

# \$5,400,000 - 4801 University Boulevard, Round Rock

MLS® #1484110

## \$5,400,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 1.50 Acres

n/a, Round Rock, TX

State of the Art Commercial Office building located in Round Rock. This modern, unique design is built to perfection. The incredibly functional space provides a comfortable yet hip and sleek work environment. This building shares two separate business locations which split the building in half. Each consisting with reception area, conference rooms, kitchen, restrooms, and exquisite individual office space. The conference rooms have rolling garage doors that open up to very spacious covered patios to host events or office parties. The current owners of the building are also the current tenants in their individual sides respectively. Current leases in place and would prefer to negotiate a multi year lease with the potential new owner. This is an incredible investment opportunity to own a state of the art office building while having the opportunity to immediately have great tenants with and incredible cap rate. Don't miss out!!

Built in 2018

## Essential Information

MLS® #	1484110
Price	\$5,400,000
Bathrooms	0.00
Acres	1.50
Year Built	2018
Type	Commercial Sale



Sub-Type	Office
Status	Active

### **Community Information**

Address	4801 University Boulevard
Area	HU
Subdivision	n/a
City	Round Rock
County	Williamson
State	TX
Zip Code	78665

### **Amenities**

Utilities	Underground Utilities
Parking	Asphalt, Attached Carport, Parking Lot

### **Interior**

Interior	Carpet, Wood
Heating	Central

### **Exterior**

Construction	Stone, Glass, Metal Siding
Foundation	Slab

### **Additional Information**

Date Listed	July 28th, 2021
Days on Market	79

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