

# MESA CREEK

801 E OLD SETTLERS BLVD

ROUND ROCK, TEXAS



PREMIER OFFICE SPACE | NOW PRE-LEASING | 59,510 RSF AVAILABLE | 4Q/2018



FOR INFORMATION:

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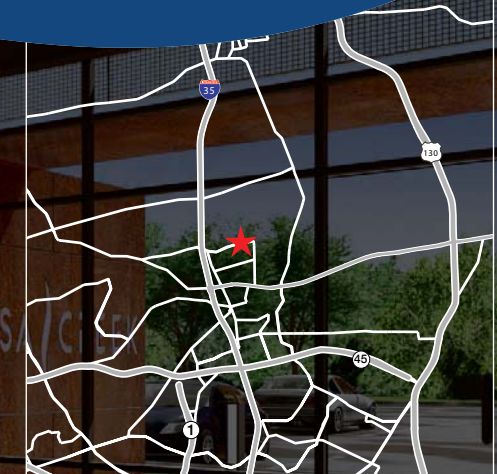
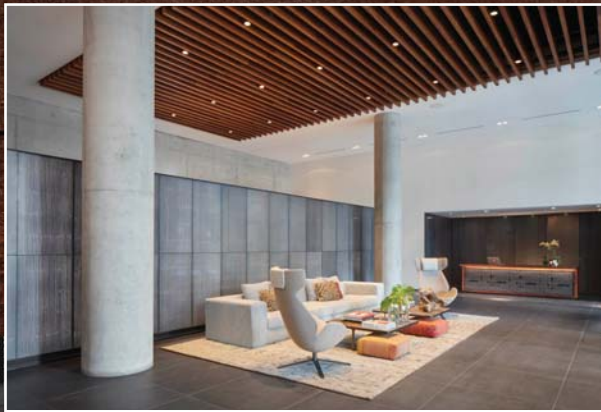
[www.mesacreekroundrock.com](http://www.mesacreekroundrock.com)

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ROUND ROCK, TEXAS

Mesa Creek is a premier two-story office building conveniently located on Old Settlers Blvd near Mesa Drive. The office building features large floor plates, convenient access to Austin's major highways (I-35 and SH 130 toll road), as well as a generous amount of parking that can be expanded to accommodate any tenant's needs. One of the building's amenities is the beautifully landscaped rear outdoor terrace with covered seating areas and view of the surrounding creek.



## MESA CREEK

- ~ Ideal Round Rock Location
- ~ Excellent Access to I-35 & 130 toll road
- ~ Flexible Growth & Expansion Capabilities

MESA CREEK | LOBBY | LOCATION MAP



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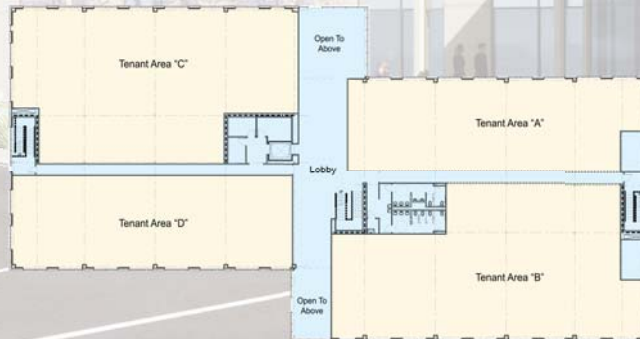
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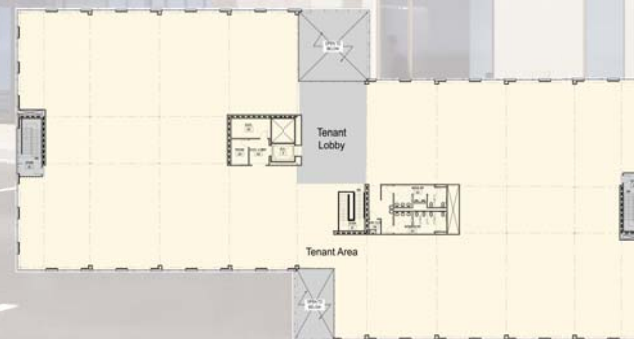
## FEATURES

- ~ Newly constructed 2-story office building
- ~ Large floor plate efficiency (divisible)
- ~ 4.2/1,000 SF surface parking (expandable)
- ~ Outdoor terrace with covered seating and picnic areas
- ~ Floor to ceiling windows
- ~ First Floor Showers

FIRST FLOOR MULTI-TENANT  
28,212 RSF DIVISIBLE



SECOND FLOOR SINGLE TENANT  
31,298 RSF



FEATURES | FLOORPLANS | 59,510 RSF AVAILABLE



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OUTDOOR TERRACE

COVERED SEATING

PICNIC AREAS

PRIVATE EVENTS



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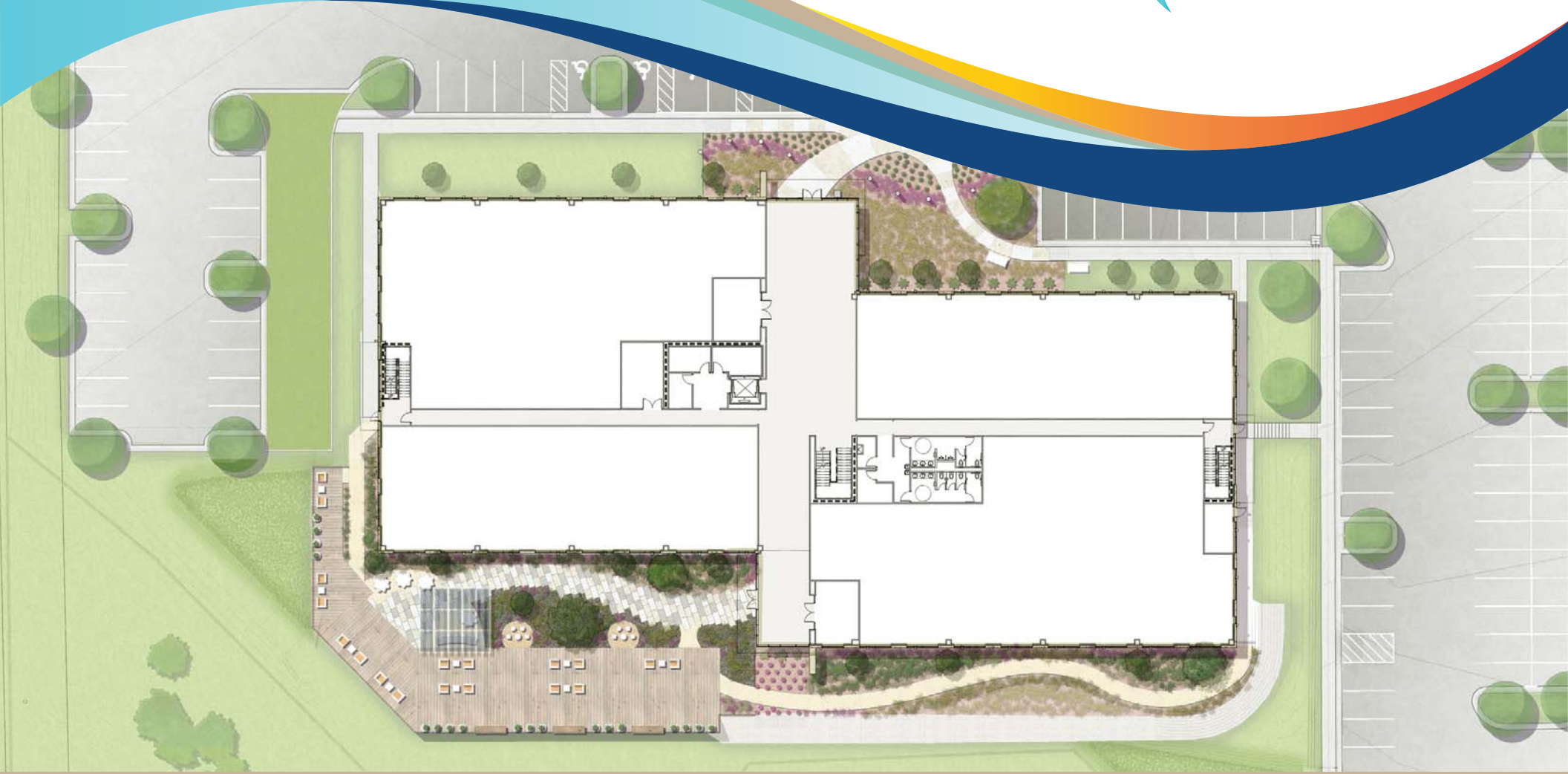
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## TERRACE PLAN



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# MESA CREEK

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## NEARBY AMENITIES



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