Highland Falls

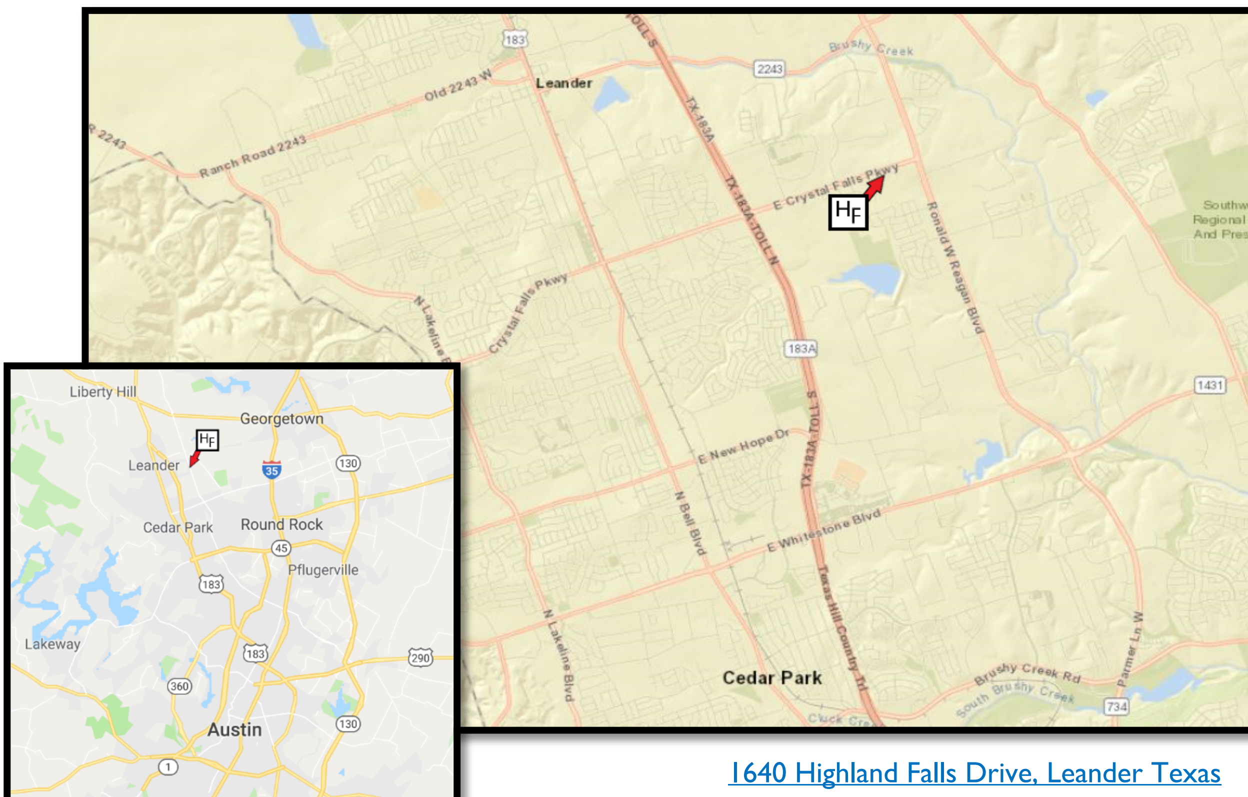
Office Condominiums
1640 Highland Falls Dr. Leander, Texas

Units Available
For Sale or Lease

Located in a prime location in Leander, one of the fastest growing cities in the country, Highland Falls Office Park is designed to offer small business professionals an attractive and cost effective alternative to high priced office space.

The office park is situated at the intersection of Highland Falls Drive and Crystal Falls Parkway in front of the Cold Springs subdivision. The site enjoys high visibility from Crystal Falls Parkway and is strategically located between Ronald Reagan Blvd and 183A Toll Road, two of the area's major north/south commercial arterial roadways.

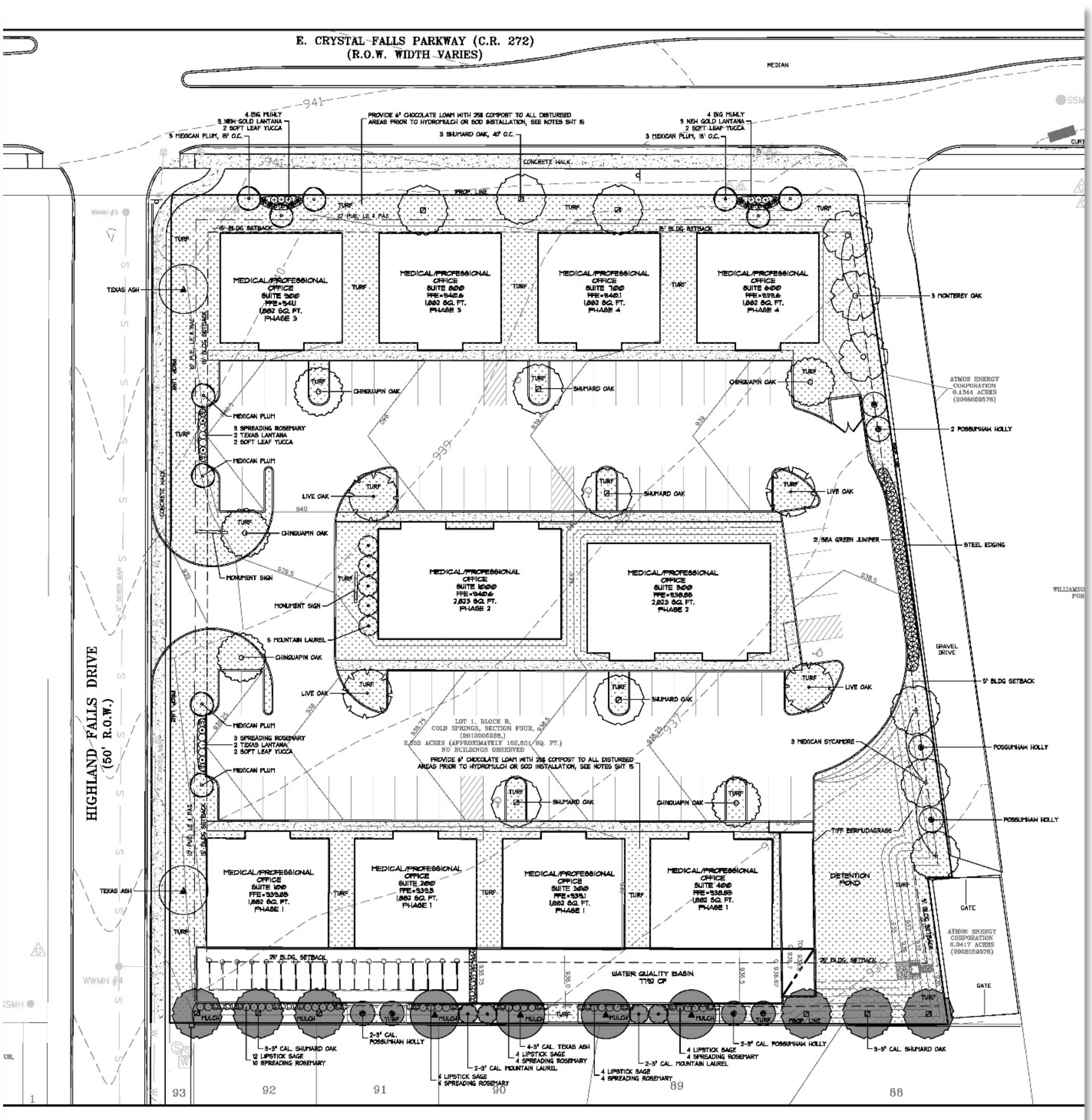
941 sq.ft. Individual Units



[1640 Highland Falls Drive, Leander Texas](#)
[HighlandFallsOfficeCondos.com](#)

Professionally Marketed By:	Ross J.R. McIver Owner/Broker Commerce Realty Advisors Ross@Comcotx.com • 512-964-8279 • www.comcotx.com

Highland Falls Office Park will consist of ten single story professional office buildings ranging in size from 1,882 sq.ft. to 2,823 sq.ft. designed to specifically meet the needs of small professional businesses and medical practitioners. When fully completed, the park will contain a total of 20,702 sq.ft. of highly efficient office space in 22 individual condo units which can be offered either for lease or sale to individual owner/occupants, tenants or investors. Each condominium unit will contain approximately 941 sq.ft.



Generous Parking Ratio

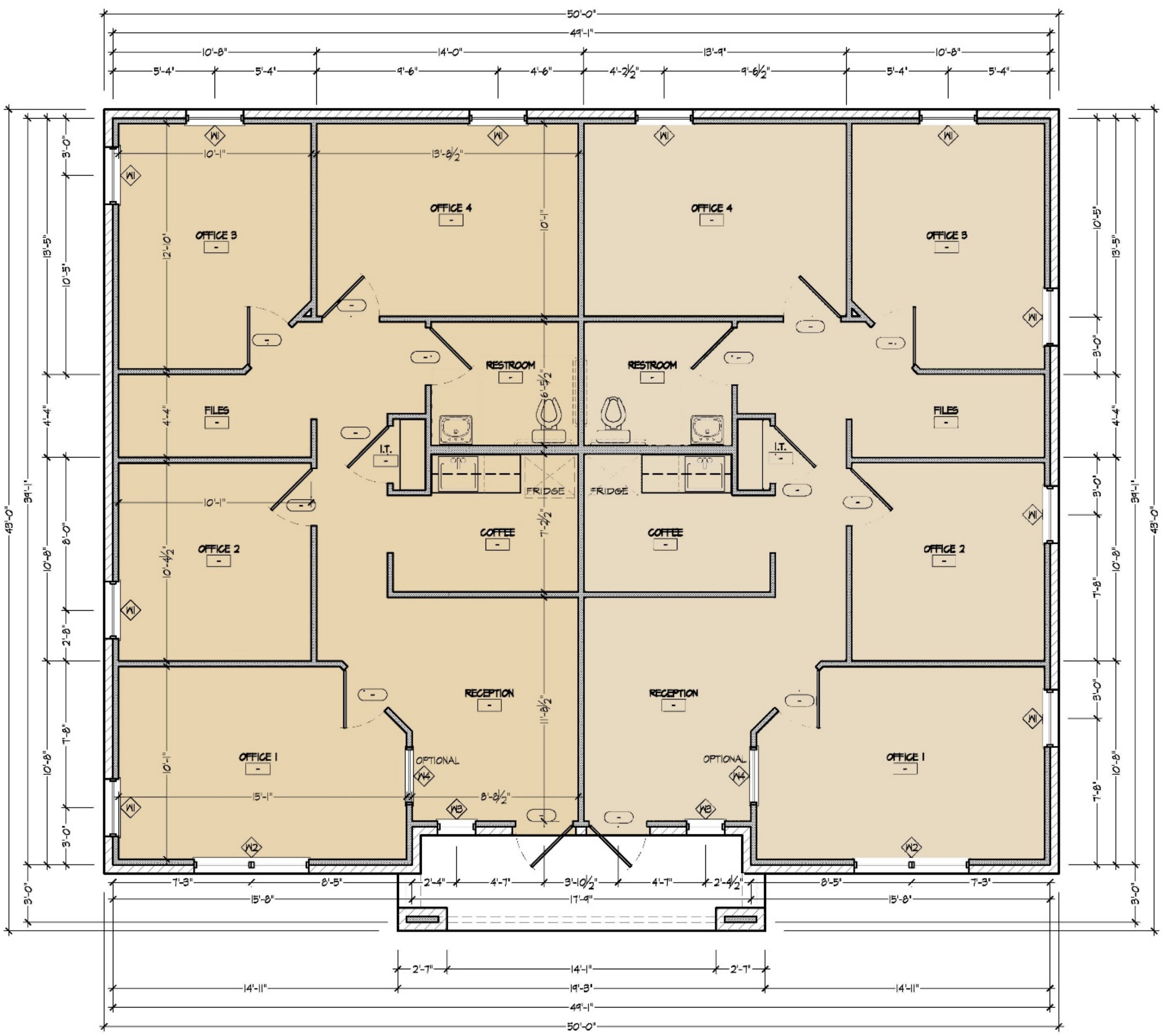
89 on-site surface parking spaces
4.3 spaces / 1,000 sq.ft.

Special care was taken in the site planning to ensure that abundant parking is located just steps from the front door of each unit.

FLOOR PLANS

Each condominium unit is 941 sq.ft. and contains 4 individual offices, a reception area, an ADA compliant restroom, a kitchenette/break room and a file/copy room. The buildings are designed as either 2 unit duplexes or 3 unit triplexes with the flexibility to combine units to accommodate larger users. Notice that every office in the duplex unit has an exterior window, bringing in natural light. The office condo market is dominated by units that are approximately 850 sq.ft. in size. Our units are slightly larger and offer a copy/file room that is missing from most competitors' standard floor plans.

Two Unit Duplex
1,882 sq.ft.

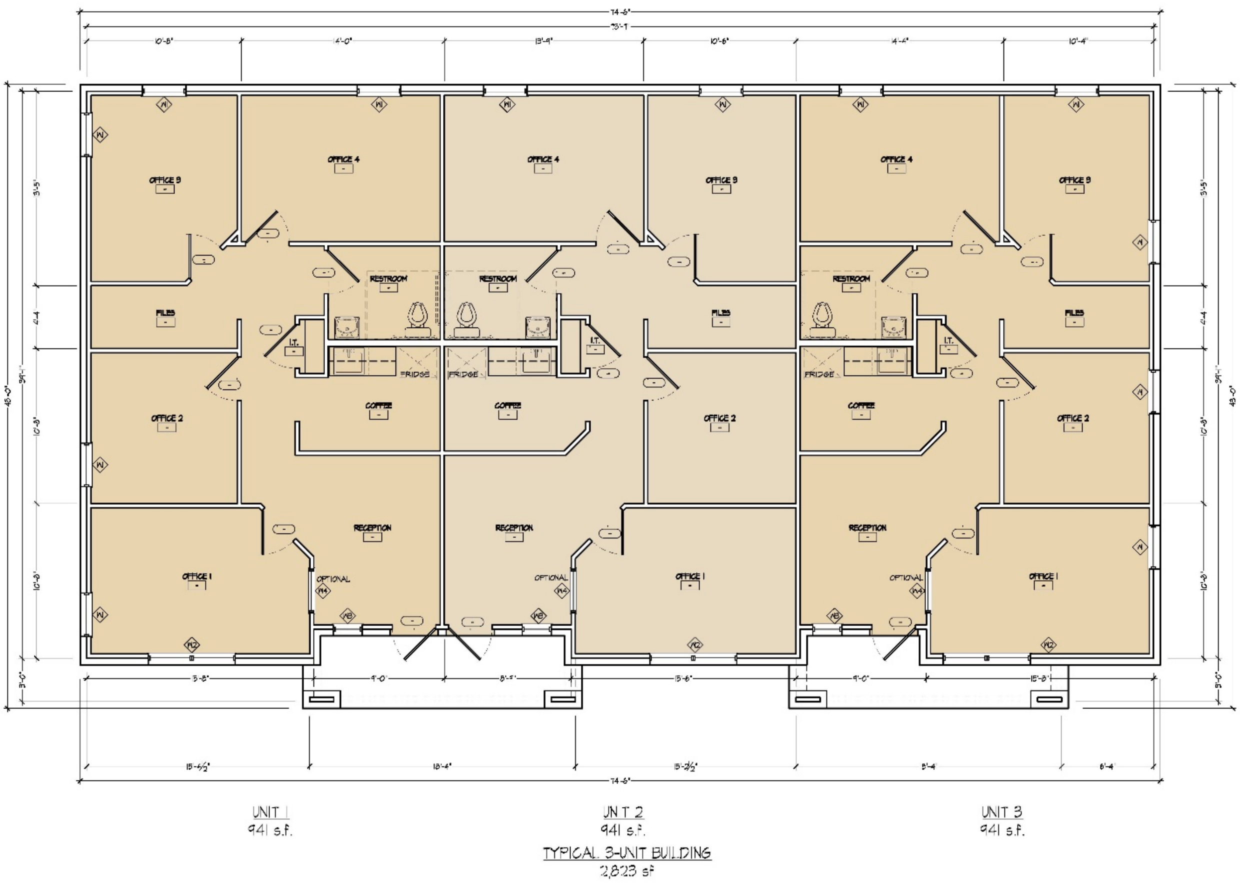


UNIT 1
941 s.f.

TYPICAL 2-UNIT BUILDING
1,882 sf

UNIT 2
941 s.f.

Three Unit Triplex
2,823 sq.ft.

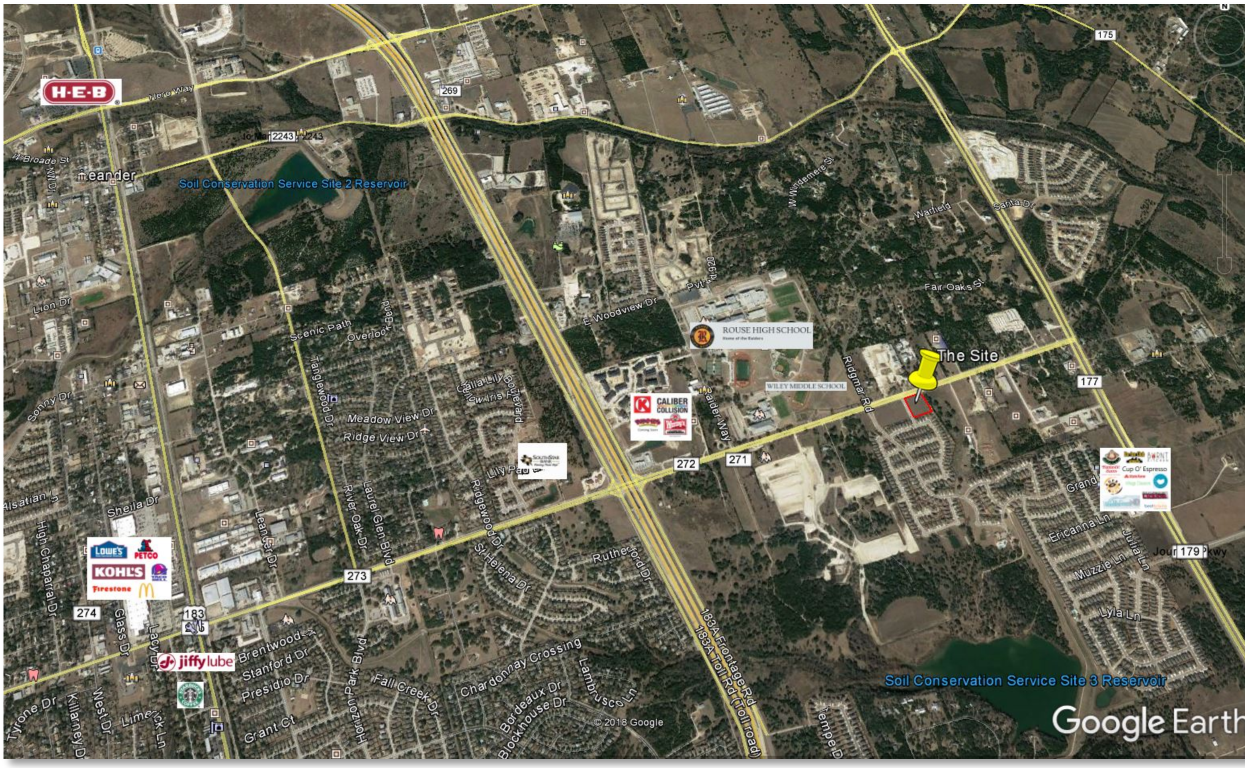


UNIT FEATURES
STANDARD FINISHES

- Four Private Offices + Reception Area
- Kitchenette / Breakroom
- ADA compliant Restroom
- File / Copy Room
- Spacious 10' ceilings
- Wood plank style hard tile in high traffic areas
- Commercial grade carpet in Offices
- High speed AT&T fiber & Spectrum cable
- Granite countertops in Kitchenette
- High efficiency LED downlight throughout
- Brushed nickel lever style hardware
- Separately metered electricity
- Prewired for security
- Individual water heater
- Energy efficient construction throughout
- Individual 16 SEER HVAC systems

STANDARD FINISHES
OR
BUILD TO SUIT

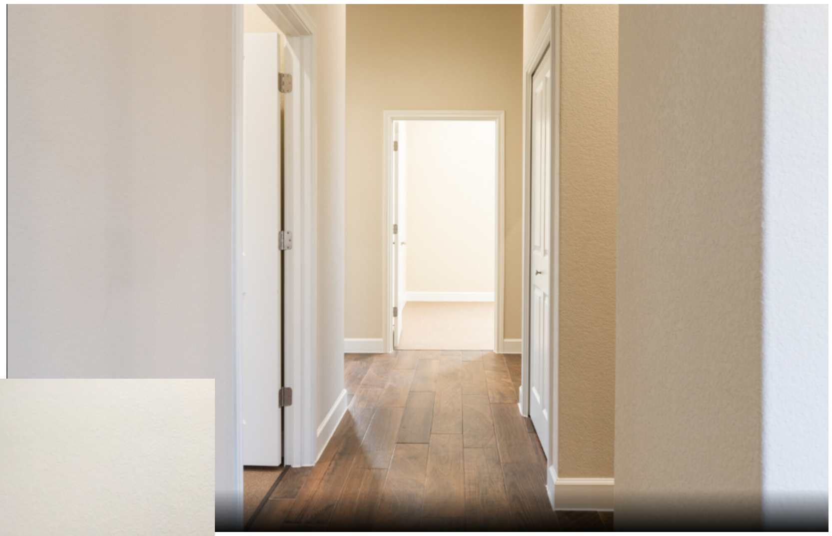
Units will be completely built out with the standard finishes. Units purchased prior to completion of construction can be customized to fit the buyer's specific needs. Units can be combined to accommodate larger users up to 2,823 sq.ft.

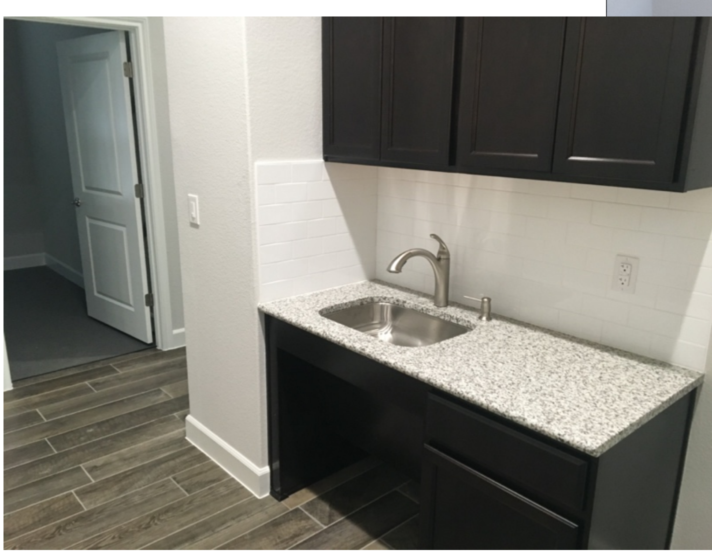


View looking North

View looking East

Typical Interior





Pricing

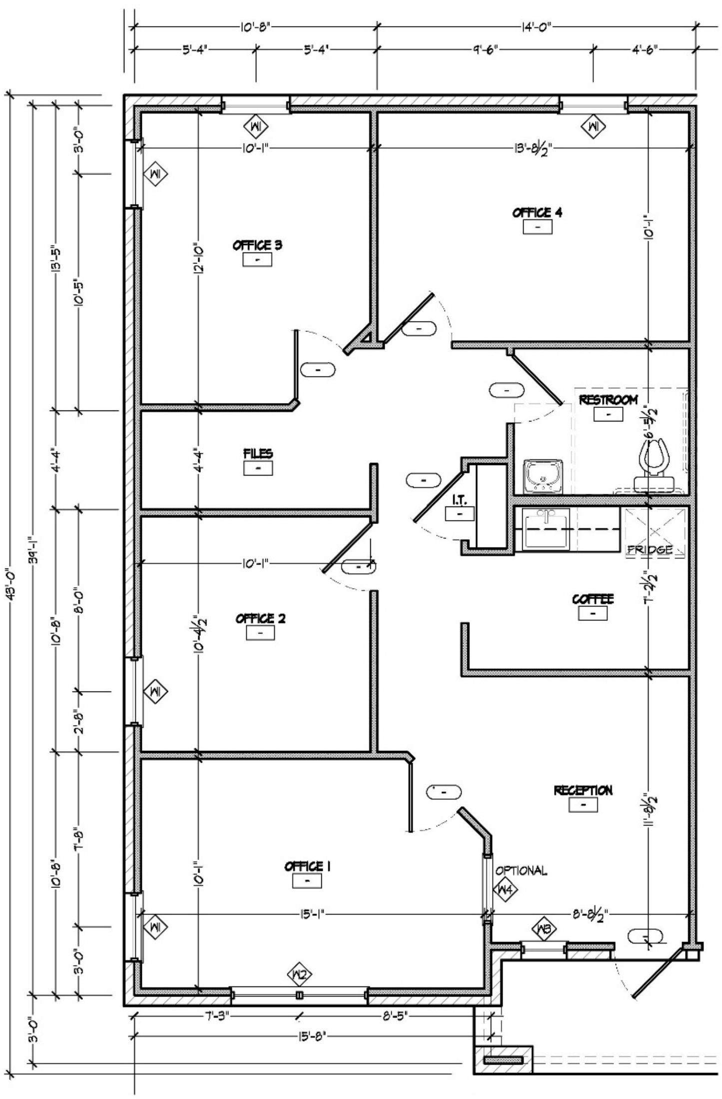
$260,000

PRICING is $260,000 per unit. Pricing includes a fully built out 941 sq.ft. unit constructed to the standard finishes and floor plan. Financing for both owner occupants and investors is readily available from local banks.

LEASING OPTIONS AVAILABLE. Not ready to purchase? Units can be leased for $19-$20 psf NNN. Triple NNN charges are estimated to be $8.85 psf and include: taxes, insurance, CAM, water and trash. The CAM expenses (included in NNN's) are estimated to be $165 per month. Occupants are responsible for electric, personal property insurance and janitorial.

Highly Efficient Floor Plans

Our thoughtfully designed floorplans offer a cost effective solution to your real estate needs and are perfectly sized for many small businesses and medical professionals. This is very efficient office space. You're not paying for expensive building lobbies, elevators, parking garages and other expensive amenities. You only pay for the space you actually use.



PERFECTLY SIZED FOR SMALL BUSINESS

- Insurance Agents
- Accountants
- Lawyers
- Title Companies
- Mortgage Companies
- Financial Services
- Real Estate Offices
- Engineering Firms
- Architects
- Property Management
- Service Industries
- Corporate Headquarters
- Psychiatrist
- Psychologist
- Dentists
- Orthodontists
- Chiropractors
- Physicians
- *Your Business Here!*

Advantages To Ownership

Similar to the decision on whether to purchase or rent your home, owning your office space can offer many advantages.

GET SOME CONTROL OVER YOUR OPERATING EXPENSES We're fortunate to live and work in one of the most dynamic real estate markets in the country. The only downside to this market is that rental rates seem to go up and up. Owning your own office space protects you from rent increases, and based on current financing options, your mortgage payment could be less per month than leasing.

Lease vs Buy Example

941 Sq.Ft. Unit	Base Rent	NNN Expenses	Monthly Total	5 Yr Principal Paydown
Leasing	$1,490 ($19 psf)	$695 ($8.85 psf)	$2,185	$0
Owning	$1,260 (P & I)	$695	$1,955	$37,600

Financing Assumptions: $260,000 purchase price; 20% down payment; $208,000 loan amount; 4.0% interest fixed for 5 years; 20 year amortization schedule. Monthly P & I payment of $1,260. *For Illustration purposes only. Contact your banker for a specific loan quote.*

INVESTMENT This is not just an investment in your business; it's a real estate investment that has the potential to increase in value over time. While appreciation is certainly not guaranteed, real estate has historically proven to be a very solid investment. In addition, the principal portion of your mortgage payment acts like a savings account, steadily building up equity in your asset over time. Furthermore, many owners allow themselves room for future business expansion by purchasing more space than they currently need, then lease out the excess space to create an additional income stream.

TAX ADVANTAGES Mortgage interest, property taxes and depreciation can provide some significant tax advantages for a property owner. Please consult with your tax advisor for details on how these advantages will affect your specific situation.

RETIREMENT PLANNING Years of making lease payments have likely left you feeling somewhat emptyhanded. You've got a good solid business and make your payments on time but have nothing to show for it. By becoming your own landlord, you will finally reap the benefits of all those payments. When you retire or sell your business, in addition to the going concern value of your company, you will have a real estate asset that you can sell or lease as well.

PRIDE OF OWNERSHIP Owning your own office offers stability and prestige to your business and projects a successful image to your clients.

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