



# UMP | University Medical Plaza

## BUILDING

56,000 SQUARE FEET

Initial Occupancy: Early 2010

Suites available FOR SALE or FOR LEASE now from 2,500 to 56,000 square feet

Can accommodate surgery center or specialty suite requirements (first floor only)

Covered Parking

5:1000 parking ratio

Covered patient drop-off

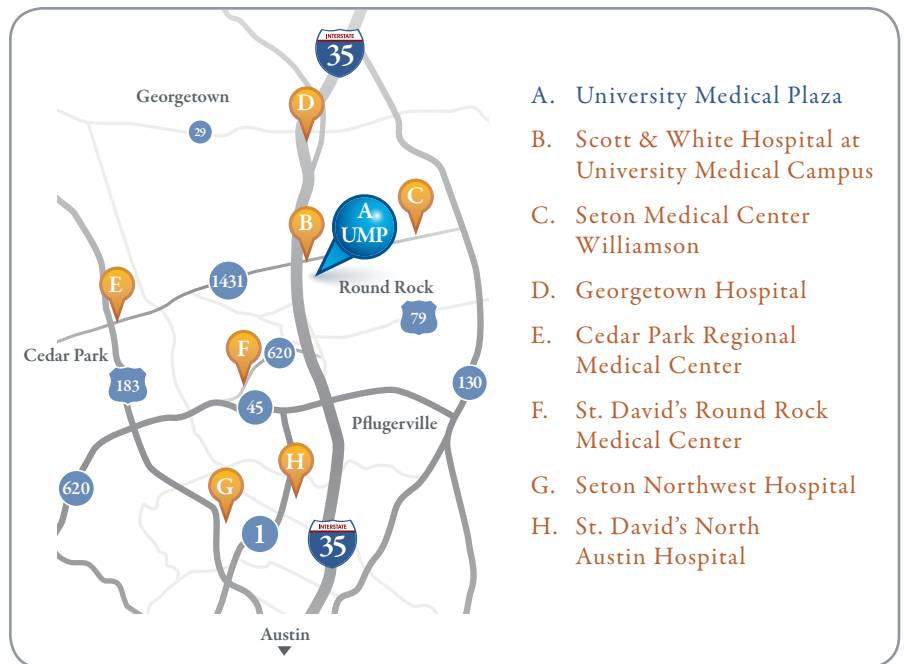
U.S. Green Building LEED certified construction

### FOR SALES & LEASING INFORMATION:

**Scott Farr**  
512-632-3396  
sfarr@medicaventures.net

### DEVELOPED BY:

**David Sour**  
Burke Real Estate Group  
512-439-4057  
dsour@burkegroup.net



University Medical Plaza is located in the heart of Central Texas and the newly emerging hub of medical services in Round Rock, including Scott & White Hospital and Seton Medical Center Williamson as well as the Texas A & M Health Sciences Center - College of Medicine. University Medical Plaza offers exceptional and convenient medical offices available FOR SALE or FOR LEASE.

311 UNIVERSITY BLVD. | ROUND ROCK, TX 78665  
UniversityMedicalPlaza.com





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## BUILDING AMENITIES

Covered Parking

State of the art design and construction with Class A finishes throughout the building

Floor plans that allow for the most efficient use of work spaces and attractive views

Landscaped greenbelt and outdoor visitor's park

Flexibility to design and customize specific medical office uses including, surgery center and specialty suite requirements

## AREA AMENITIES INCLUDE

Close proximity to Scott and White Hospital, Seton Hospital-Williamson, Texas A & M Medical School Campus, Texas State University Higher Education Center and Austin Community College Round Rock Campus

Within ten minutes of Georgetown Hospital, Round Rock Hospital and Cedar Park Regional Medical Center

Within walking distance to restaurants and shopping, including Walgreens, IKEA, University Oaks Shopping Center and the Round Rock Premium Outlet Mall

Near I-35 and SH-130 providing easy access to all Central Texas Hospitals

39,000 households within five miles

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