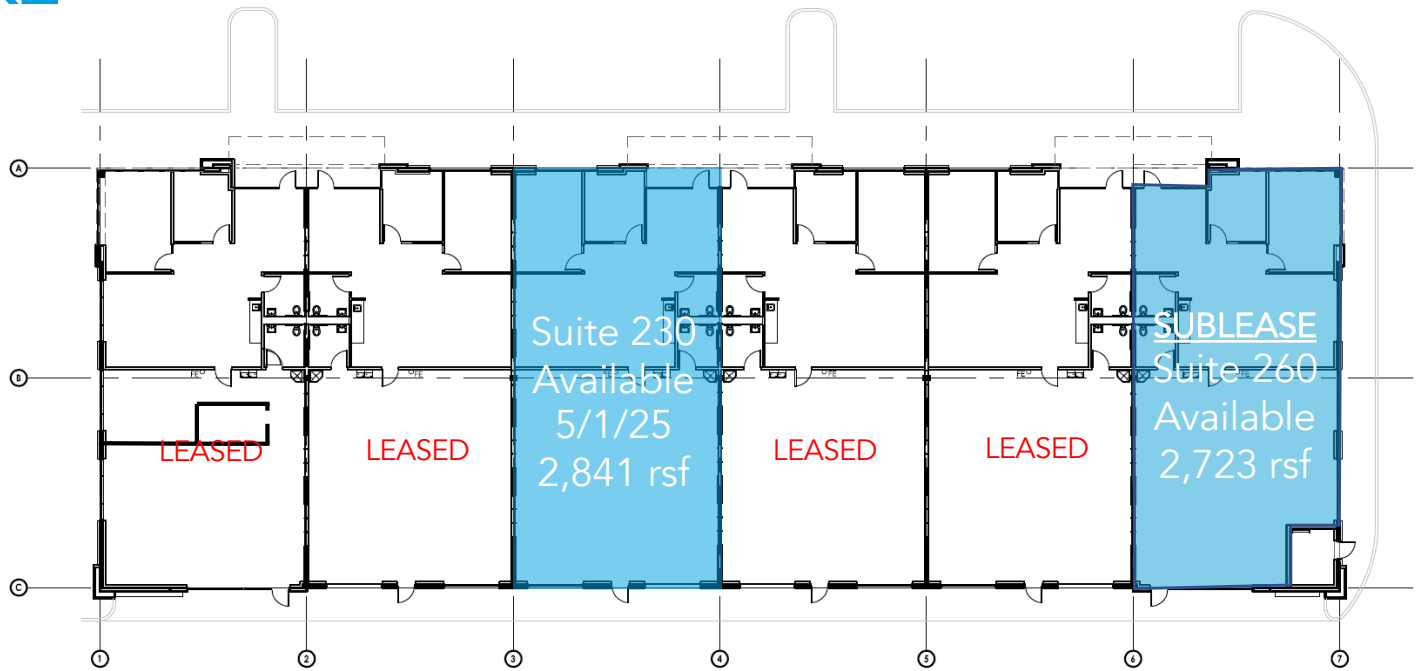
Convenient, high-quality, first-generation office/warehouse "flex" space available, located in the master-planned 150-acre Chandler Creek Business Park, centered among Round Rock's premier healthcare, education and retail services.

Building Size:	16,797 Square Feet
Year Built:	2019
Building Location:	Eagles Nest Street near Cypress Boulevard
Available Space:	Suite 230: 2,841 rsf (available May 1, 2025) Suite 260: 2,723 rsf (sublease available June 1, 2025 – term through June 30, 2027, <i>direct lease or assignment possible</i>)
Building Type:	Class B Flex / Office
Parking Ratio:	4.6/1,000 Square Feet
Notes:	<ul style="list-style-type: none">• Easy access to IH-35 and SH-130• Generous column spacing, 16' clearance height• Contemporary finishes, excellent natural light• 100% HVAC• 200 amp / 480 volt electric service• Grade level loading
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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Front

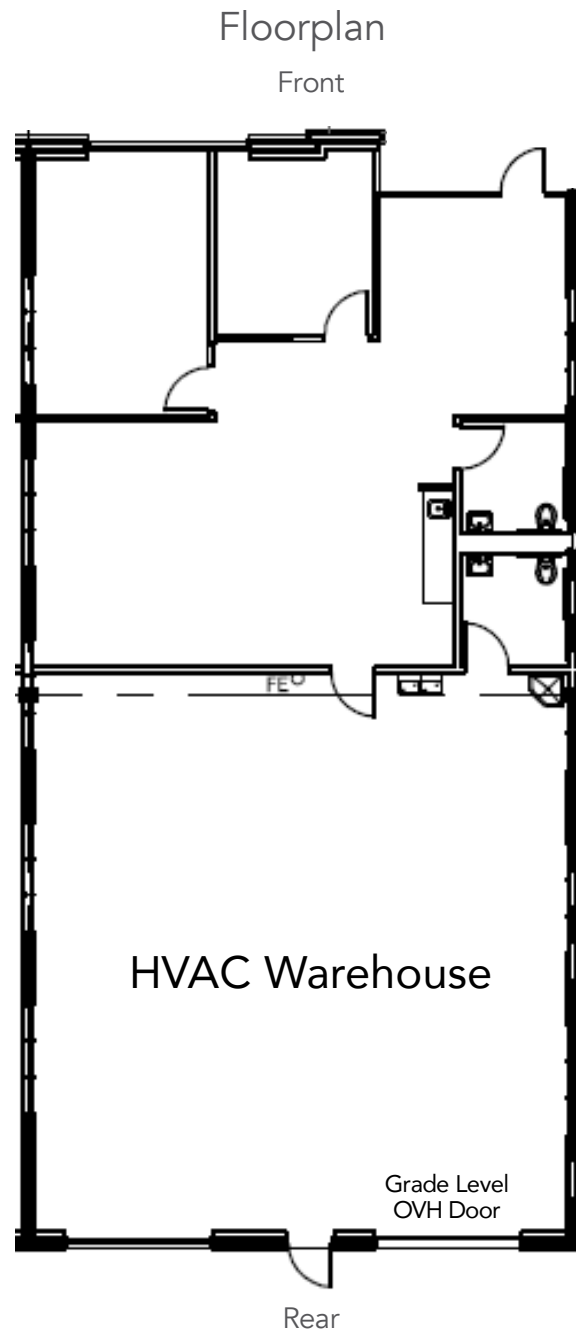


Example images

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Suite 230: +/- 2,841 rsf

(Available May 1, 2025)



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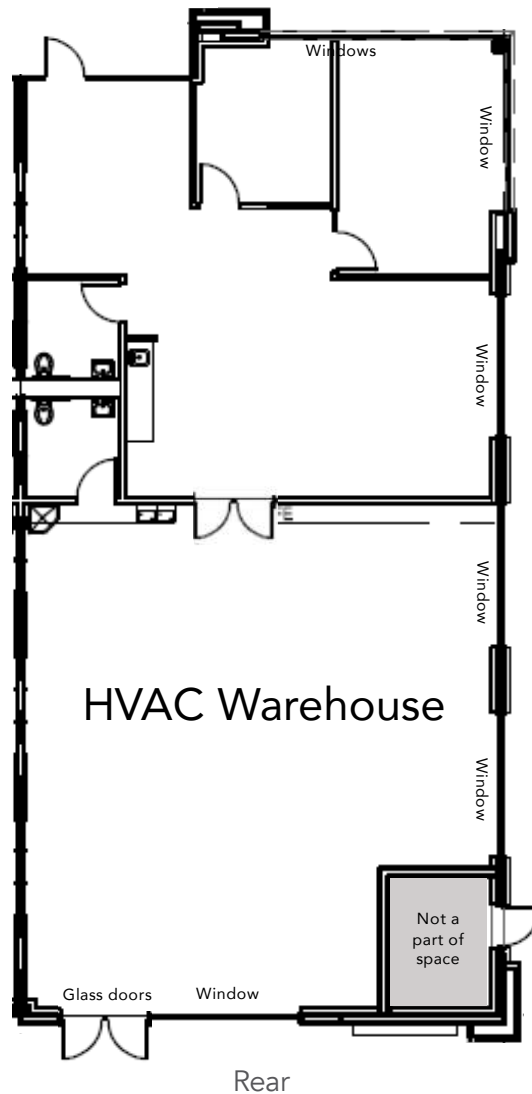
Suite 260: +/- 2,723 rsf

(Available June 1, 2025)

Term through June 30, 2027, direct lease or assignment possible.

Floorplan

Front

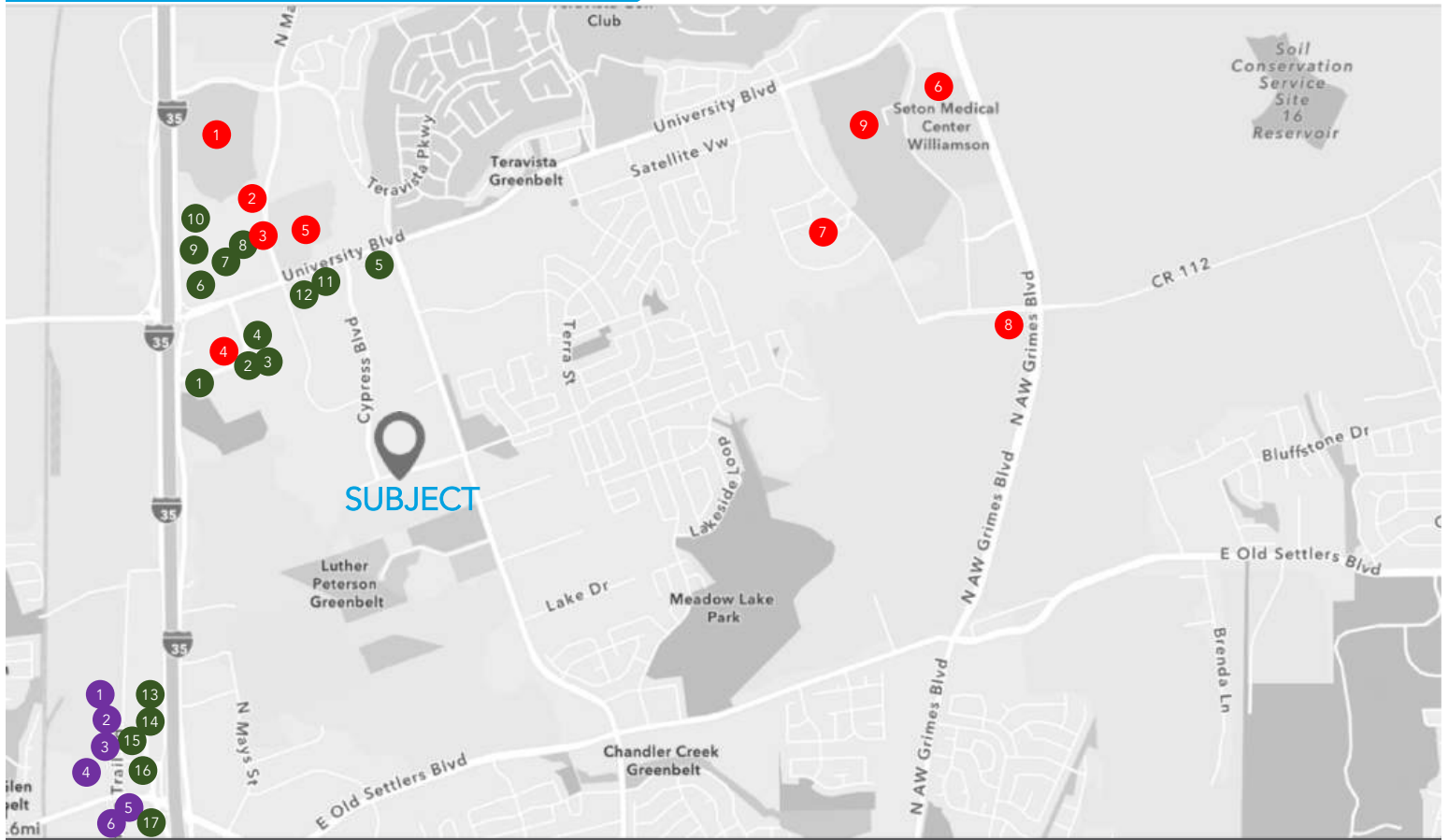


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Nearby Restaurants

1. Panda Express
2. Razoo's
3. Chipotle
4. Raisin Cane's
5. Starbucks
6. Mimi's Café
7. Mooyah Burgers
8. Zoe's Kitchen
9. BJ's Brewhouse
10. In-N-Out Burger
11. McDonald's
12. Chick-fil-A
13. Salt Trader's
14. Hopdoddy
15. Jack Allen's Kitchen
16. Rudy's
17. Chuy's

Points of Interest

1. Round Rock Premium Outlets
2. Cinemark Movie Theater
3. HEB Grocery
4. IKEA & University Oaks
5. Baylor Scott & White
6. Seton Medical Center
7. ACC-Round Rock
8. Texas A&M Health & Sciences
9. Texas State University-Round Rock

Hotels & Lodging

1. Springhill Suites
2. Tru by Hilton
3. Courtyard Austin
4. Holiday Inn
5. Holiday Inn Express
6. Hilton Garden Inn

Drive Times

IH 35:	3 Minutes
SH 130:	10 Minutes
SH 45:	10 Minutes
Austin Int. Airport:	28 Minutes
Austin CBD:	30 Minutes
San Antonio CBD:	1.75 Hours
Houston CBD:	2.75 Hours
Dallas CBD:	2.50 Hours

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert Keifer Marshall</u>	<u>514315</u>	<u>rob@rkmarshall.com</u>	<u>254.831.9000</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date