



For Sublease

Suite 270 - 18,000 SF

Office: 10%

Showroom/Warehouse: 90%

Loading:

6 Grade Level Doors

Clear Height:

±16'

Occupancy:

Term through 3/31/2031



Platform 45

2301 Double Creek Dr, Round Rock, TX 78664

18,000 SF Industrial Sublease Available

Platform 45 is a 57,000 SF Class A property designed to provide a high-quality, functional environment for today's businesses. The property features modern architectural elements, ample parking, flexible office and warehouse configurations, approximately 16' clear height, grade-level loading and a 90' truck court. With thoughtfully designed spaces and distinctive building features, Platform 45 offers a professional setting that balances office functionality with efficient industrial capabilities.

Please contact us for additional information or to schedule a tour:

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STRATEGICALLY POSITIONED. BUILT FOR **PERFORMANCE**.

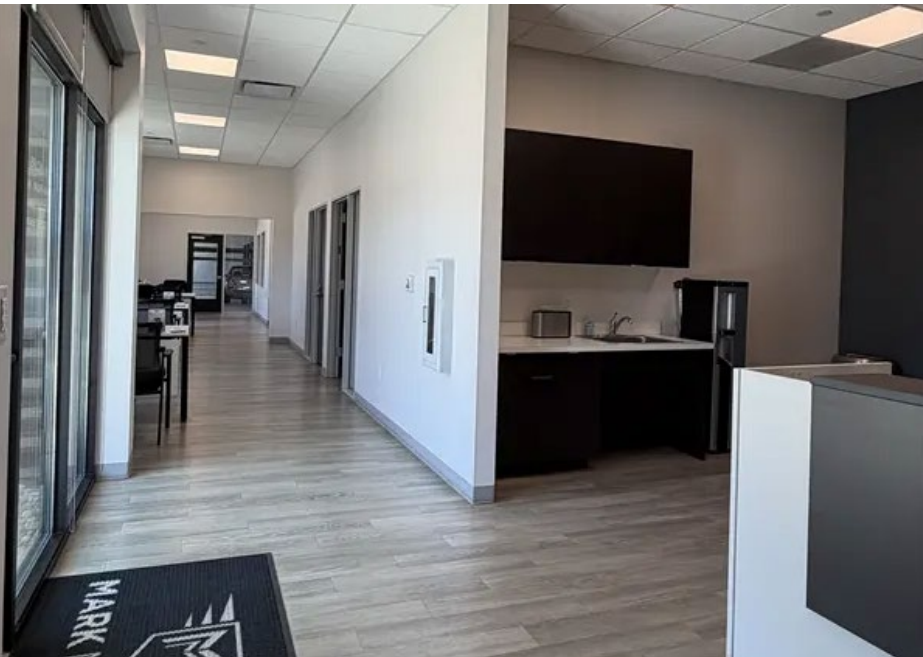
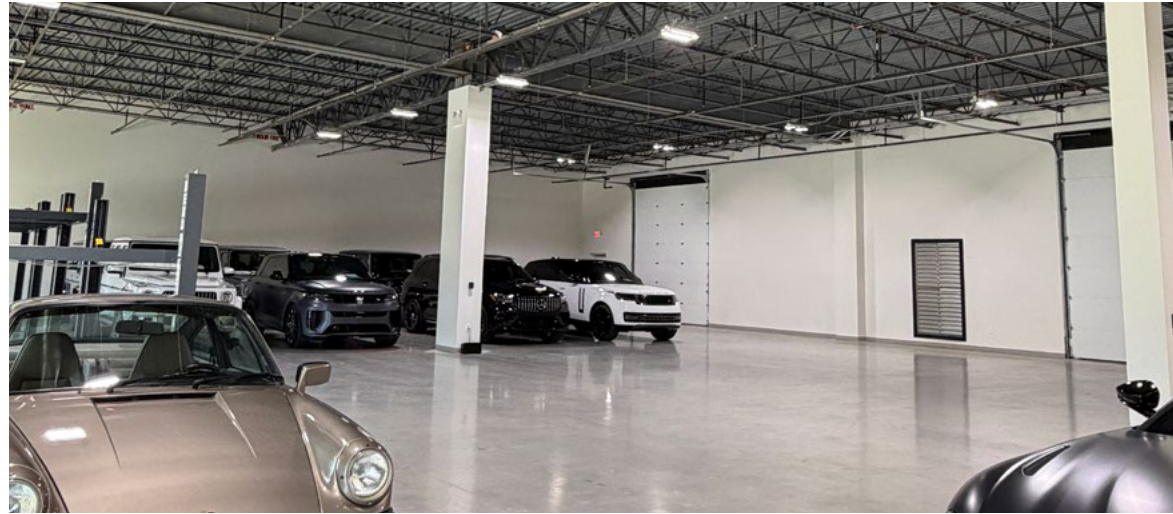
Platform 45 is strategically located in Round Rock with convenient access to IH-35 and direct connectivity to SH-45. The Class A property features ample glass, unique building features and abundant parking, while benefiting from Round Rock's business-friendly environment and economic incentives. Its location provides easy access to major retail, dining, entertainment and employment destinations throughout Round Rock and the greater Austin area.

-  **TX-130** · 4.5 Miles · 6 Mins
-  **SH 45** · 0.5 Miles · 1 Min
-  **I-35** · 2.3 Miles · 5 Mins
-  **RR CROSSING SHOPPING** · 2.2 Miles · 6 Mins
-  **DELL CAMPUS** · 8.9 Miles · 17 Mins
-  **DOWNTOWN AUSTIN** · 20.8 Miles · 25 Mins
-  **ABIA AIRPORT** · 27.7 Miles · 27 Mins



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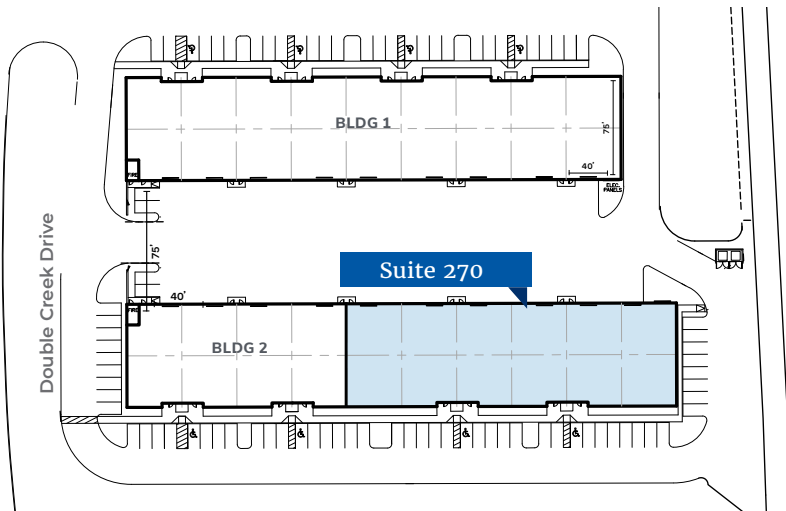
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Grade Level

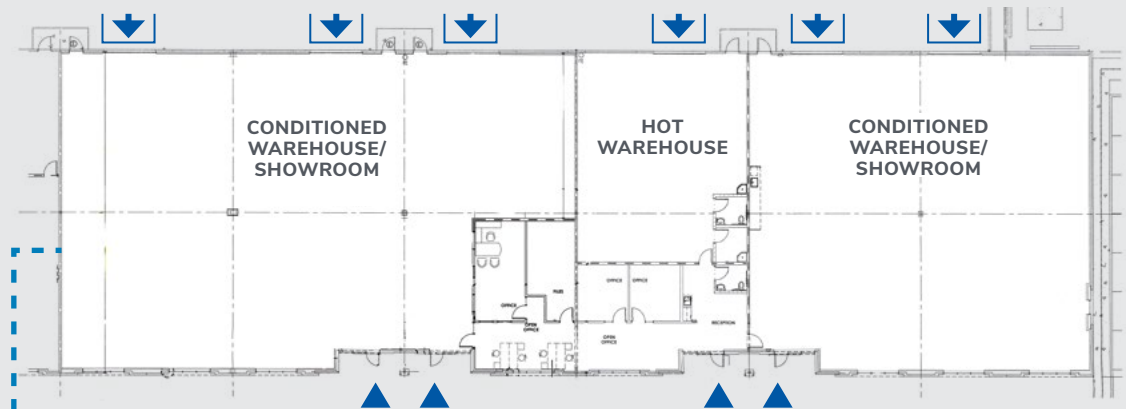


Entrance



 VIEW VIRTUAL TOUR

FLOOR PLAN



Suite 270 - 18,000 SF

- OFFICE 10%
- WAREHOUSE/SHOWROOM 90%
- ±16' CLEAR HEIGHT
- 5 GRADE LEVEL DOORS



Platform 45 – Suite 270

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