

# \$2,800 - 2261 Gattis School Road 215, Round Rock

MLS® #7346243

**\$2,800**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 0.02 Acres

Center/Gattis Condos Bldg. 1, Round Rock, TX

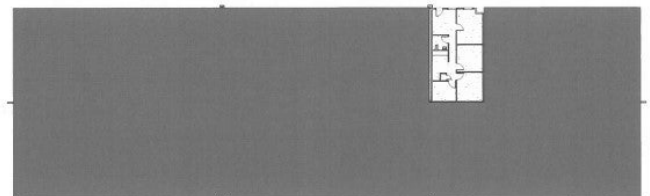
The Center at Gattis is a Brand-New Office condo development with a sleeker modern, high-end design. Featuring High ceilings, a more open concept with Glass walls and Doors, Luxury Vinyl flooring, granite counter, full Size Refrigerator space and LED energy efficient Lighting. PARKING 1:30 Ratio, building 1 is sold completely out and we Only have 6 units available to lease. Located in the high traffic and high growth corridor of Round Rock, these condos are great options for retail, office professionals, medical professionals of various kinds. Each office is in the General office finish out and READY to Occupy, with 4 large offices, ADA Restroom, Break Area and a Reception Area. The overall building is over 25,000 ST of professional and medical office space. Located at the Southeast Corner of Gattis School RD and Joyce Lane, Easy access with Less than 2 miles from IH130, SH-45, Mopac and IH35. Just minutes from Dell Technologies, La Frontera, Kalahari Resort & Conference Center, Dell Diamond, and the coming-soon District, this office is placed perfectly for convenience to area amenities, restaurants, and major businesses.

Built in 2022

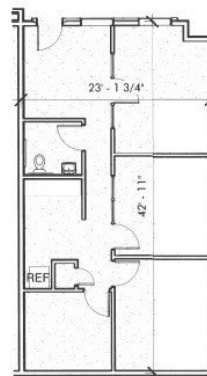
## Essential Information

MLS® # 7346243

Price \$2,800



OFFICE BUILDING KEY PLAN



SUITE 215  
1,022 SF

VERTICAL LIMITS:  
LOWER LIMIT: BOTTOM SURFACE OF FLOOR SLAB WITH THE EXCEPTION OF ANY PLUMBING, OTHER ITEMS ATTACHED TO THE UNIT WHICH MAY BE BELOW THE SLAB  
UPPER LIMIT: BOTTOM SURFACE OF ROOF DECK ABOVE WITH THE EXCEPTION OF PLUMBING, CONDUITS, TELECOMMUNICATION LINES, ETC., THAT ARE SERVING ADJACENT UNITS



Bathrooms	0.00
Acres	0.02
Year Built	2022
Type	Commercial Lease
Sub-Type	Office
Status	Active

### **Community Information**

Address	2261 Gattis School Road 215
Area	RRE
Subdivision	Center/Gattis Condos Bldg. 1
City	Round Rock
County	Williamson
State	TX
Zip Code	78664

### **Amenities**

Utilities	Electricity Available, Cable Available, High Speed Internet Available, Sewer Available, Underground Utilities, Water Available
Parking	Additional Parking, Common

### **Interior**

Interior	Vinyl
Heating	Central

### **Exterior**

Construction	Brick
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### **Additional Information**

Date Listed	January 27th, 2023
Days on Market	475

### **Listing Details**

Listing Office	Epperson Realty Group LLC
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