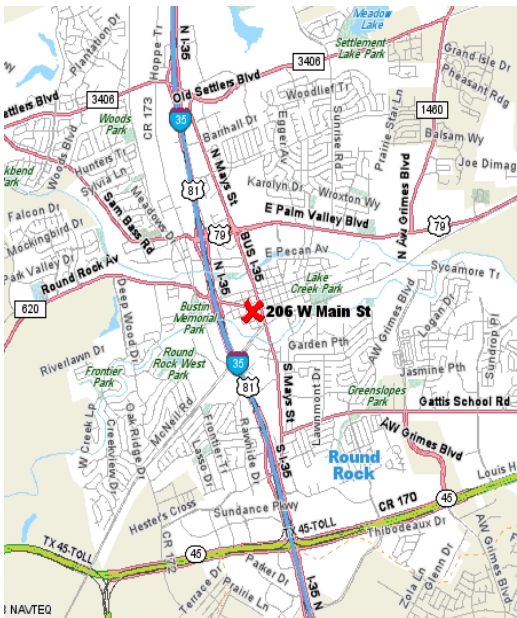


FOR LEASE



206 W. Main Street Round Rock | Texas | 78664

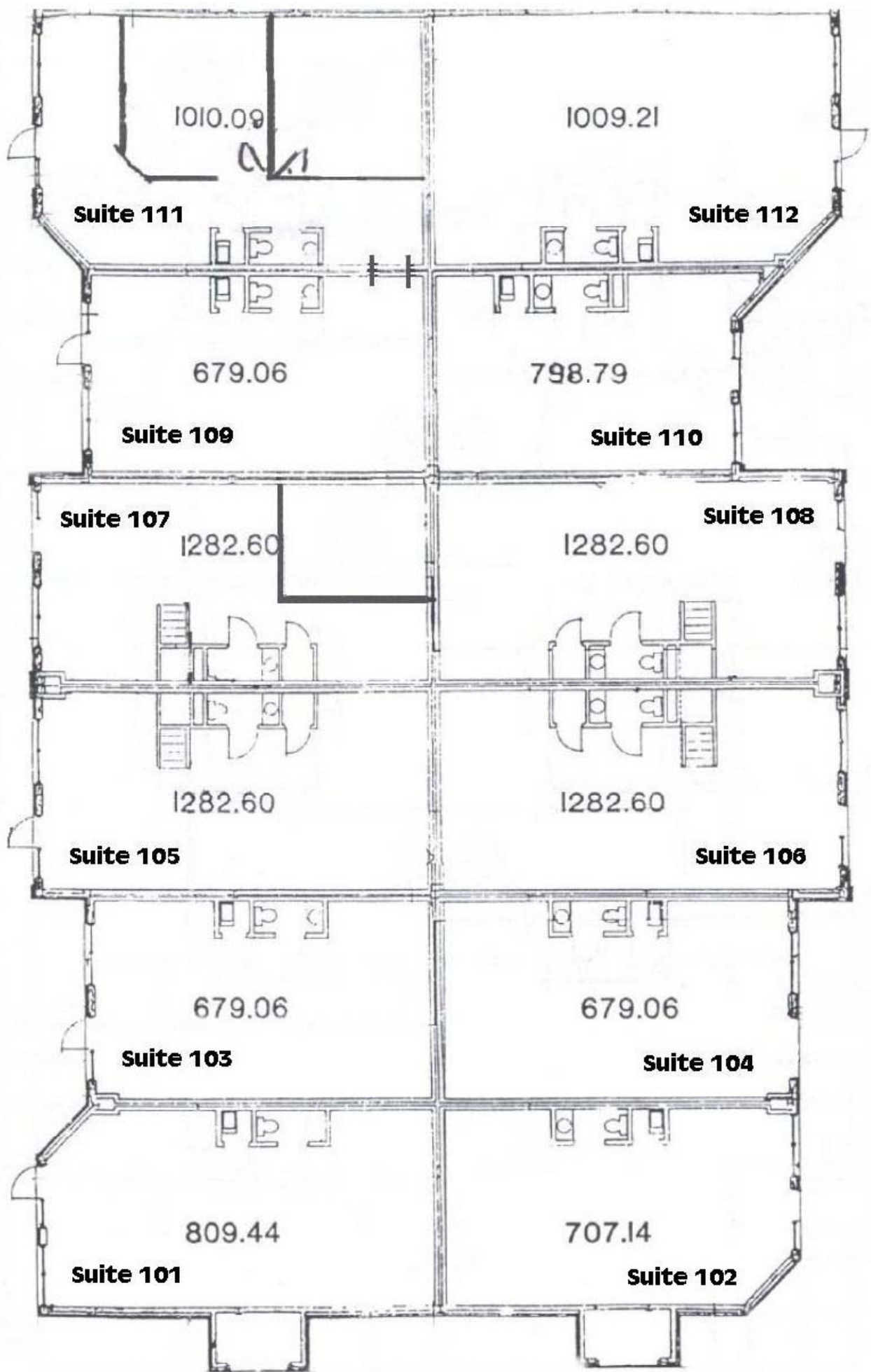
- Located approximately 1.5 blocks east of IH-35 near downtown Round Rock.
- Suite 112: 1009.21 SF with a large reception area, 2-3 offices plus storage. Available now. Rate: \$16.00 PSF.
- Suite 206: 992 SF. Available now. Rate: \$14.00 PSF.
- Small affordable lease spaces with excellent access to IH-35 and downtown Round Rock.
- Open office floor plan with private restroom; good parking on the west side of the building.
- Existing tenants include a Women's Health Clinic, Insurance Agent, CADD Studio, and a wholesale floral shop.



Contact
Darren Quick, Realtor®
512.255.3000
Darren@donquick.com

1000 N. IH-35, Suite A | Round Rock | TX | 78681
Phone 512.255.3000 **www.DonQuick.com**

The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.



*Sketches of interior offices are not exact. These are only estimates.