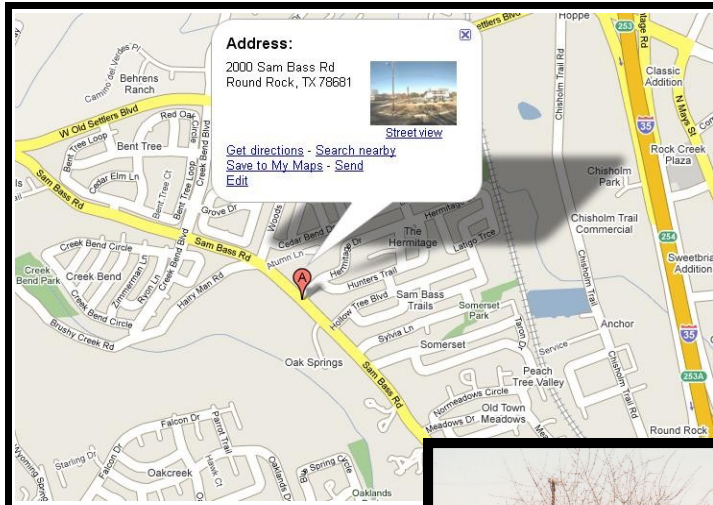




# The Hermitage



Graner Realty is offering two spaces for lease at The Hermitage in Round Rock, located at 2000 Sam Bass Road. The first is a large 1,535 sq ft space, freshly decorated, new bath, paint & vinyl. The second space is a beautifully finished-out office. It is 1,050 SF with a new bath, paint and carpet.



**Both space are available at a sub-market rents!**

**1535 sf = \$1100/month    1050 sf = \$850/month**

**These rates include NNN pass-through**

**CALL FOR**  
**EXCELLENT LEASE INCENTIVES**

For additional information, contact Graner Realty at **512-328-2344** or visit our website at <http://www.graner.com>