

FOR LEASE

# OFFICE SPACE

Traditional or Medical

2,165 – 4,535 SF Available

7515 O'Connor Drive  
Round Rock, TX 78681



**Daniel King**

512-968-3943

[Daniel@windsorgrouptx.com](mailto:Daniel@windsorgrouptx.com)



# OFFICE SPACE

Traditional or Medical

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**7515 O'CONNOR** is a newly constructed office building located in Round Rock, TX. Available September 2025 - Brand-new  $\pm 4,535$  SF office building designed for one or two tenants. Build-to-suit opportunity—customize your ideal space. Excellent visibility and access on FM 620, just minutes from Toll 45 and I-35. Perfect for professional, medical, or creative use.

## SIZE & AVAILABILITY

- 2,165 - 4,535 SF Available
- Available September 2025
- 3.5 tons of HVAC provided to both floors
- First floor condition: white box with two unisex bathrooms
- Second floor condition: shell space
- Price/TI Allowance: Call Broker

## FEATURES

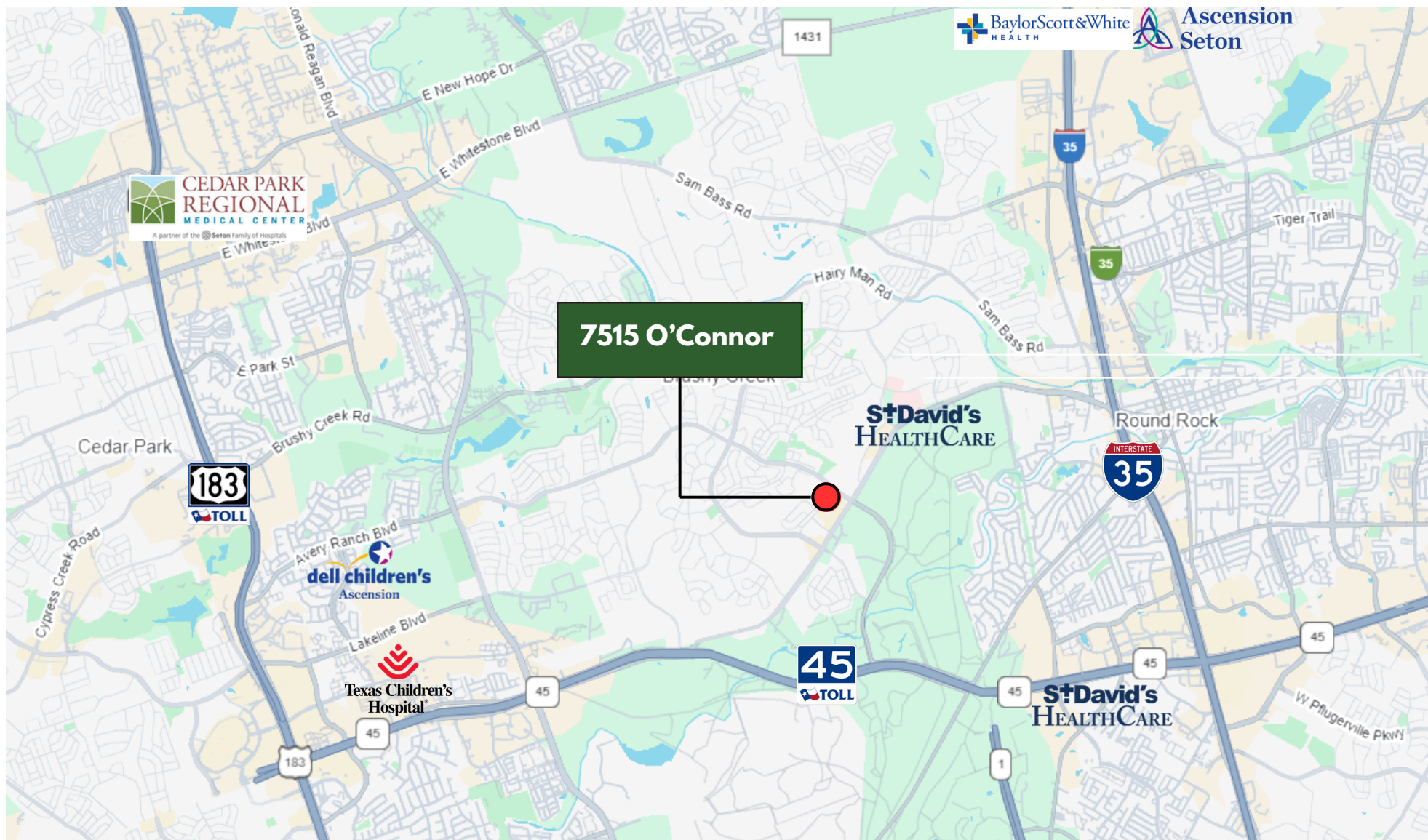
- Modern design with natural light throughout
- Excellent access to both I35 and Toll 45
- Ample restaurants, retail, and hotels nearby
- Inviting courtyard ideal for breaks, meetings, or working outside



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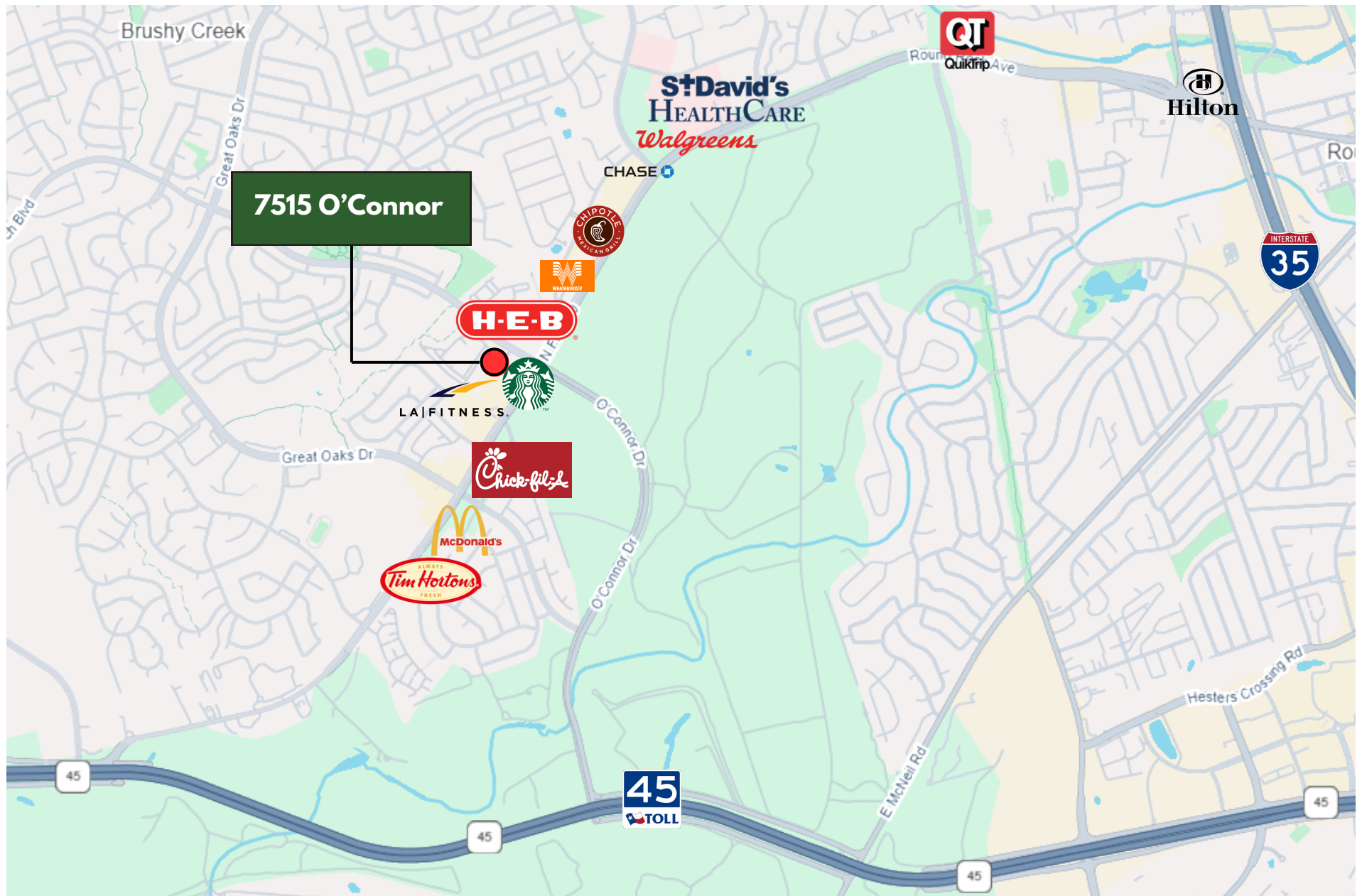
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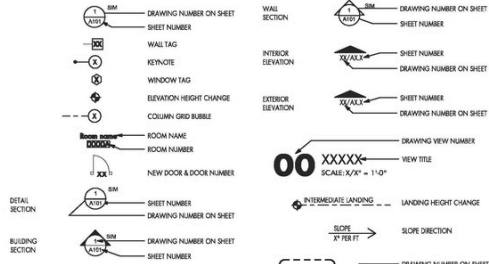
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# SYMBOLS LEGEND

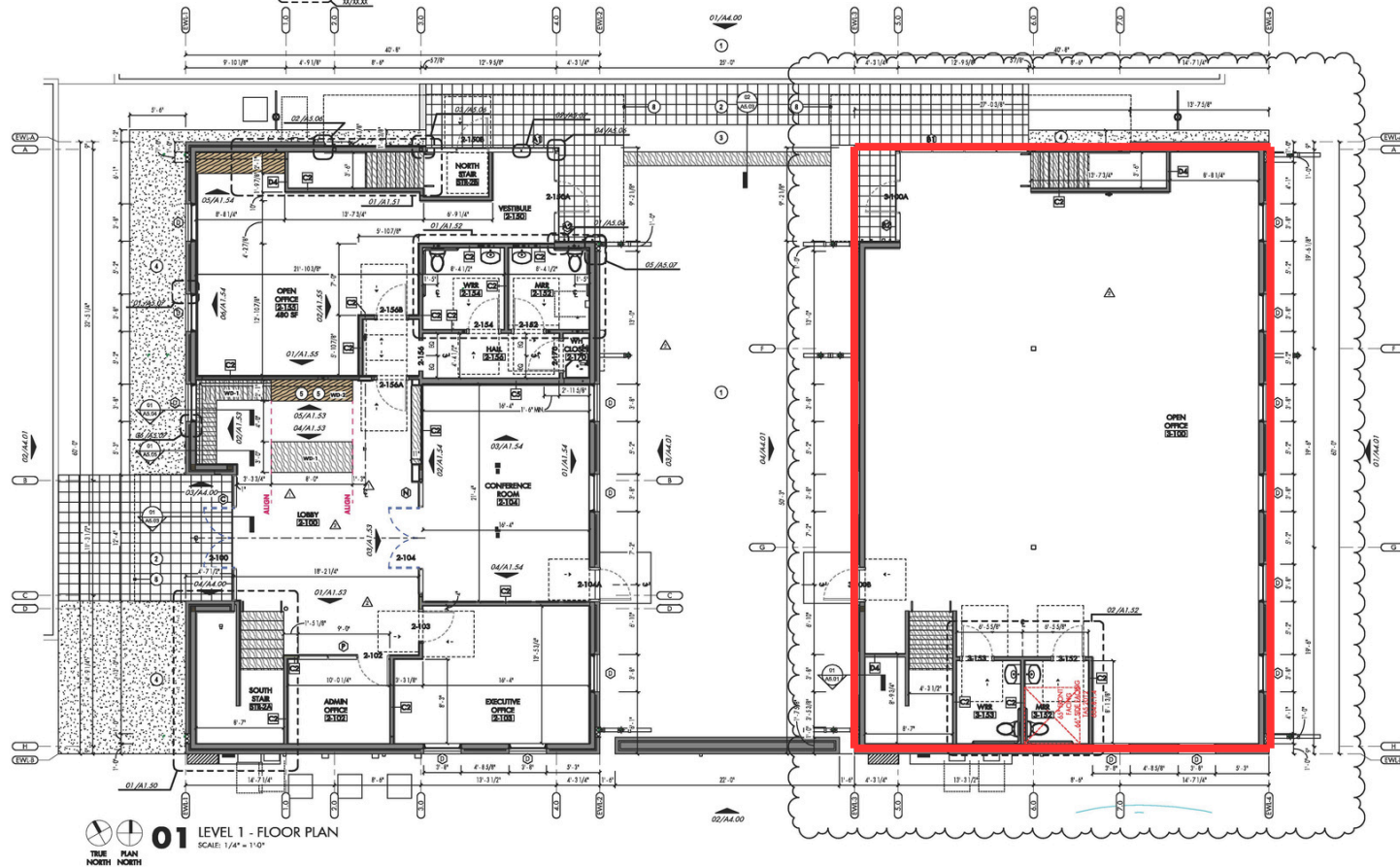


# PLAN KEY NOTES

1. SITE DESIGN BY OTHERS, REF: CIVIL DRAWINGS.
2. SALTILLO TILE, CLAY IMPORTS 12"x12" ANTIQUE SATIN FINISH.
3. BASED LIMESTONE PLANTER MATCH BUILDING STONE, PROVIDE IRRIGATION & DRAINAGES, REFER TO DETAIL SECTION FOR "DRINK RAIL" DESIGN.
4. PLANTING AREA, PROVIDE 8" x 14" STEEL EDGING AT PERIMETER. 6" PLANTING MEDIUM AMENDED FOR CACTI AND NATIVE TEXAS PLANTINGS. SPRAY IRRIGATION AND BUBBLES @ TREES.
5. UNDERCOUNTER REFRIGERATOR, OWNER PROVIDED, CONTRACTOR INSTALLED.
6. DISHWASHER OWNER PROVIDED, CONTRACTOR INSTALLED.
7. JACKOWAY, OWNER PROVIDED, CONTRACTOR INSTALLED.
8. EDGE OF CANOPY ABOVE.
9. CONFIRM WALL FRAMING DEPTH WITH DRINKING FOUNTAIN MANUFACTURER'S SPECIFICATIONS. CONTINUE OF EACH DRINKING FOUNTAIN TO BE 18" MIN. FROM SIDE WALL.

# GENERAL NOTES

1. REFER TO AS SHEET SERIES FOR PARTITION TYPES.
2. REFER TO AS SHEET SERIES FOR DOOR & FRAME TYPES & DOOR SCHEDULE.
3. REFER TO SHEET AS-22 FOR TYPICAL BLOCKING & GYPSUM BOARD DETAILS.
4. DIMENSIONS ARE TO INSIDE FACE OF CURTAINWALL / STOREFRONT MULLIONS 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

HIP, HIP, DESIGN STUDIO, LLC  
JAMES CORREY  
PO BOX 5405  
ROUND ROCK, TX 78660  
781.222.4000  
781.222.4000

UCIN# NO: 025893

# MEP

COEFFICIENT ENGINEERING, LLC  
MIKE RILEY, PE  
2912 CH 175  
SUITE 4000  
LEANDER, TEXAS 78641  
817.222.4000  
UCIN# NO: 011172

# STRUCTURAL

BONES ENGINEERING & DESIGN STUDIO  
BOB TOWNES, PE  
PO BOX 660194  
AUSTIN, TEXAS 78766

UCIN# NO: 013688

**JKC OFFICE**  
7511 & 7515 O'CONNOR DRIVE  
ROUND ROCK, TX 78661

REVISION	DATE	BY
1. DESIGN DEVELOPMENT	2023.07.21	DM
2. REVISION 2 - INTERIOR DESIGN UPDATES	2023.01.13	DM

REVISION 2 - INTERIOR DESIGN UPDATES

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FOR MORE  
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- 1 SITE DESIGN BY OTHERS, REF. CIVIL DRAWINGS.
- 2 SALTUITE TILE, CLAY MATRIS 12"x12" ANTIQUE SATIN FINISH.
- 3 BASED LIMESTONE PLANTER (MATCH BUILDING STONE) PROVIDE IRRIGATION & DRAINAGE. REFER TO DETAIL SECTION FOR "DRINK BAK" DESIGN.
- 4 PLANTING AREA, PROVIDE 4" X 1/4" SLIT EDGING AT PERIMETER. 6" PLANTING MEDIUM AMENDED FOR CACTI AND NATIVE TREES PLANTINGS. SPRAY IRRIGATION AND BUBBLERS @ 2'.
- 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 FINISH DEPTH WITH DRINKING FOUNTAIN MANUFACTURER'S SPECIFICATIONS. CONTINUE OF EACH DRINKING FOUNTAIN BE 15" MIN. FROM SIDE WALL.

1. REFER TO AS SHEET SERIES FOR PARTITION TYPES.
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3. REFER TO SHEET AS.52 FOR TYPICAL BLOCKING & GYPSUM BOARD DETAILS.
4. DIMENSIONS ARE TO INSIDE FACE OF CURTAINWALL / STREOTPOINT MULLIONS AND TO FACE OF GYPSUM BOARD AT INTERIOR LOCATIONS UNLESS NOTED OTHERWISE.
5. ALL DOOR FRAMES (HINCE 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.



**HIP.HOP.DESIGN STUDIO, LLC**  
JAMES CORNETET  
PO BOX 2422  
ROUND ROCK, TX 78680  
740.525.2268  
  
LICENSE NO: #25893

**COEFFICIENT ENGINEERING, LLC**  
MIKE FULK, PE  
2912 CR 175  
SUITE #200  
LEANDER, TEXAS 78641  
512.222.4030  
LICENSE NO: #19172

**BONES ENGINEERING & DESIGN STUDIO**  
SHANE TANNER PE  
PO BOX 660194  
  
AUSTIN, TEXAS 78766  
  
LICENSE NO.: #26588

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

**100% CD SET -  
FOR PERMIT &  
CONSTRUCTION**

SHEET NO:

**A1.12**

**Daniel King**  
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# 7515 O'Connor

## Renderings

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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.

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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