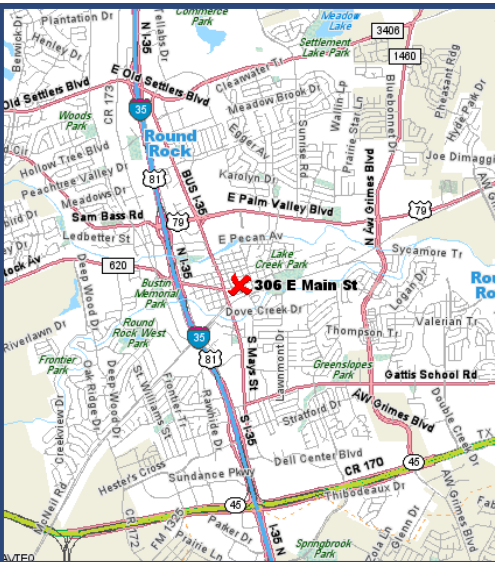


# FOR LEASE



## 306 East Main Street Round Rock | Texas | 78664

- Located approximately four blocks east of IH-35 on Main St. in Round Rock, TX.
- Suite 103: 916 SF  
Rate: \$1,832.00 per month.
- Suite 104: 818 SF  
Rate: \$1,632.00 per month.
- Rates are base rents + NNN for the first year. The NNN fees are estimated at \$.30 PSF for the first year.
- The base rents are \$1.70 PSF (monthly). With an increase of 3.5% increase annually.
- Tenant pays electric and janitorial; Owner pays water/waste water.

1000 N. IH-35, Suite A | Round Rock | TX | 78681

Phone 512.255.3000

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