

7515 O'Connor Drive
Round Rock, TX 78681

FOR LEASE

OFFICE SPACE

Traditional or Medical

4,535 SF Available



Daniel King
512-968-3943
Daniel@windsorgrouptx.com

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7515 O'CONNOR is a newly constructed office building located in Round Rock, TX. AVAILABLE NOW.

PROPERTY OVERVIEW

- Brand-new $\pm 4,535$ SF office building
- Designed for one tenant, with the ability to modify for two tenants
- Build-to-suit opportunity
- Ideal for professional, medical, or creative users

LOCATION & ACCESS

- Excellent visibility and access on FM 620
- Conveniently located just minutes from Toll 45 and I-35
- Ample restaurants, retail, and hotels nearby

SIZE & AVAILABILITY

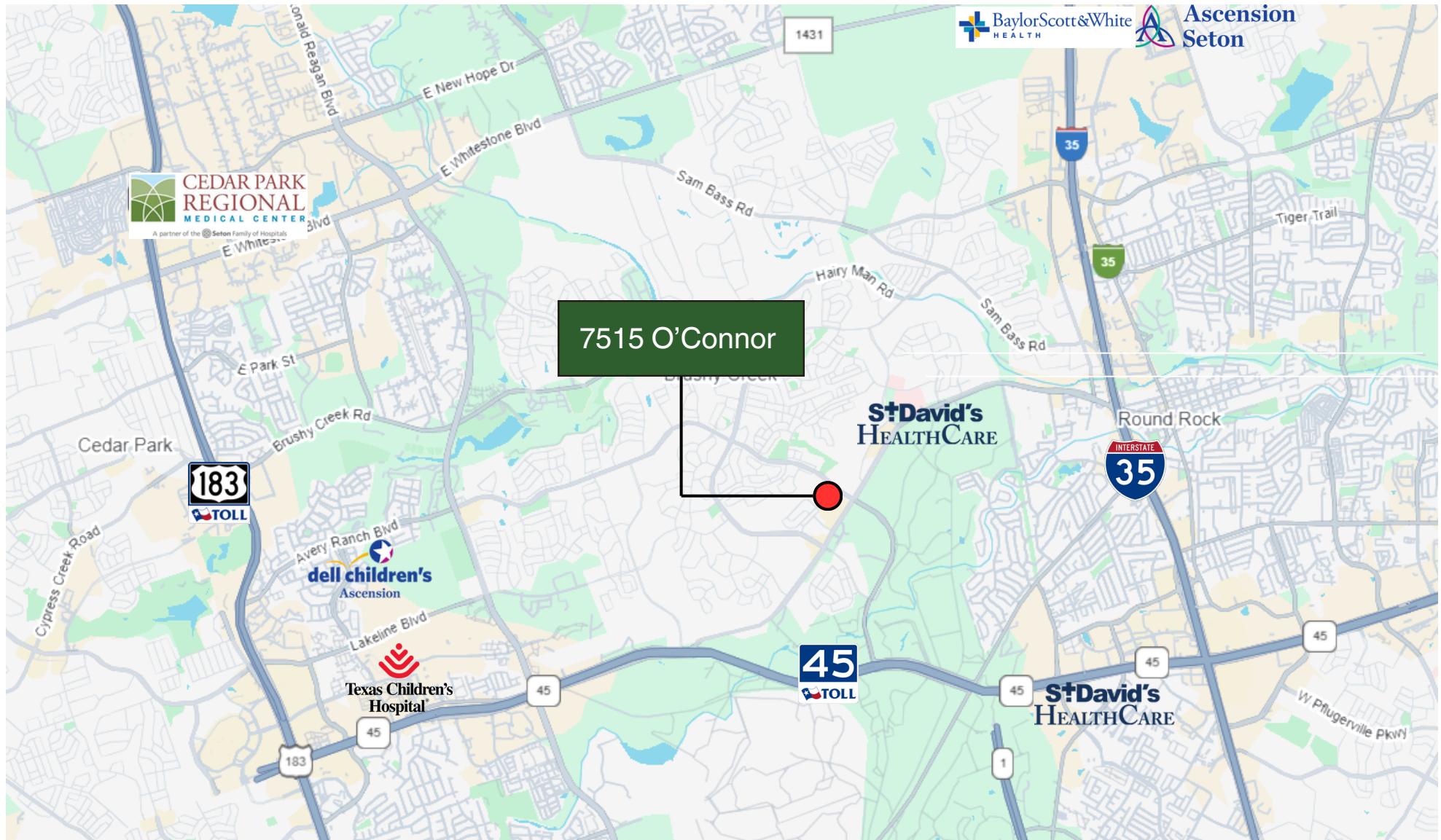
- 4,535 SF available
- Available now
- Price / TI Allowance: Call Broker

BUILDING SPECIFICATIONS

- 3.5 tons of HVAC to entire building
- First floor: white box with two unisex bathrooms
- Second floor: shell space
- Modern design with natural light throughout

ADDITIONAL FEATURES

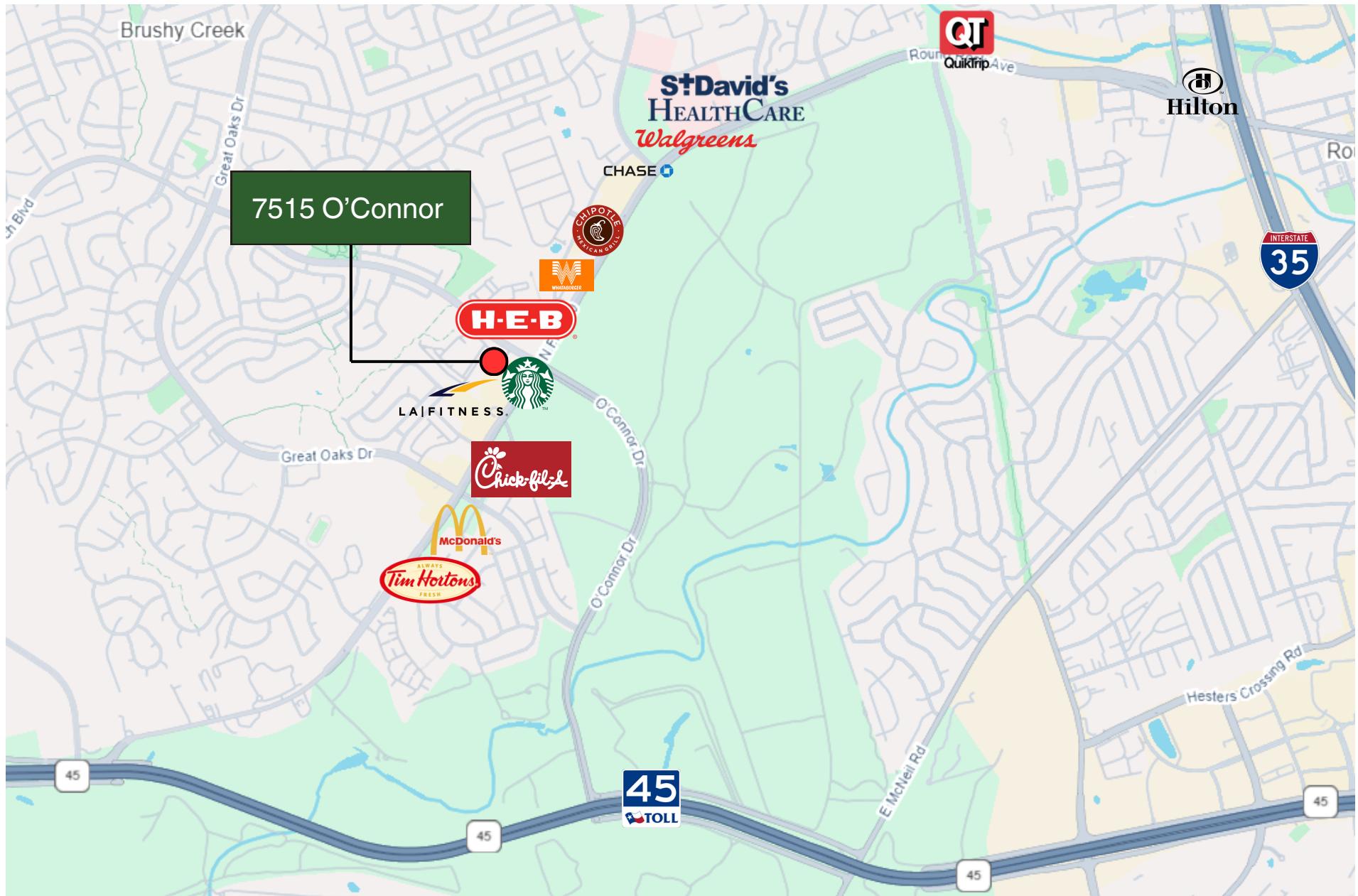
- Shared courtyard ideal for breaks, meetings, or working outside
- Round Rock ETJ allows for efficient permitting through Brushy Creek MUD and Sam Bass Fire



FOR MORE
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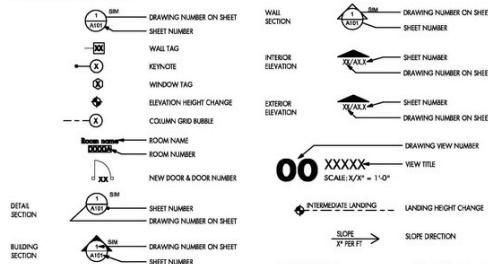




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**SYMBOLS LEGEND****PLAN KEY NOTES**

- 1 SITE DESIGN BY OTHERS, REF: CIVIL DRAWINGS.
- 2 SANTUO TILE, CLAY IMPORTS 12X12" ANTIQUE SATIN FINISH.
- 3 RAISED LIMESTONE PLANTER (MATCH BUILDING STONE) PROVIDE IRRIGATION & DRAINAGE. REFER TO DETAIL SECTION FOR "DRINK RAIL" DESIGN.
- 4 PLANTING AREA, PROVIDE 4" X 1/4" STEEL EDGING AT PERIMETER, 6" PLANTING MEDIUM AMENDED FOR CACTI AND NATIVE TEXAS PLANTINGS, SPRAY IRRIGATION AND BUBBLER #1000.
- 5 UNDERCOUNTER REFRIGERATOR, OWNER PROVIDED, CONTRACTOR INSTALLED.
- 6 DISHWASHER OWNER PROVIDED, CONTRACTOR INSTALLED.
- 7 MICROWAVE, OWNER PROVIDED, CONTRACTOR INSTALLED.
- 8 EDGE OF CANOPY ABOVE.
- 9 CONFIRM WALL FRAMING DEEP HIGH DENSITY, FOUNTAIN MANUFACTURER'S SPECIFICATIONS. CENTERLINE OF EACH DRINKING FOUNTAIN TO BE 18" AWK. FROM SIDE WALL.

GENERAL NOTES

1. REFER TO AS SHEET SERIES FOR PARTITION TYPE.
2. REFER TO AS SHEET SERIES FOR DOOR & FRAME TYPES & DOOR SCHEDULE.
3. REFER TO SHEET A5.32 FOR TYPICAL ROCKING & GYPSUM BOARD DETAILS.
4. DIMENSIONS ARE TO INSIDE FACE OF CUTAWAY / FROTHFRONT MILLENNIUM AND TO FACE OF GYPSUM BOARD AT INTERIOR LOCATIONS UNLESS NOTED OTHERWISE.
5. ALL DOOR FRAMES (HINGE SIDE) TO BE 4-INCHES FROM ADJACENT PERPENDICULAR PARTITIONS, UNLESS NOTED OTHERWISE.
6. ALL PARTITIONS TO BE C1 UNLESS NOTED OTHERWISE.
7. EWL = EDGE OF EXTERIOR FINISH WALL LINE.

ARCHITECT

1000 ARCHITECTURE STUDIO, LLC
JAMES D. COOPER, AIA
PO BOX 5422
ROUND ROCK, TX 78660
713.255.2558
UCB# NO: #25899

MEP

COEFFICIENT ENGINEERING, LLC
ANDREW P. PE
511 E CLOUD ST #172
AUSTIN, TEXAS 78701
512.222.4200
UCB# NO: #11172

STRUCTURAL

BONNER ENGINEERING & DESIGN STUDIO
SHANE TANNER PE
PO BOX 640194
AUSTIN, TEXAS 78766
UCB# NO: #D4588

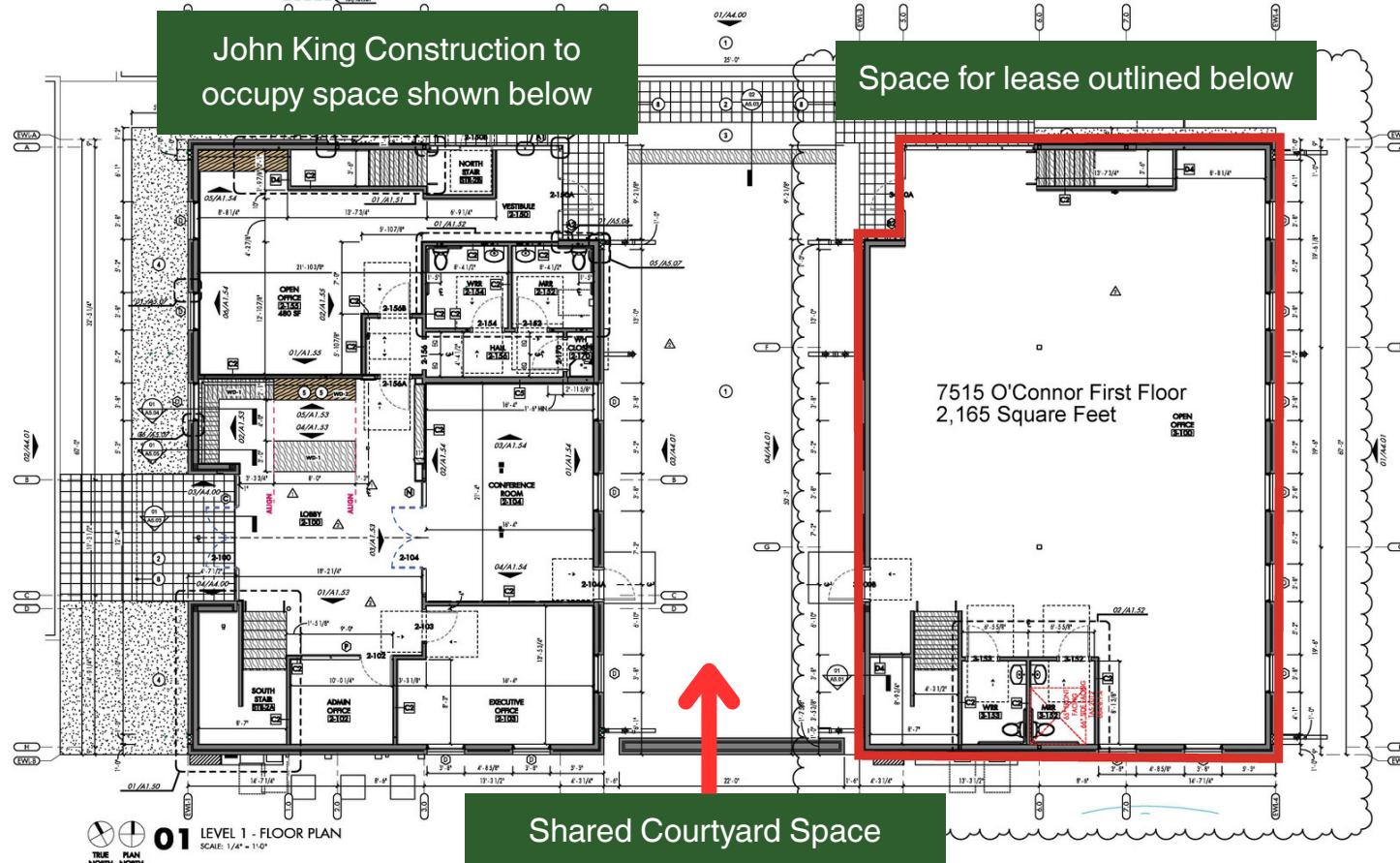
JKC OFFICE
7511 & 7515 O'CONNOR DRIVE
ROUND ROCK, TX 78681

EDITION: 01
REVISION: 01
DATE: 2023.05.07
1. REVISED TO ADD A 2023.05.07
2. REVISED TO ADD A 2023.05.06
3. REVISED TO ADD A 2023.05.23
SHEET NUMBER: 29523-07-21
DRAWING SHEET DATE: 2023.05.13
REV. DATE: 2023.05.13
REV. 2 - INTERIOR DESIGN UPDATES

LEVEL 1 - FLOOR
PLAN



SHEET NO:
A.1.1

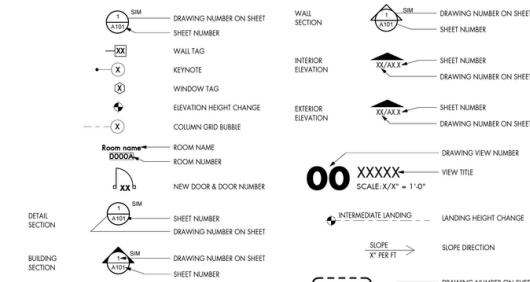


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SYMBOLS LEGEND



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- 3 RAISED LIMESTONE PLANTER [MATCH BUILDING STONE] PROVIDE IRRIGATION & DRAINAGE. REFER TO DETAIL SECTION FOR "DRINK RAIL" DESIGN.
- 4 PLANTING AREA, PROVIDE 4" X 1/4" STEEL EDGING AT PERIMETER. 4" PLANTING MEDIUM AMENDED FOR CACTI AND NATIVE TEXAS PLANTINGS. SPRAY IRRIGATION AND RUBBERS @ TREES.
- 5 UNDERCOUNTER REFRIGERATOR, OWNER PROVIDED, CONTRACTOR INSTALLED.
- 6 DISHWASHER, OWNER PROVIDED, CONTRACTOR INSTALLED.
- 7 MICROWAVE, OWNER PROVIDED, CONTRACTOR INSTALLED.
- 8 EDGE OF CANOPY ABOVE.
- 9 CONFIRM WALL FRAMING DEPTH WITH DRINKING FOUNTAIN MANUFACTURER'S SPECIFICATIONS. CENTERLINE OF EACH DRINKING FOUNTAIN TO BE 15" MIN. FROM SIDE WALL.

GENERAL NOTES

1. REFER TO A3 SHEET SERIES FOR PARTITION TYPES.
2. REFER TO A4 SHEET SERIES FOR DOOR & FRAME TYPES & DOOR SCHEDULE.
3. REFER TO SHEET A5.52 FOR TYPICAL BLOCKING & GYPSUM BOARD DETAILS.
4. DIMENSIONS ARE TO INSIDE FACE OF CURTAINWALL / STOREFRONT MILLENIUM AND TO FACE OF GYPSUM BOARD AT INTERIOR LOCATIONS UNLESS NOTED OTHERWISE.
5. ALL DOOR FRAMES (HINCH SIDES) TO BE 1/8INCHES FROM ADJACENT PERPENDICULAR PARTITIONS, UNLESS NOTED OTHERWISE.
6. ALL PARTITIONS TO BE C1 UNLESS NOTED OTHERWISE.
7. EWT = EDGE OF EXTERIOR FINISH WALL LINE.

hup

ARCHITECT

HIP HOP DESIGN STUDIO, LLC
JAMES CORNETT
PO BOX 2422
ROUND ROCK, TX 78680
740.255.2268
LICENSE NO. #25893

MEP

COFFICIENT ENGINEERING, LLC
MIKE REED, PE
1000 E 21 ST
SUITE #200
LEANDER, TEXAS 78641
512.222.4030
LICENSE NO. #19172

STRUCTURAL

BONES ENGINEERING & DESIGN STUDIO
SHANE TANNER PE
PO BOX 660194
AUSTIN, TEXAS 78766
LICENSE NO. #F26588

JKC OFFICE

7509 O'CONNOR DRIVE
BUILDINGS 2 & 3
ROUND ROCK, TX 78681

REVISION NO. DESCRIPTION DATE
CURRENT EDITION ISSUE DATE
ORIGINAL SHEET ISSUE DATE
2025.01.13

100% CD SET -
FOR PERMIT &
CONSTRUCTION

LEVEL 2 FLOOR PLAN



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Gallery - Exterior

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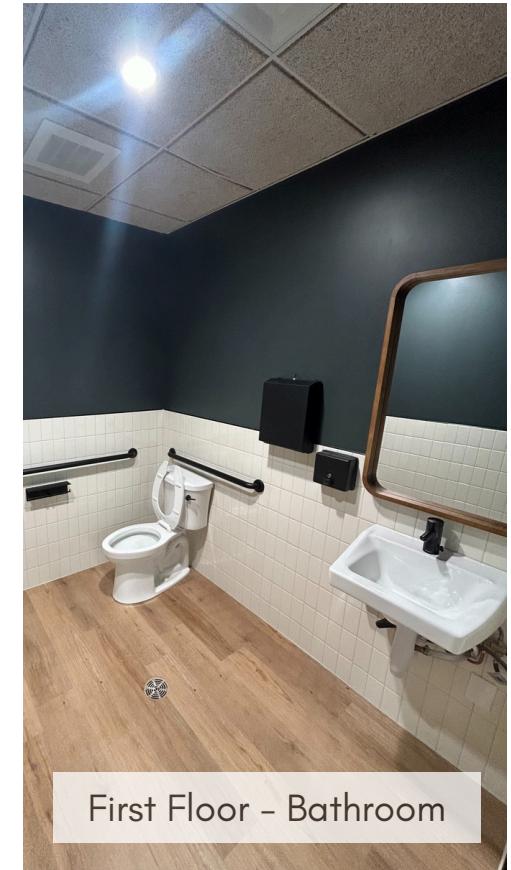
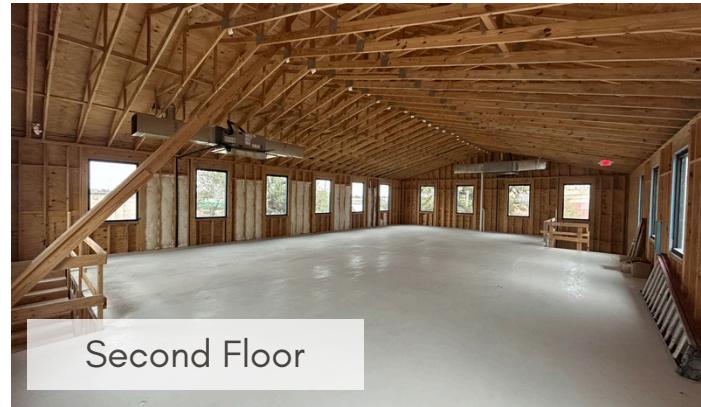
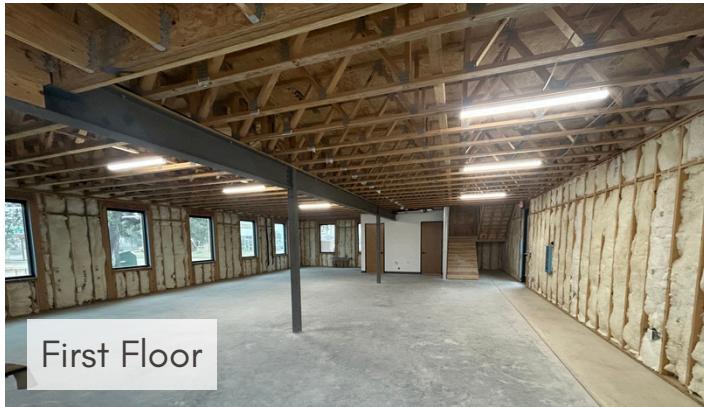
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W
WINDSOR GROUP

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Gallery - Interior

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7515 O'Connor

Gallery - Aerial

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W
G
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Round Rock, TX 78681

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Gary Franklin Brown

206621

Gary@windsorgrouptx.com

(512) 750-9262

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Daniel King

786774

Daniel@windsorgrouptx.com

(512) 968-3943

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date