

FOR LEASE

# OLD TOWN SQUARE

1 Chisholm Trail | Round Rock, Texas 78681



# PROPERTY DETAILS

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Old Town Square is a 107,469 SF - five building office park. The property is located on the southbound frontage road of IH-35 with direct access to SH 45, RR 620 and Hwy 79.

Old Town Square is surrounded by several amenities including major retailers, restaurants, hotels and more.

Building amenities include covered parking, fiber optics, pylon signage, access card security system, campus type environment and a hike and bike trail.



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# AVAILABILITIES

Suite 215	914 SF	\$17.50 PSF
Suite 330	5,898 SF	\$17.50 PSF
Suite 2100	1,598 SF	\$18.00 PSF
Suite G-100	3,356 SF	\$12.00 PSF
Suite 4150	937 SF	\$18.00 PSF
Suite 5200	2,660 SF	\$16.50 PSF
Suite 5250	1,194 SF	\$16.50 PSF

Listed rates do not include NNN's

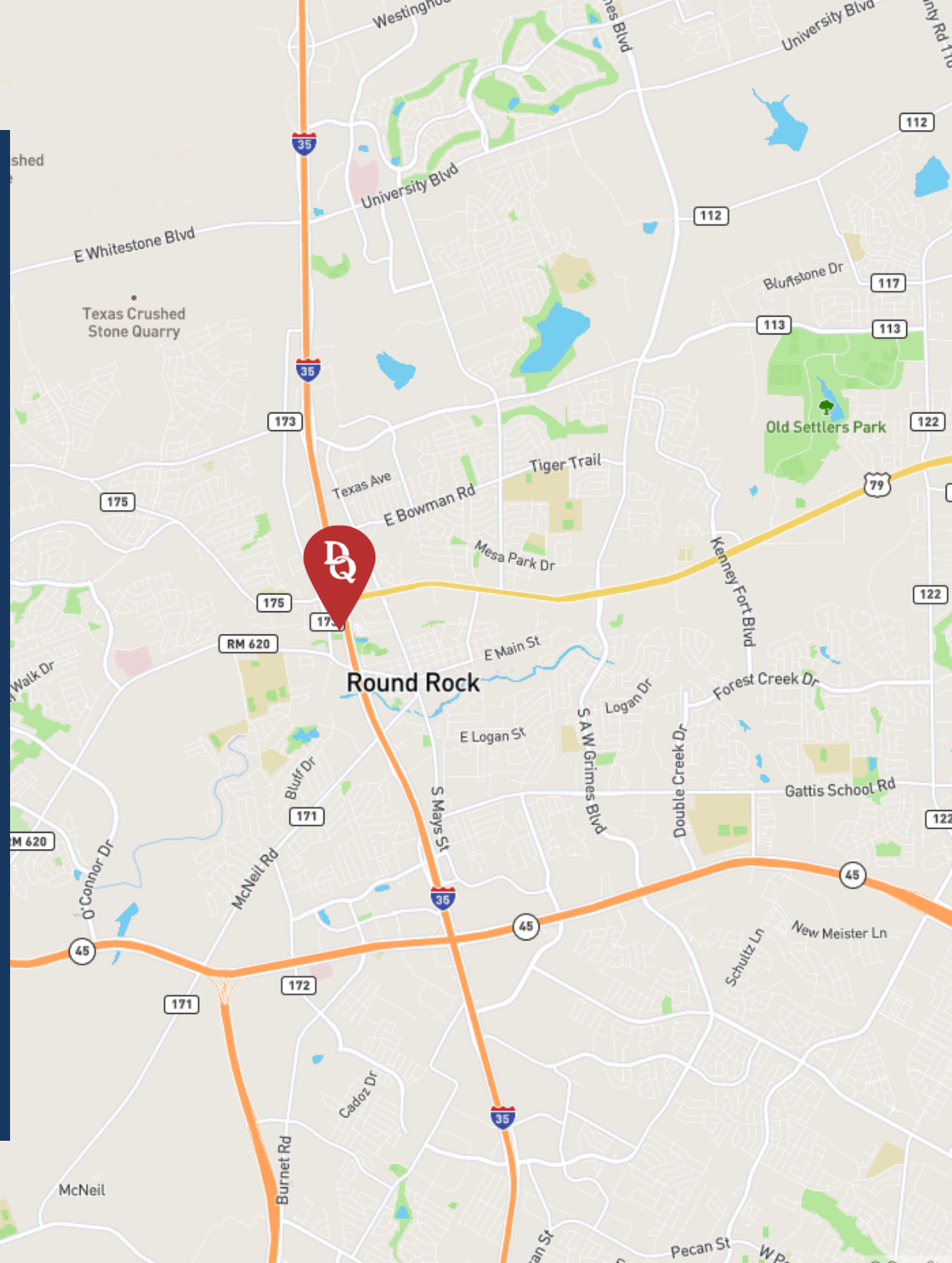


# LOCATION

Located less than 3 miles north of the intersection of IH-35 and SH-45 on the west side of IH-35

# DRIVE TIMES

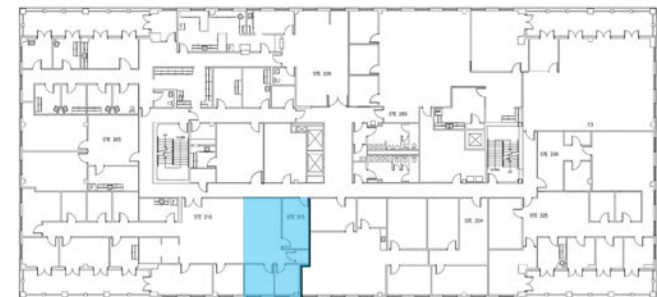
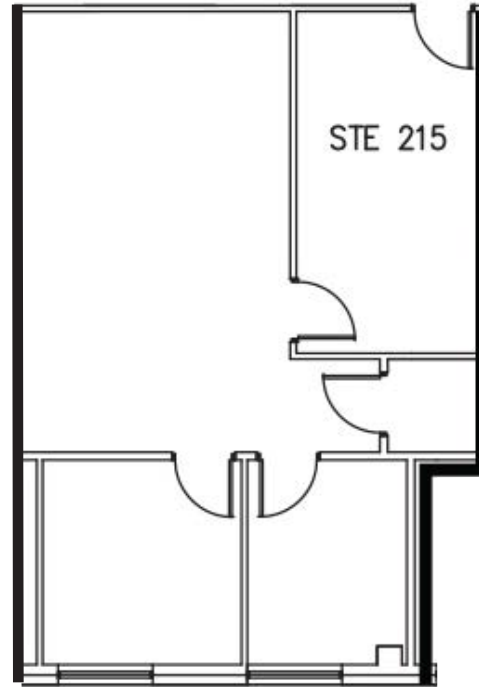
North Austin	9 min
Pflugerville	11 min
Georgetown	12 min
Hutto	14 min
Cedar Park	14 min
Leander	18 min
Downtown Austin	21 min



# OLD TOWN SQUARE

SUITE 215 - 914 SF

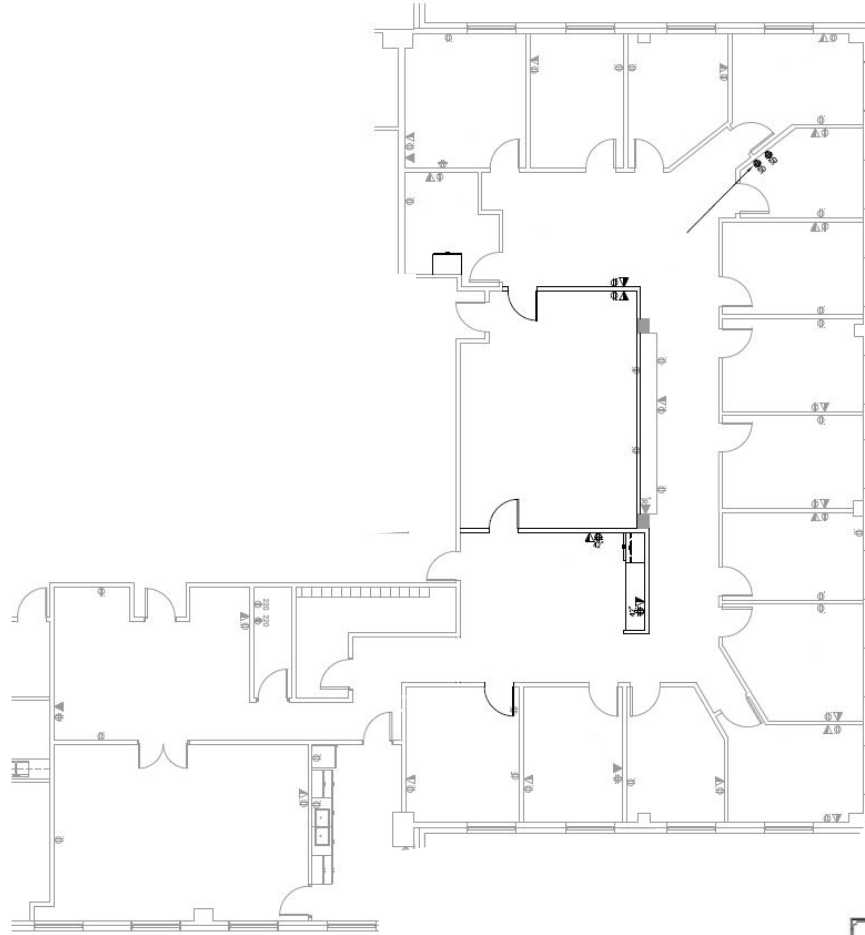
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BUILDING 1 - 2ND FLOOR

# OLD TOWN SQUARE

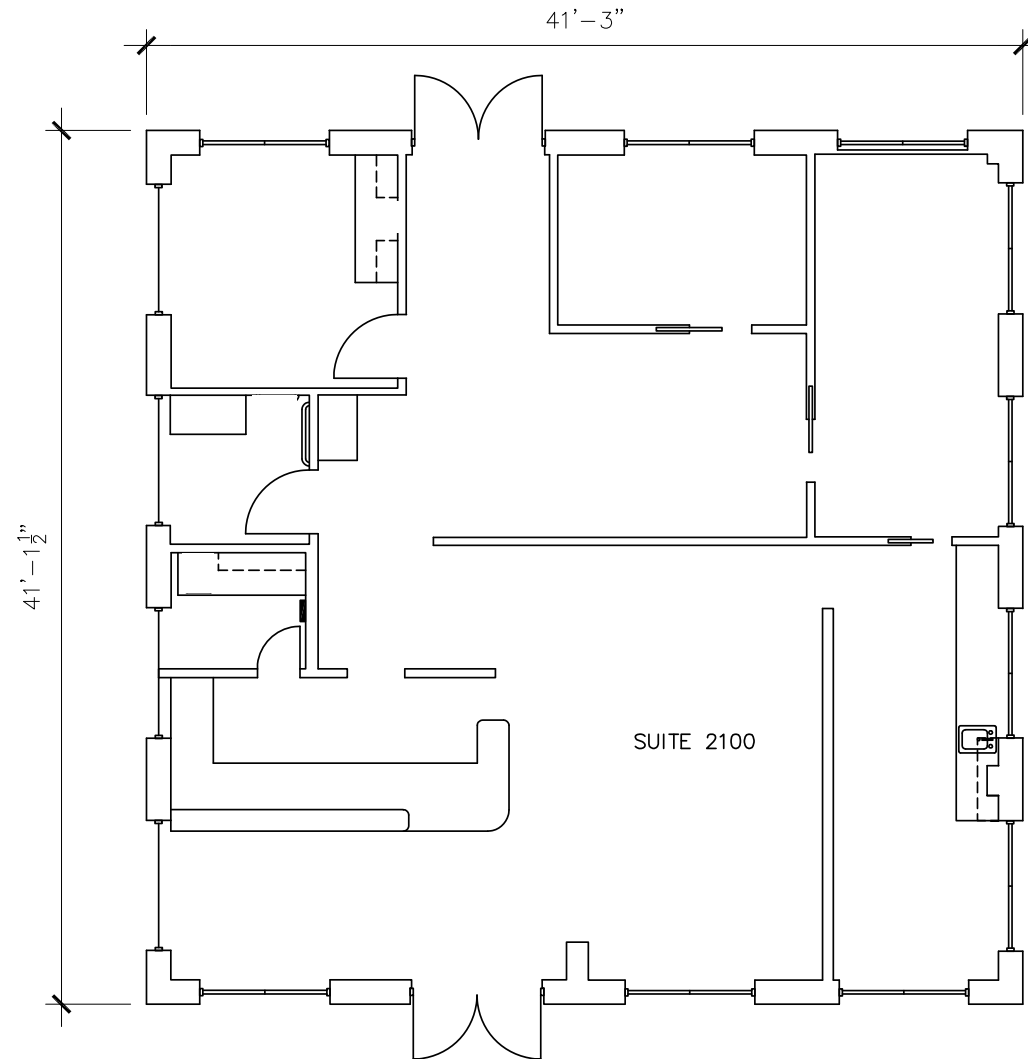
## SUITE 330 - 5,898 SF



BUILDING 1 - 3RD FLOOR

# OLD TOWN SQUARE

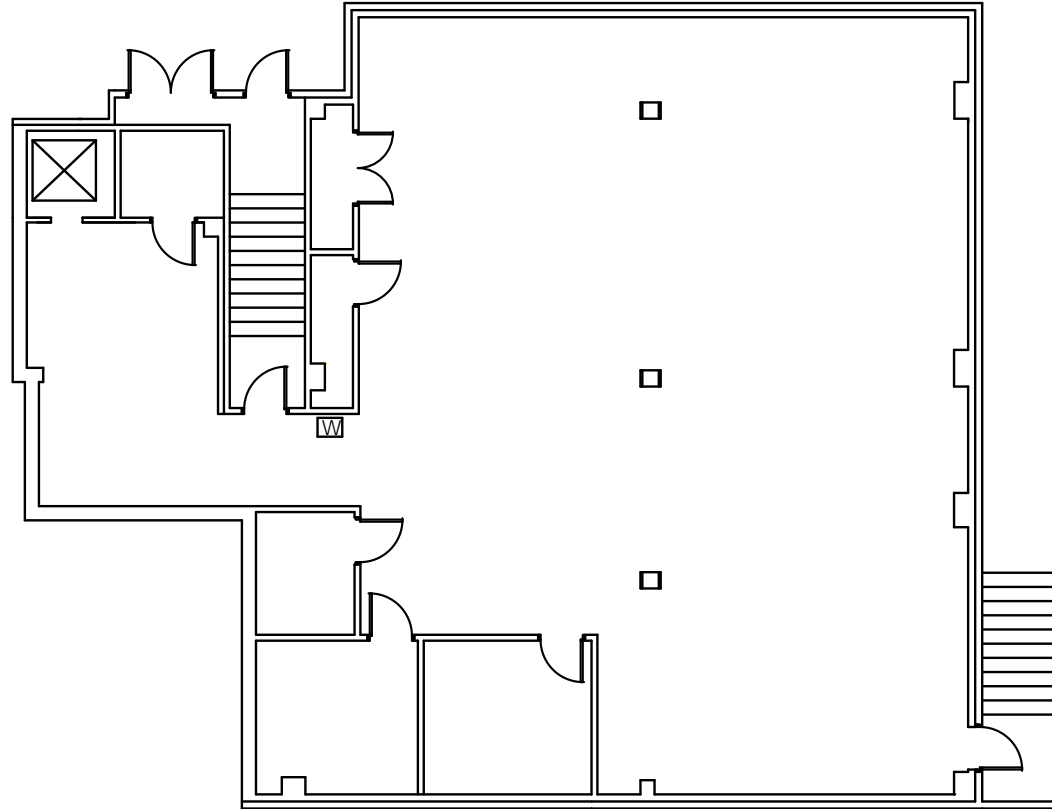
SUITE 2100 - 1,598 SF



# OLD TOWN SQUARE

SUITE G-100 - 3,356 SF

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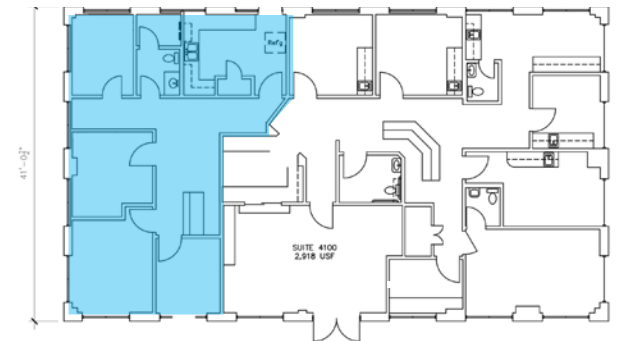
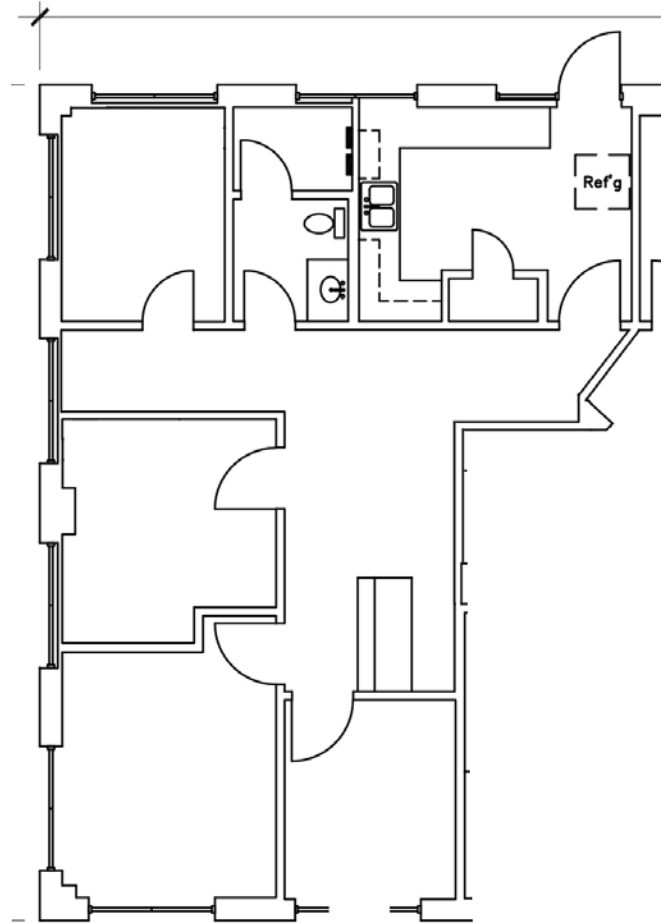


**REDUCED RATE:**  
**\$12.00 PSF + NNN BASEMENT RATE**



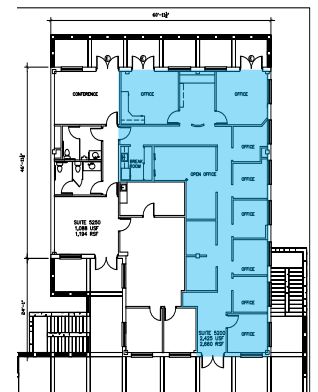
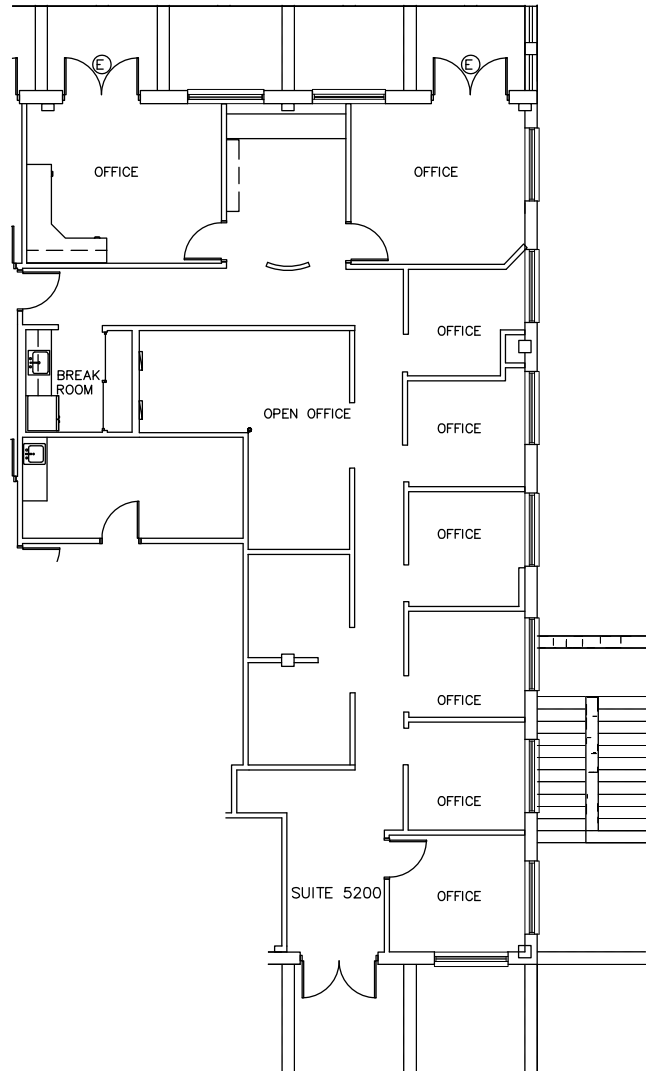
# OLD TOWN SQUARE

## SUITE 4150 - 937 SF



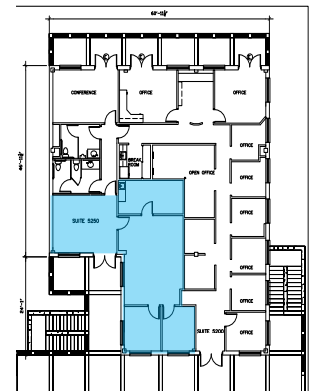
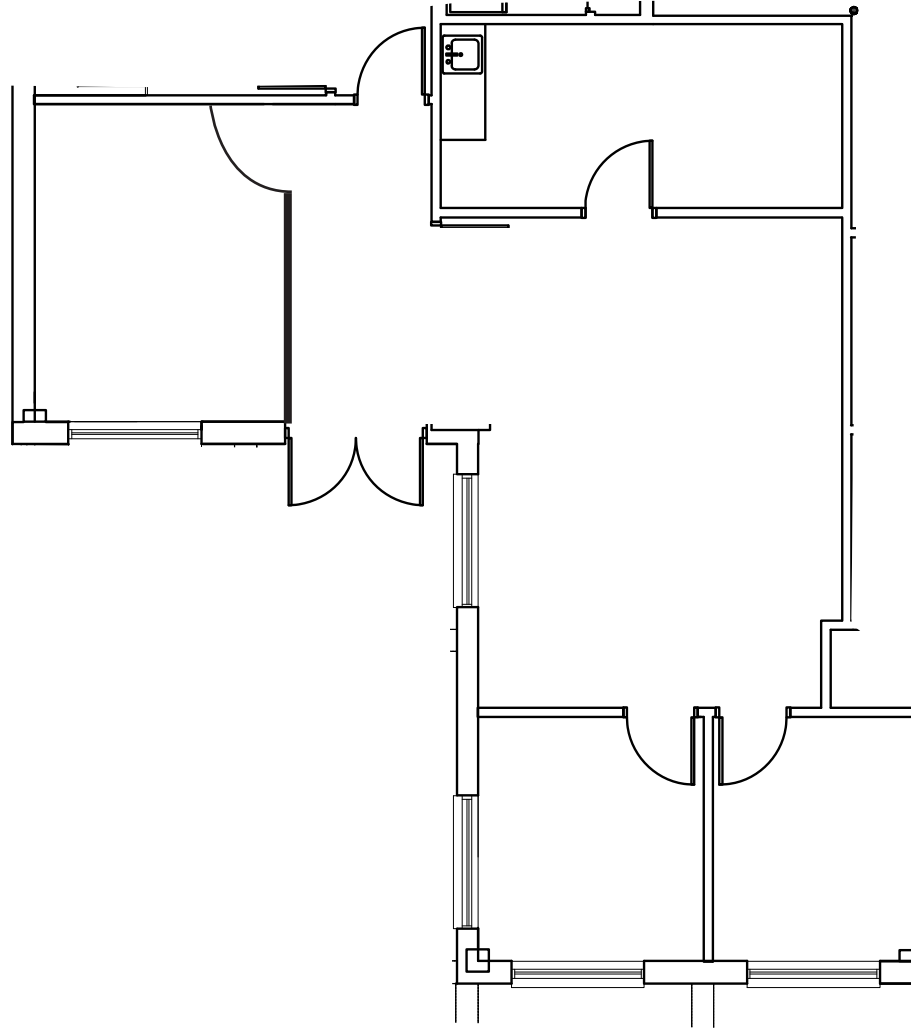
# OLD TOWN SQUARE

## SUITE 5200 - 2,660 SF



# OLD TOWN SQUARE

## SUITE 5250 - 1,194 SF



BUILDING 5 - 2ND FLOOR

# OLD TOWN SQUARE



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FOR LEASING INFORMATION, CONTACT



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