



CYPRESS CREEK MEDICAL PLAZA

CLASS A MEDICAL SPACE | 351 CYPRESS CREEK ROAD, CEDAR PARK, TEXAS

CYPRESS CREEK MEDICAL PLAZA

351 Cypress Creek Rd. Cedar Park, TX 78613


TRANSWESTERN



AVAILABILITY

- Suite 200: 2,550 SF ****Spec Suite***
- Suite 201: 4,413 SF
- Suite 203: 1,958 SF

TERMS

- Rate: \$20.00/SF NNN
- 2020 OpEx: \$13.48/SF + E & J
- Parking: 3.67/1,000

BUILDING HIGHLIGHTS

- Move-In Ready Medical Office Space
- Located less than 1 mile from Toll 183A
- Nearby Retail and Restaurants
- On-site Urgent Care and Surgery Center
- Great visibility from Cypress Creek Road

FOR LEASING INFORMATION CONTACT:

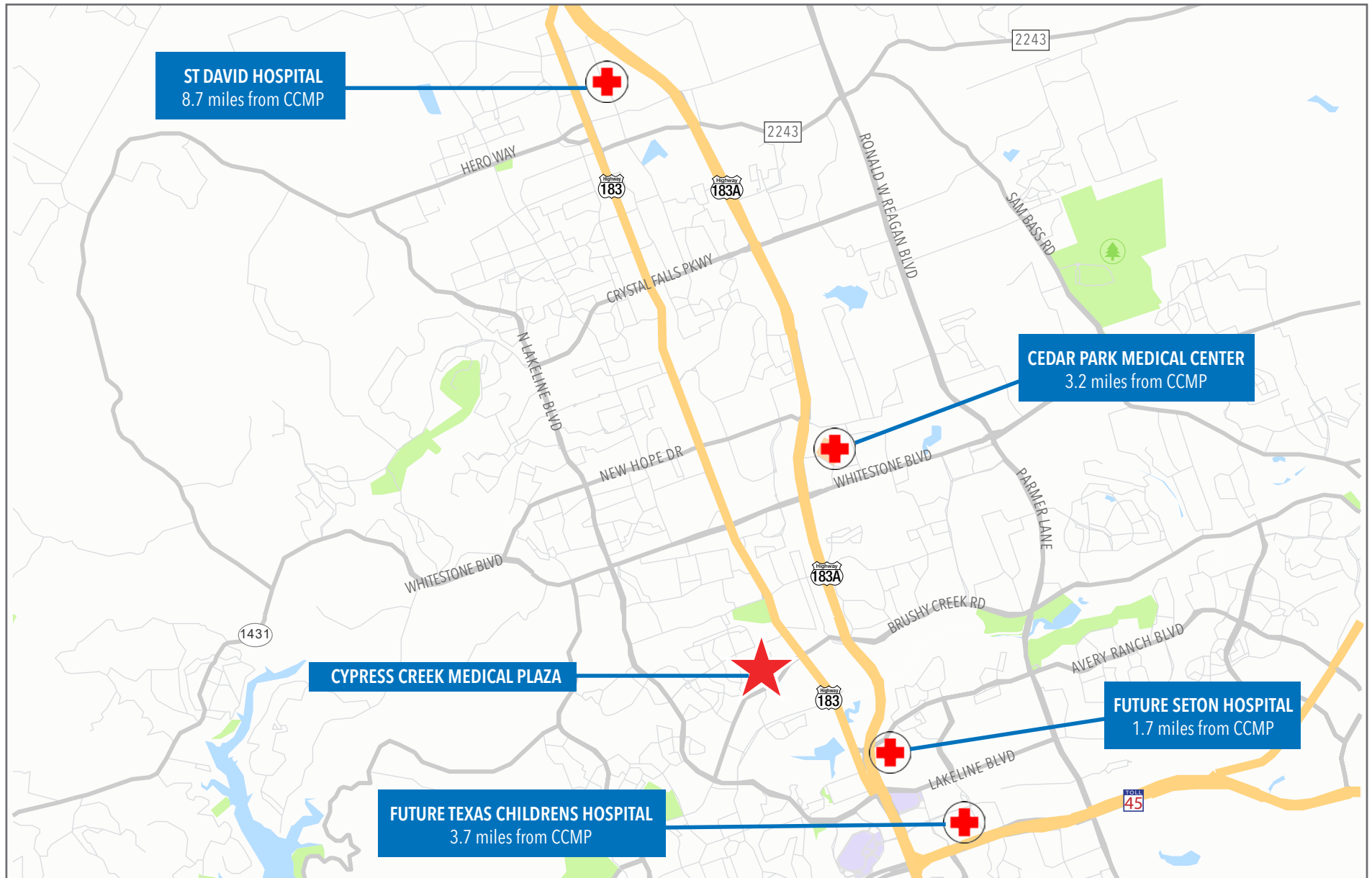
BRANDON LESTER ■ 512.314.3576 ■ brandon.lester@transwestern.com **WILL STEWART** ■ 512.314.3574 ■ will.stewart@transwestern.com **MARSHALL THURMOND** ■ 512.314.5211 ■ marshall.thurmond@transwestern.com

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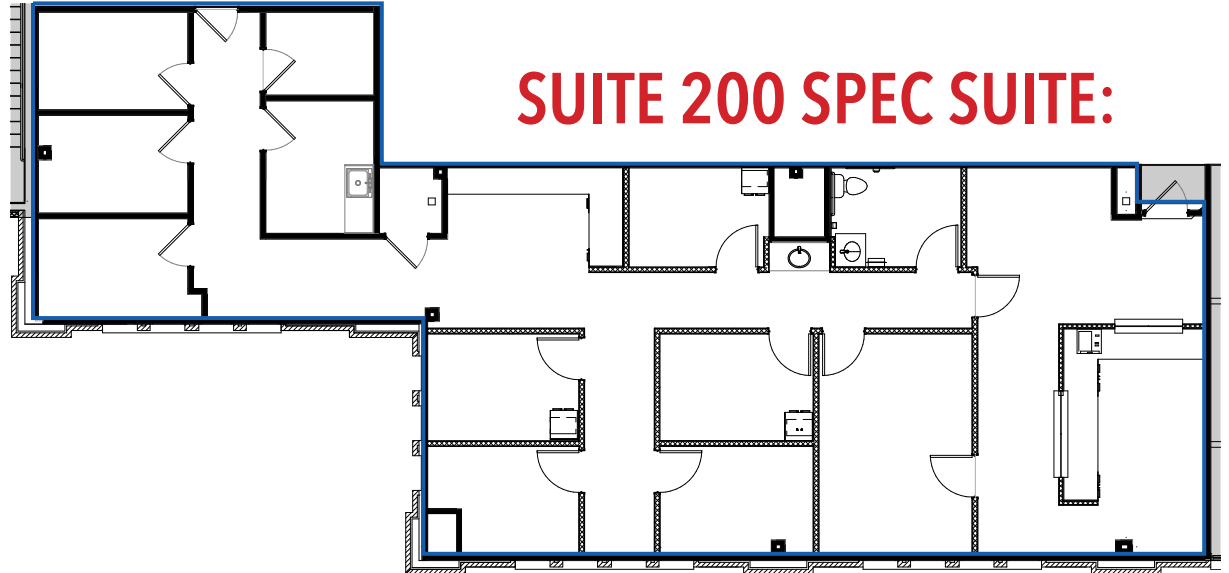
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SUITE 200: 2,550 SF

- 5 exam rooms
- 1 procedure room
- Nurse's station
- Private restroom
- 3 physicians' offices
- Breakroom
- Waiting room and reception area

SUITE 200 SPEC SUITE:



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SUITE 200 3D PLAN:



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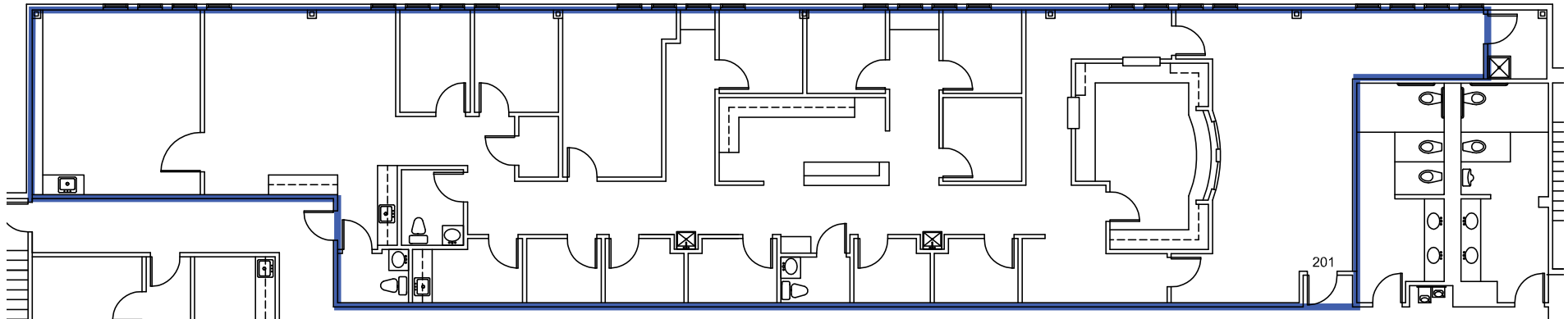

TRANSWESTERN

SUITE 201: 4,413 SF

- 2nd Generation Medical Office
- Former Pain Management Suite
- Waiting Room
- Reception Area
- 3 Private Restrooms
- Nurse's Station
- Physician's Offices
- Exam Rooms
- Rate: \$20.00/SF NNN
- OpEx: \$13.48/SF + E & J



LINK TO VIDEO TOUR



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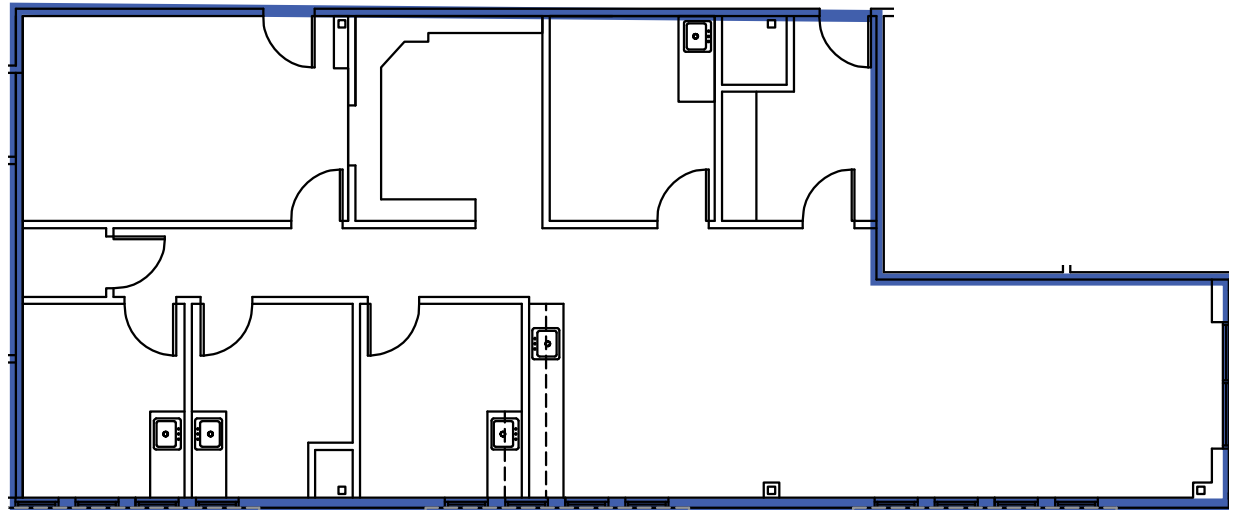
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SUITE 203: 1,958 SF

- 2nd Generation Medical/Therapy Office
- Waiting Room
- ReceptionArea
- 4 Exam Rooms
- Physician's Office
- Open Physical Therapy Area
- Rate: \$20.00/SF NNN
- OpEx: \$13.48/SF + E & J



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