

# FOR SALE ±15,742 SF Professional Office Building

2300 GREENHILL DRIVE, BUILDING 2, ROUND ROCK, TX



## OFFICE BUILDING FOR SALE

*PRESENTED BY:*

**CROSSLEY COMMERCIAL RE  
GROUP**

512.439.3785  
2300 Greenhill Drive, #200  
Round Rock, TX 78664

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## PROFESSIONAL OFFICE BUILDING FOR SALE

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### PROPERTY DESCRIPTION

Offering an exceptional opportunity to own this ±15,742 SF Two-Story Professional Office Building in one of Round Rock's most sought-after business corridors. This well maintained stand-alone office building features modern architecture, flexible floor plans, and an impressive presence designed to elevate any business. With convenient access to I-35, SH-45, and many major employers, this property is perfectly positioned for growth and visibility. Whether for an owner-occupant or adding to your investment portfolio, this office space combines sophistication, functionality, and long-term value in a thriving commercial hub.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$4,200,000
<b>Number of Units:</b>	100
<b>Building Size:</b>	15,742 SF
<b>Property Type:</b>	Professional Office
<b>Year Built:</b>	2007
<b>Building Class:</b>	B
<b>Zoning:</b>	LO (Limited Office)

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# SPECTRUM BUILDING 2

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## PROPERTY HIGHLIGHTS

- ±15,742 SF Two-Story Professional Office Building
- Prime Round Rock Location off IH-35
- Secure Keypad Front and Back Entry. Secure keypad access for second-floor offices
- Impressive Professional Lobby with High End Finishes
- Unit 100 Tenant leasing +/-2,791 SF 1st Floor
- Unit 102 Glass Doors office space +/-4,200 SF
- 1st Floor - 5 private offices with natural light
- Conference Room/Training Room
- Large Conference Room
- Kitchenette/Breakroom
- Built In Cabinets throughout space
- Copy and Mailroom
- Backend private entrance
- 2nd Floor Over 15 Executive Offices
- Month to Month Tenants on 2nd Floor
- One Elevator & Two Stairwells for accessibility and convenience
- Men's & Women's ADA restrooms on both floors
- Recently installed roof
- Ample Parking
- Monument Sign
- Condo Regime (no medical allowed)
- \*Seller will consider a leaseback option\*

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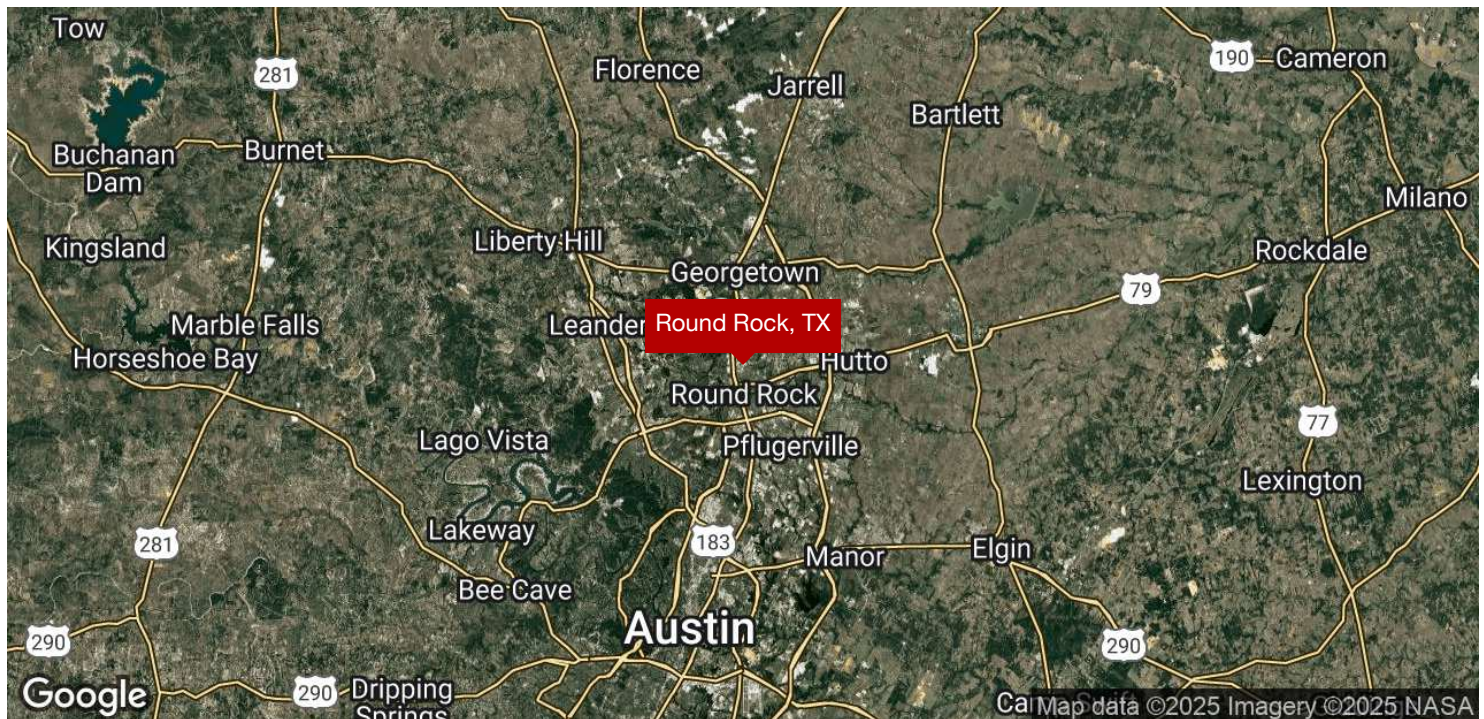
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### LOCATION ADVANTAGES

Why Round Rock Works Best For Your Business:

Round Rock consistently ranks as one of the fastest-growing cities in Texas, attracting corporations with its pro-business environment, educated workforce, and excellent infrastructure.

Highly desirable Williamson County location, known for strong population growth, high median incomes, and a robust commercial base.

Situated just off IH-35, with convenient access to SH-45 and SH-130, connecting to Austin, Georgetown, and the greater Central Texas corridor.

Surrounded by major employers, including Dell Technologies (HQ), Emerson, Samsung, Tesla, St. David's Round Rock Medical Center, Baylor Scott & White, and Amazon fulfillment centers.

20 miles to the Samsung Semiconductor site in Taylor, expected to open in 2026.

### LOCATION DETAILS

<b>Market:</b>	Austin
<b>Sub Market:</b>	Round Rock, Texas
<b>County:</b>	Williamson
<b>Cross Streets:</b>	Greenhill Drive & East Old Settlers Blvd
<b>Nearest Highway:</b>	0.5 miles east of IH-35
<b>Nearest Airport:</b>	27 miles to Austin-Bergstrom International Airport

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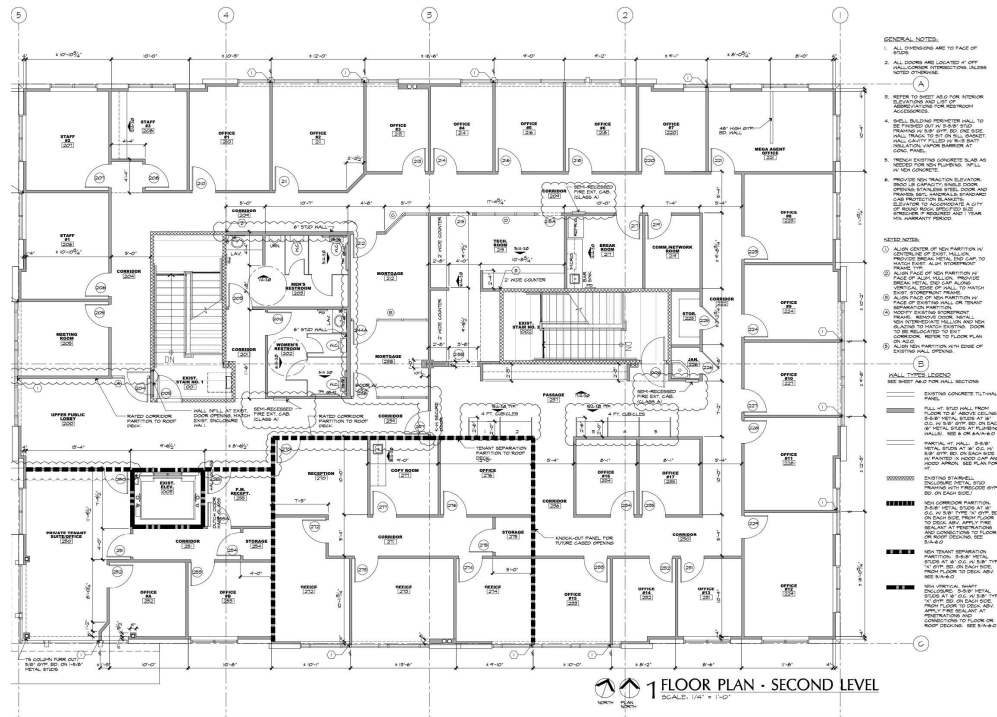
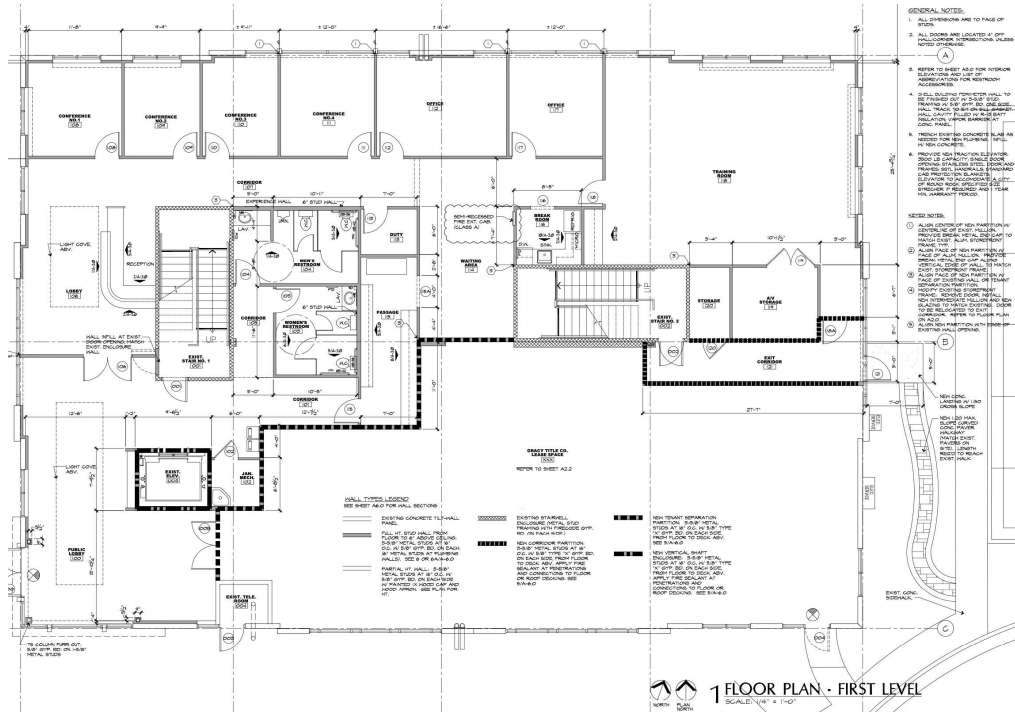
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# SPECTRUM BUILDING 2

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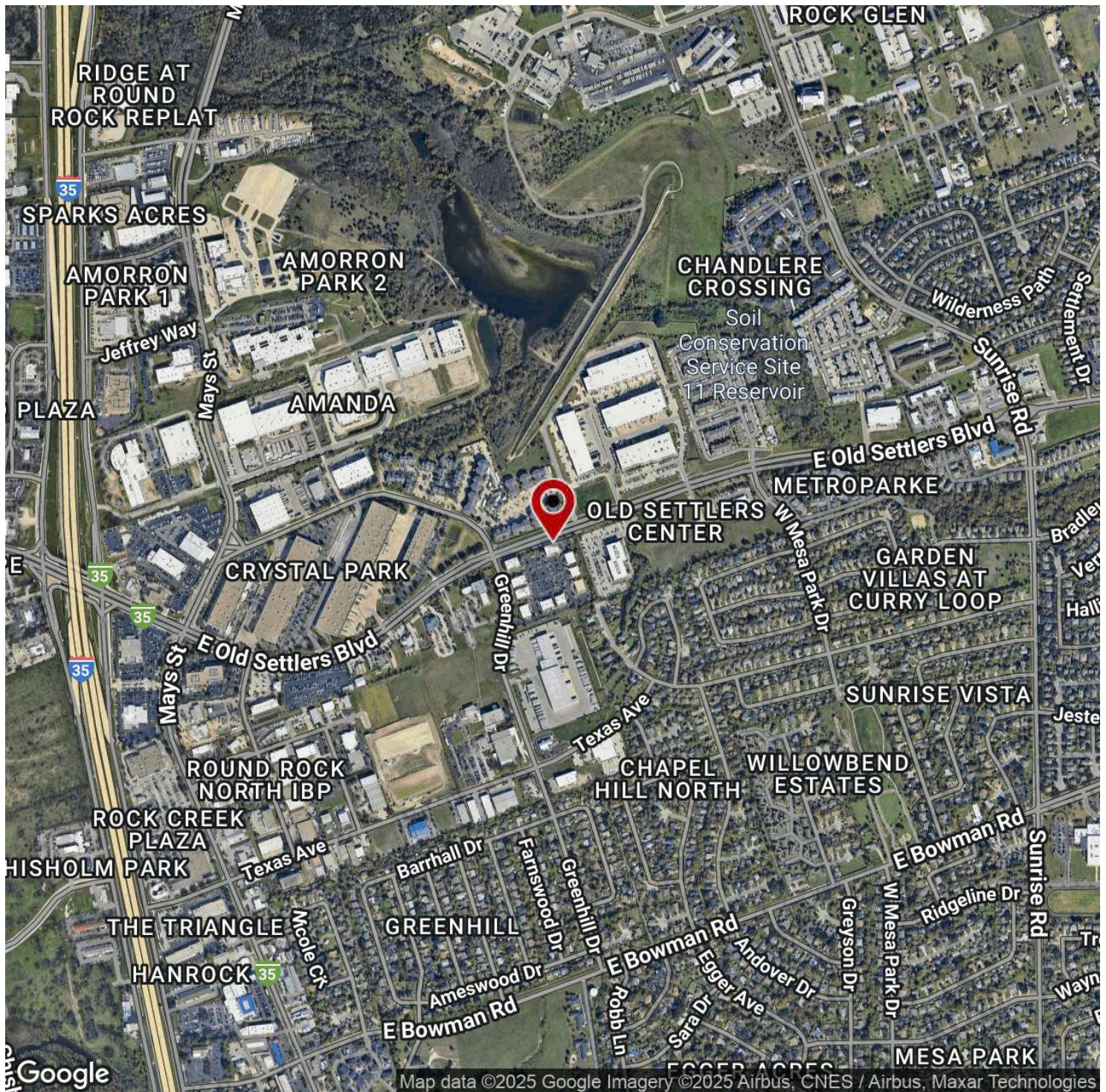
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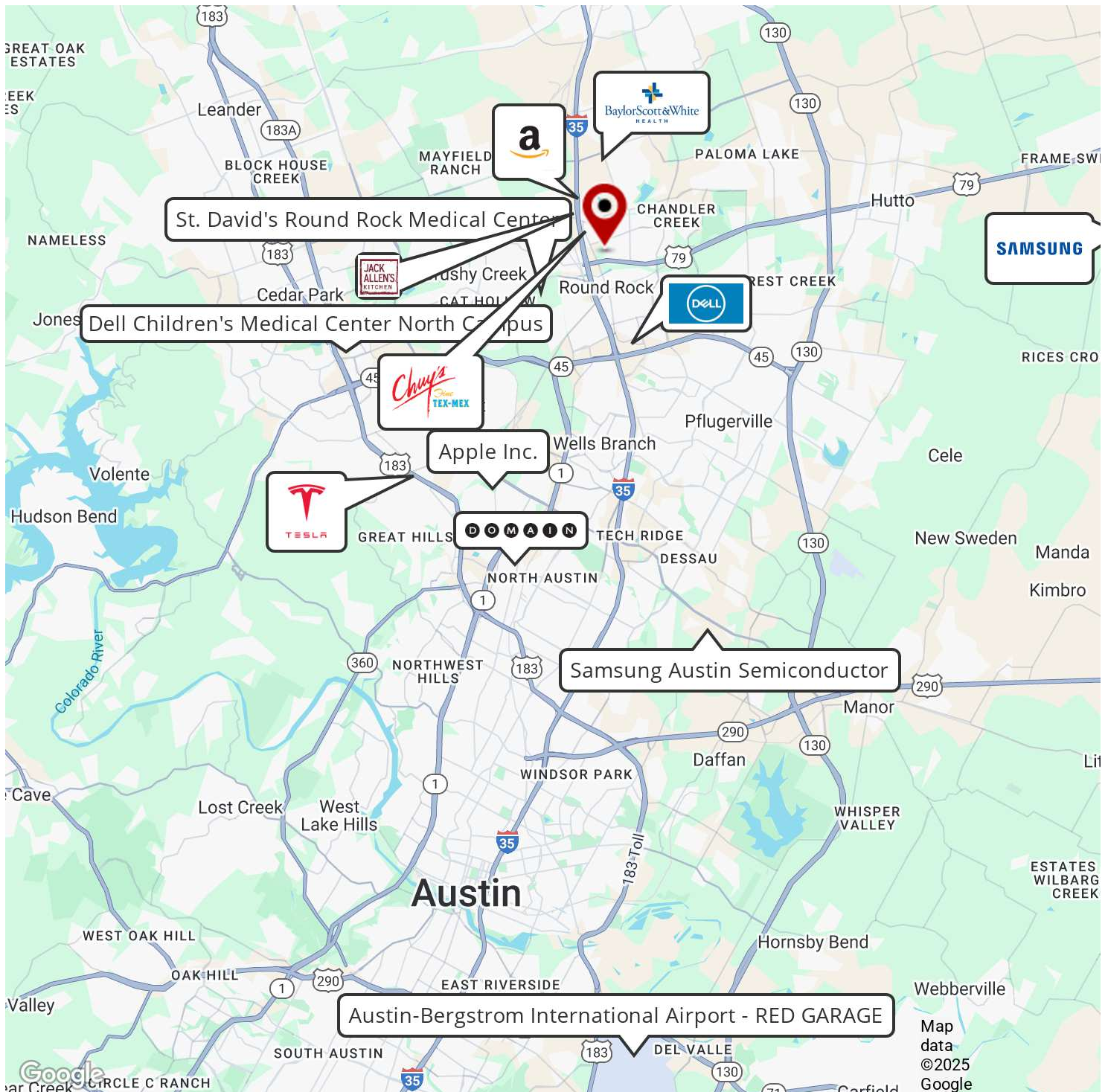
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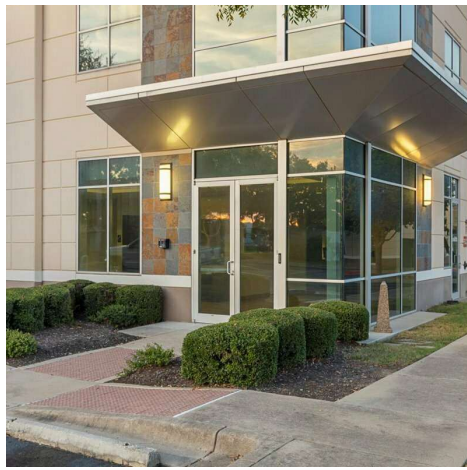
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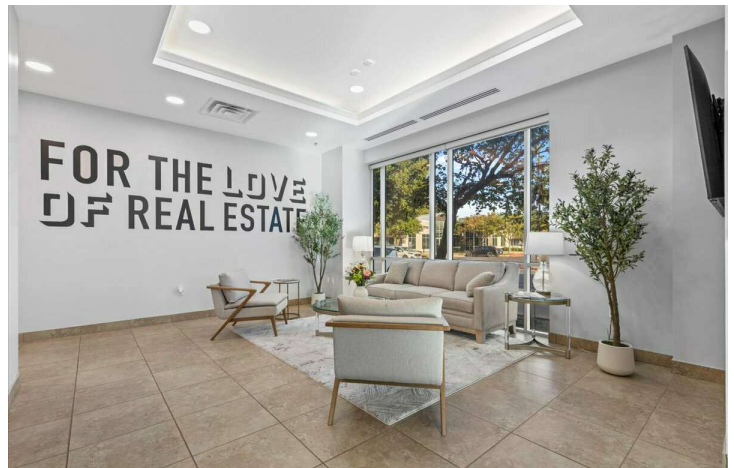
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## UNIT 100 - TENANT INTERIOR PHOTOS

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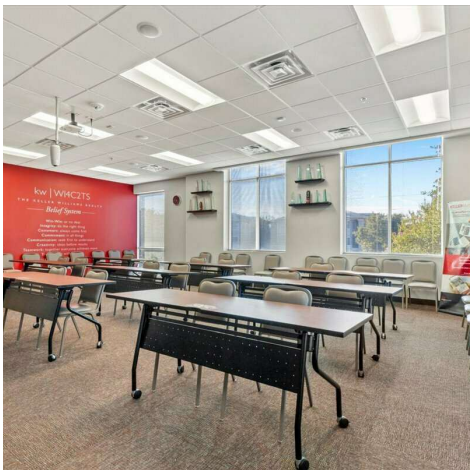
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## UNIT 102 INTERIOR PHOTOS

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## DEMOGRAPHICS

# 2300 GREENHILL DRIVE, BUILDING 2

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	747	3,207	13,121
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	36	35	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	270	1,235	5,338
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$72,512	\$72,002	\$79,639
Average House Value	\$346,517	\$382,170	\$406,194

Demographics data derived from AlphaMap

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**CONTACT US FOR ADDITIONAL INFORMATION:**

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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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date