

A photograph of a modern, two-story commercial building with a mix of light-colored concrete and dark glass panels. Two tall flagpoles stand in front of the building, flying the United States flag and the Texas state flag. A large, dark green tree is positioned to the right of the building. In the foreground, there is a paved parking lot with several empty spaces. The sky is bright blue with scattered white clouds. The bottom of the image features a dark blue diagonal banner with white text.

8,687 SF AVAILABLE

NORTH BELL STATION

600 N BELL BLVD, CEDAR PARK, TX 78613

NORTH BELL STATION

600 N BELL BLVD



North Bell Station features high ceilings, a bright atrium, prominent signage opportunities, and ample parking. Surrounded by a thriving medical hub, it offers exceptional connectivity to major office centers. Built in 1970 and renovated in 2023, the building is currently in shell condition, providing a flexible opportunity for customization.

PROPERTY FEATURES

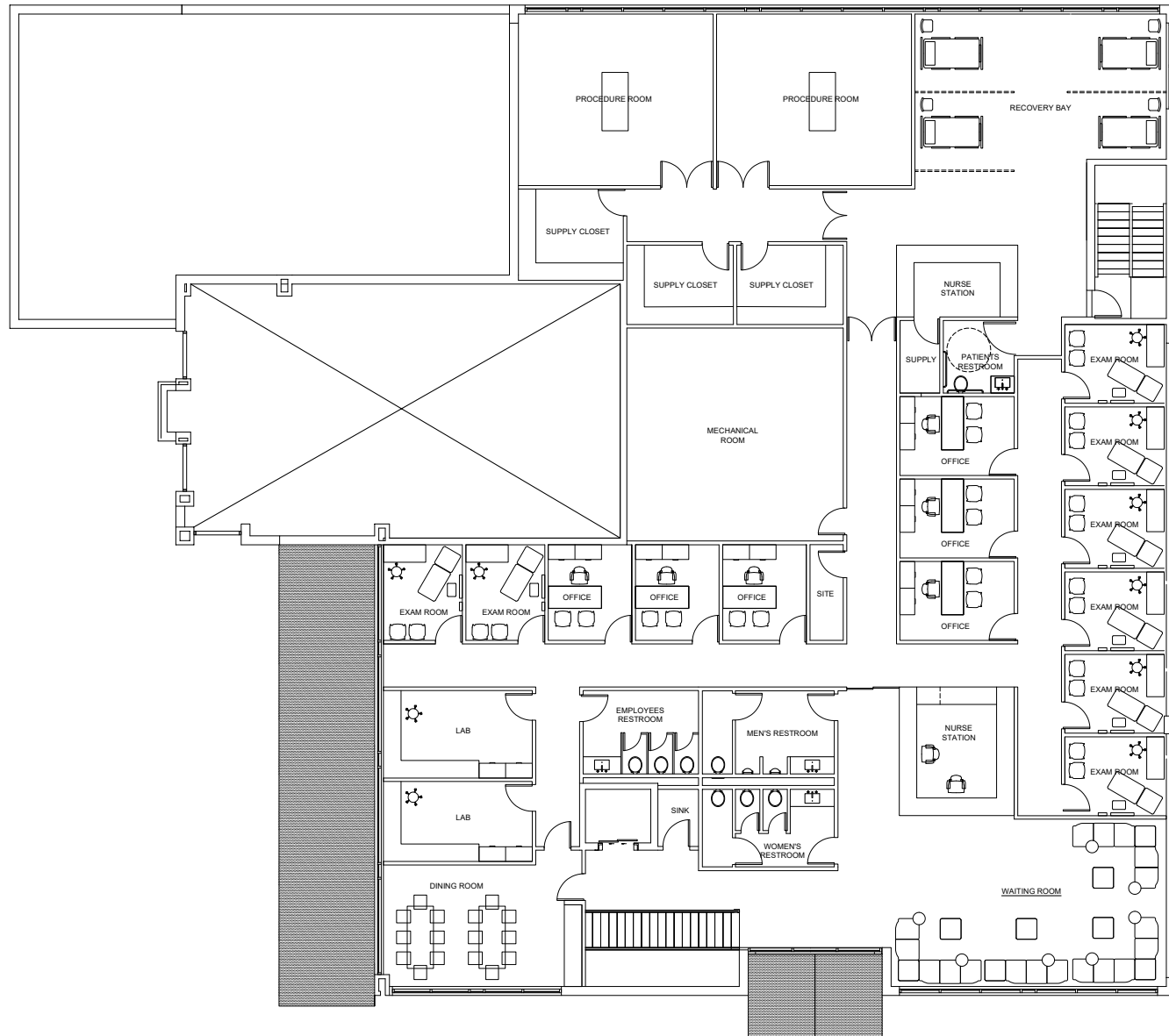
Building Size:	20,400 SF
Stories:	2
Site Area:	2.23 Acres
Condition:	Shell
Year Built/Renovated:	1970 / Renovated 2015 & 2023
Parking Ratio:	6.81 / 1,000
Lease Rate:	Contact Broker



NORTH BELL STATION

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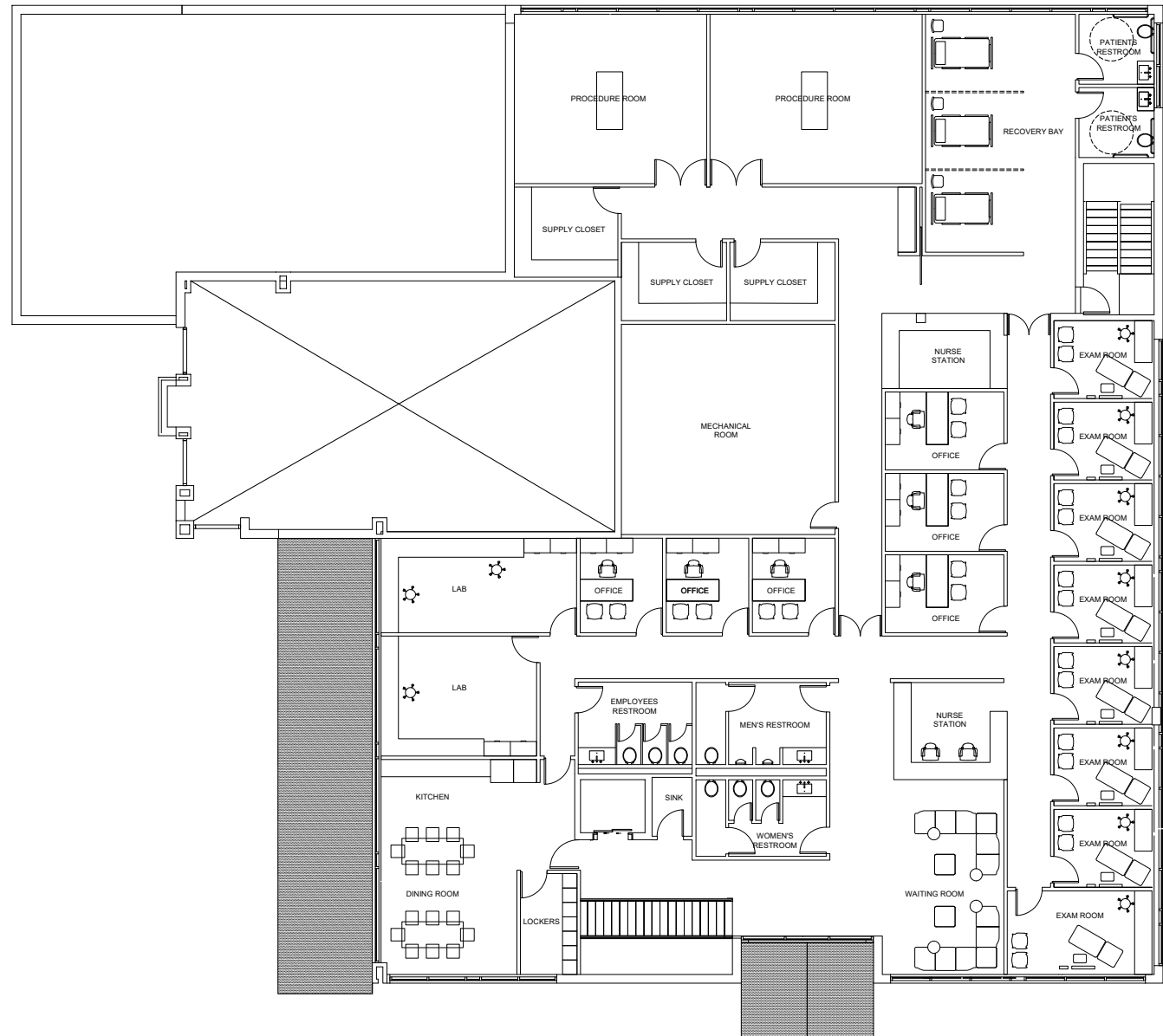
FLOOR PLAN - OPTION A



NORTH BELL STATION

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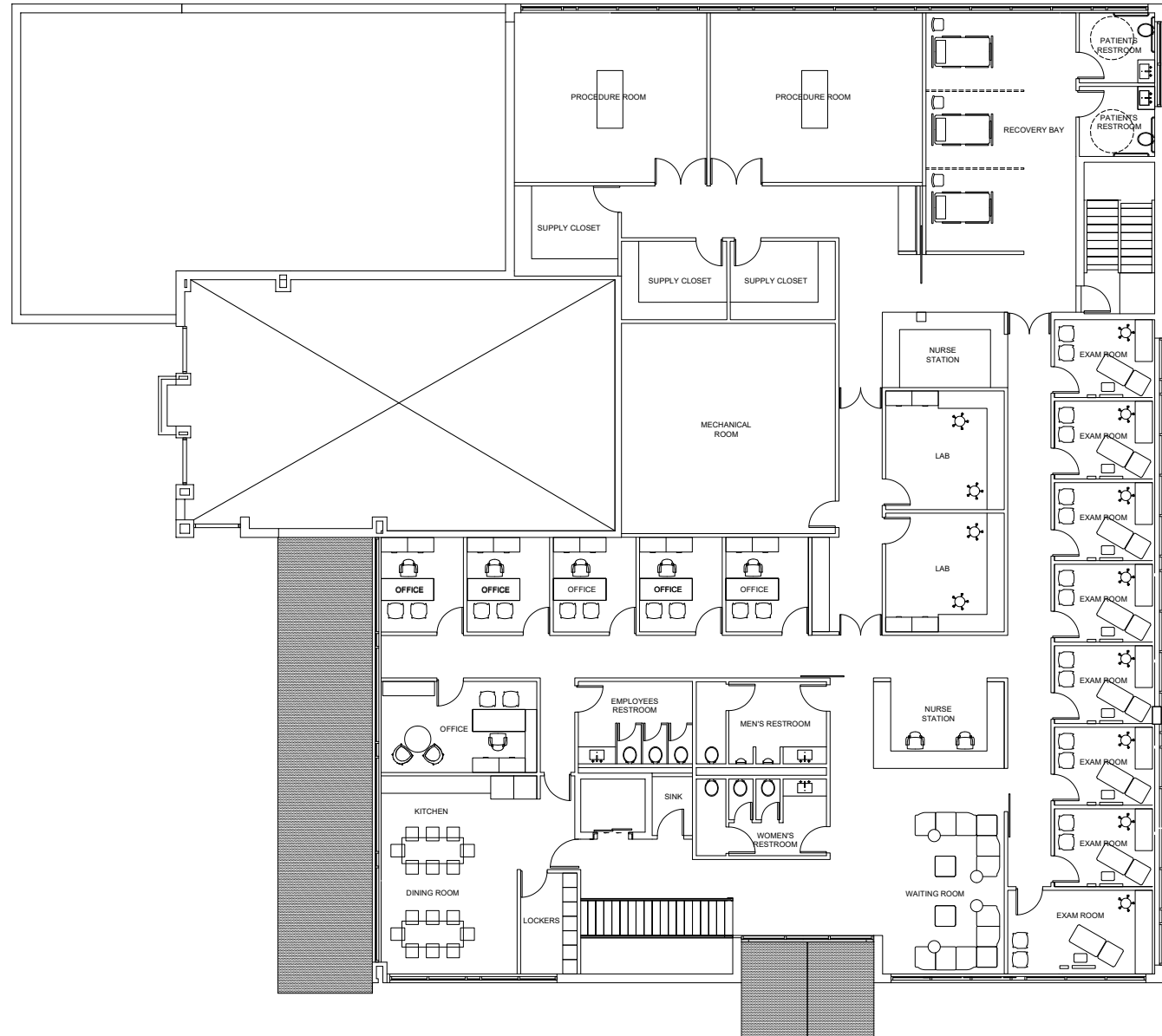
FLOOR PLAN - OPTION B



NORTH BELL STATION

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FLOOR PLAN - OPTION C



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LOCATION MAP

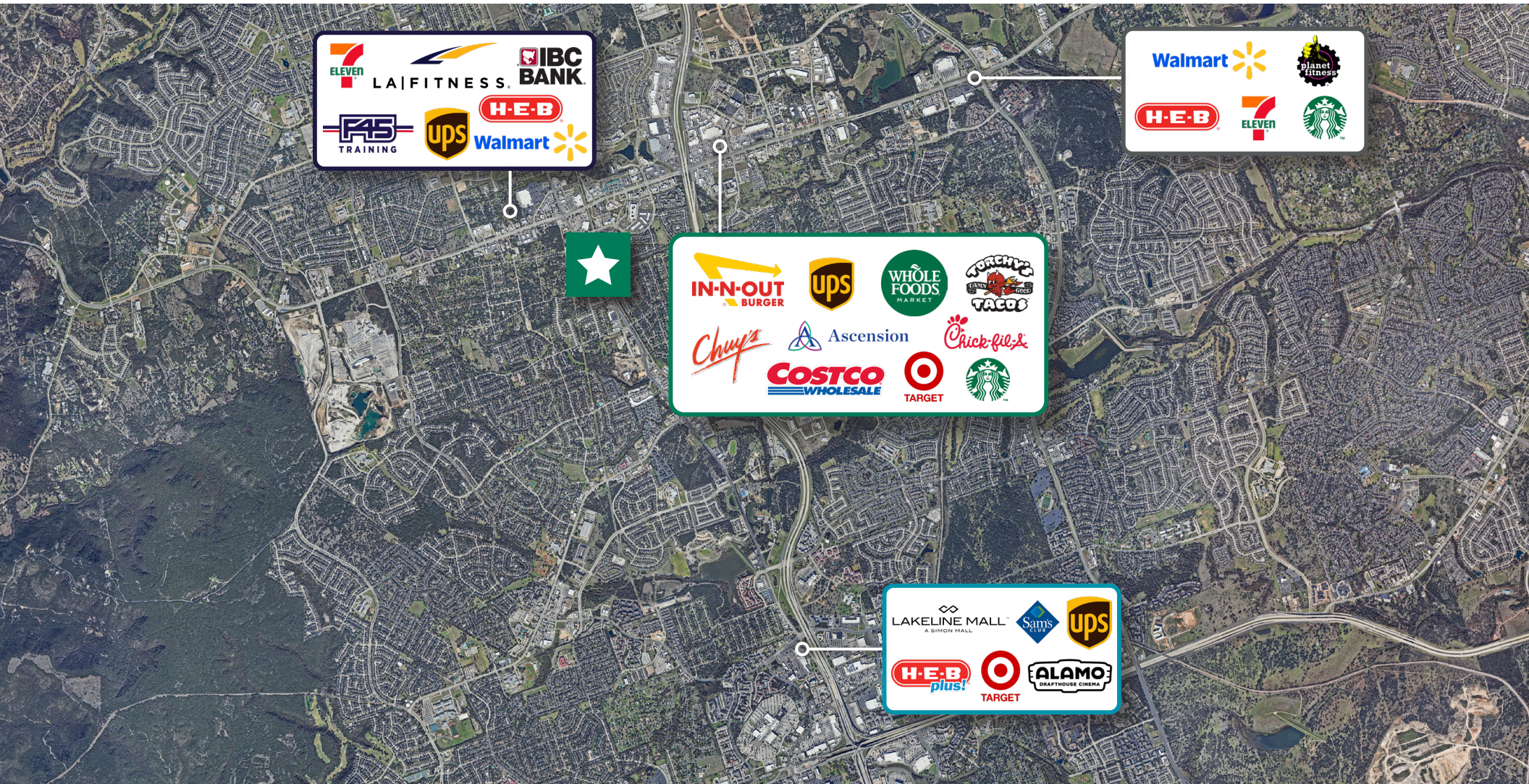


NORTH BELL STATION

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- 1 7-Eleven
LA |Fitness
IBC Bank
F45 Training
HEB
Walmart
UPS
- 2 In-N-Out Burger
Chuys
UPS
Whole Foods
Costco
- Chick-Fil-A
Tochy's Tacos
Ascension
Target
Starbucks
- 3 Walmart
Planet Fitness
Starbucks
H-E-B
7-Eleven
- 4 Lakeline Mall
Sam's Club
Alamo
H-E-B Plus
UPS
Target





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