



Highland Falls

Office Condominiums

1640 Highland Falls Dr. Leander, Texas

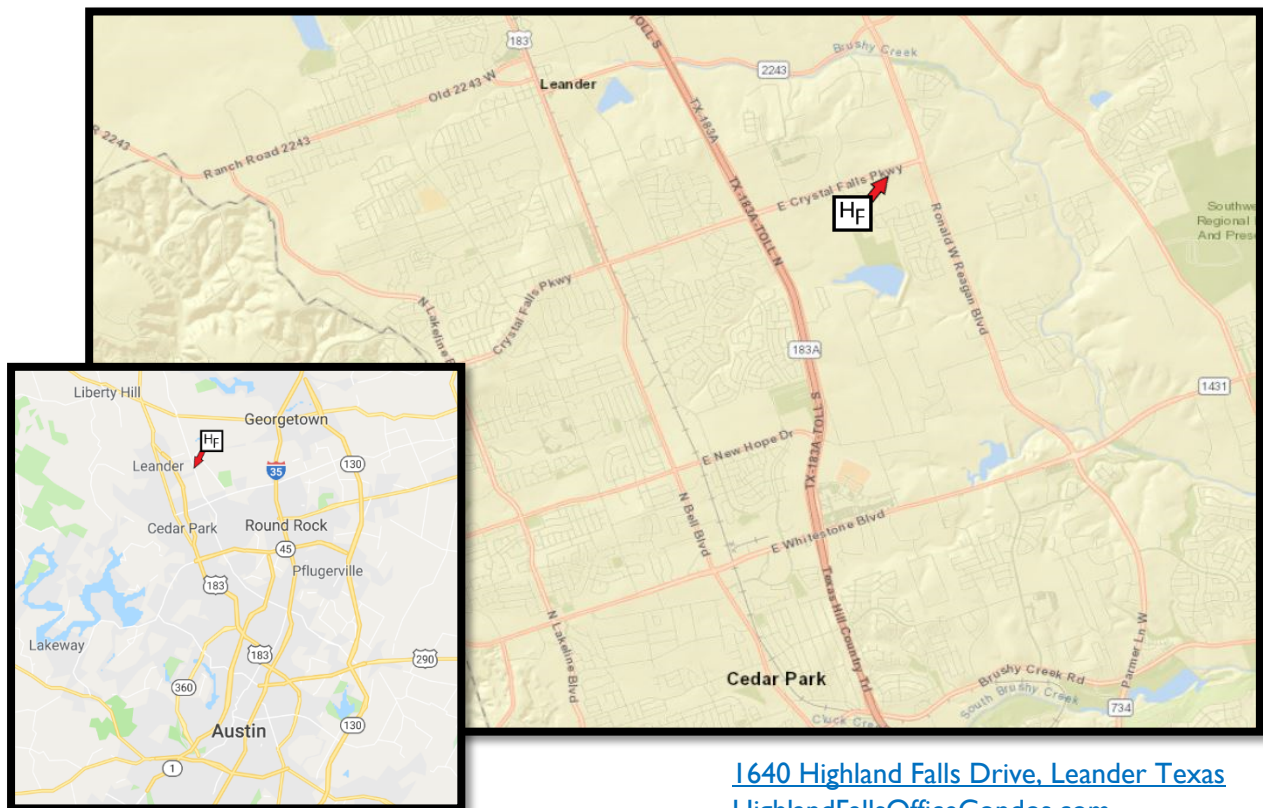
**Unit #902
Available
For Lease**

Located on a prime site 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](http://1640HighlandFallsDrive,LeanderTexas)
HighlandFallsOfficeCondos.com

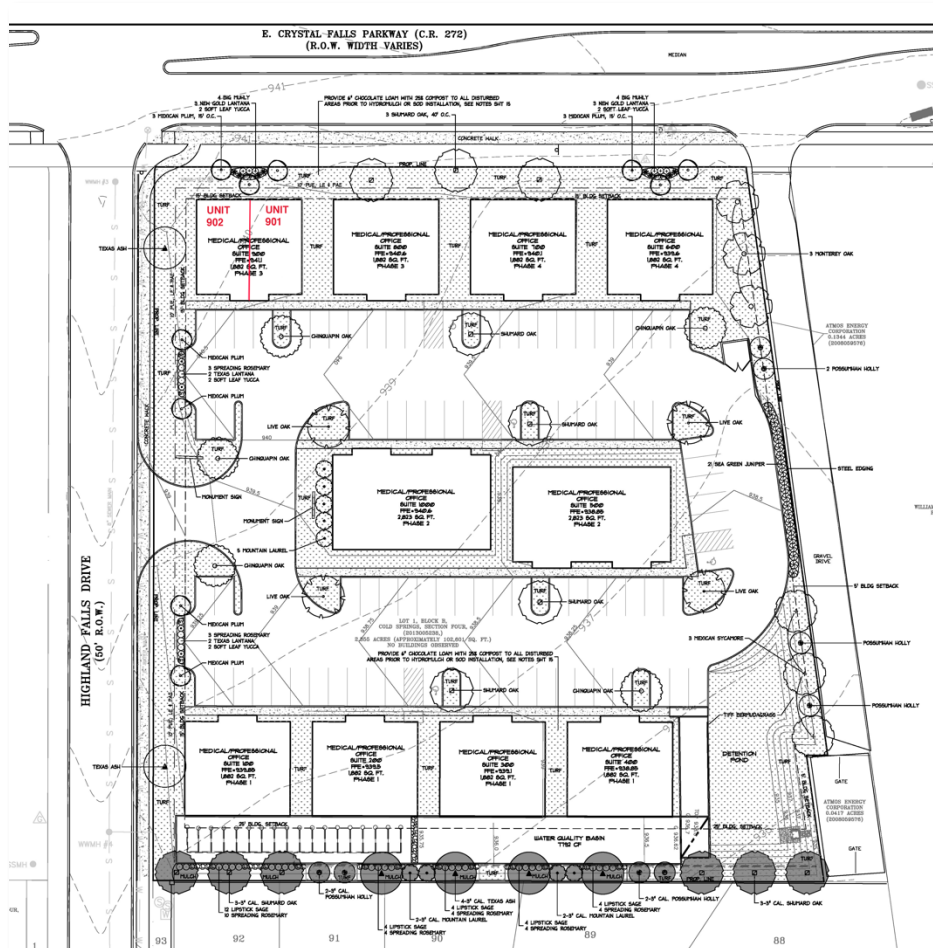
**Professionally
Marketed By:**

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Commerce Realty Advisors

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. Each condominium unit contains approximately 941 sq.ft.



Premium Unit

Unit 902 is the Developer's personal unit. It is located on the hard corner of Crystal Falls and Highland Falls and enjoys the highest visibility on any unit in the project.

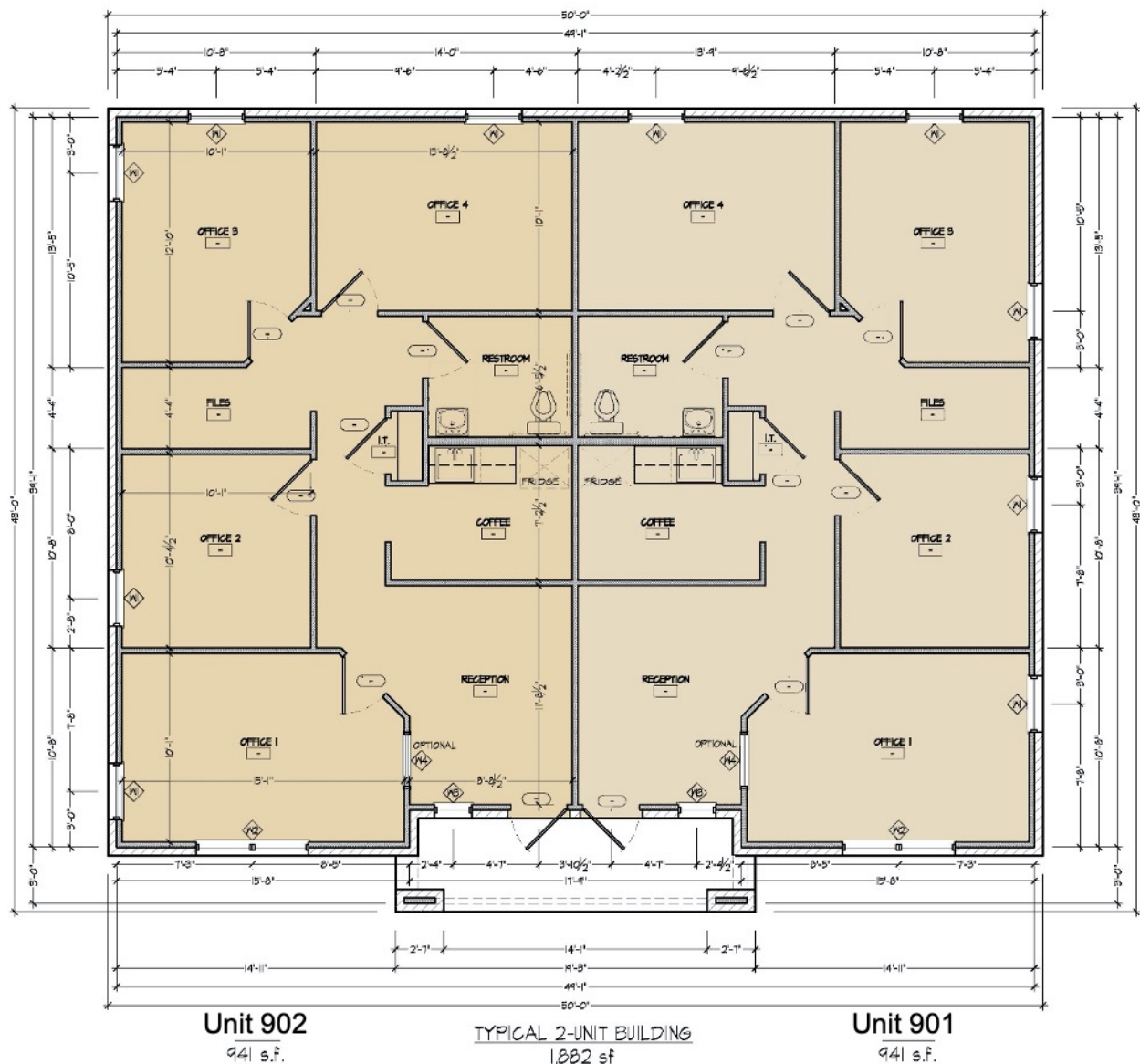
Generous Parking Ratio

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.

DUPLEX BUILDING

The unit is approximately 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 subject space is one-half of a two unit duplex building. Notice that every office in the duplex 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 unit is slightly larger and offers a copy/file room that is missing from most competitors' standard floor plans.



UNIT FEATURES STANDARD FINISHES

- Four Private Offices + Reception Area
- Kitchenette / Breakroom
- ADA compliant Restroom
- File / Copy Room
- Spacious 10' ceilings
- Wood plank style ceramic tile in high traffic areas
- Commercial grade carpet in Offices
- High speed AT&T fiber & Spectrum cable



Reception
Area



Typical Office



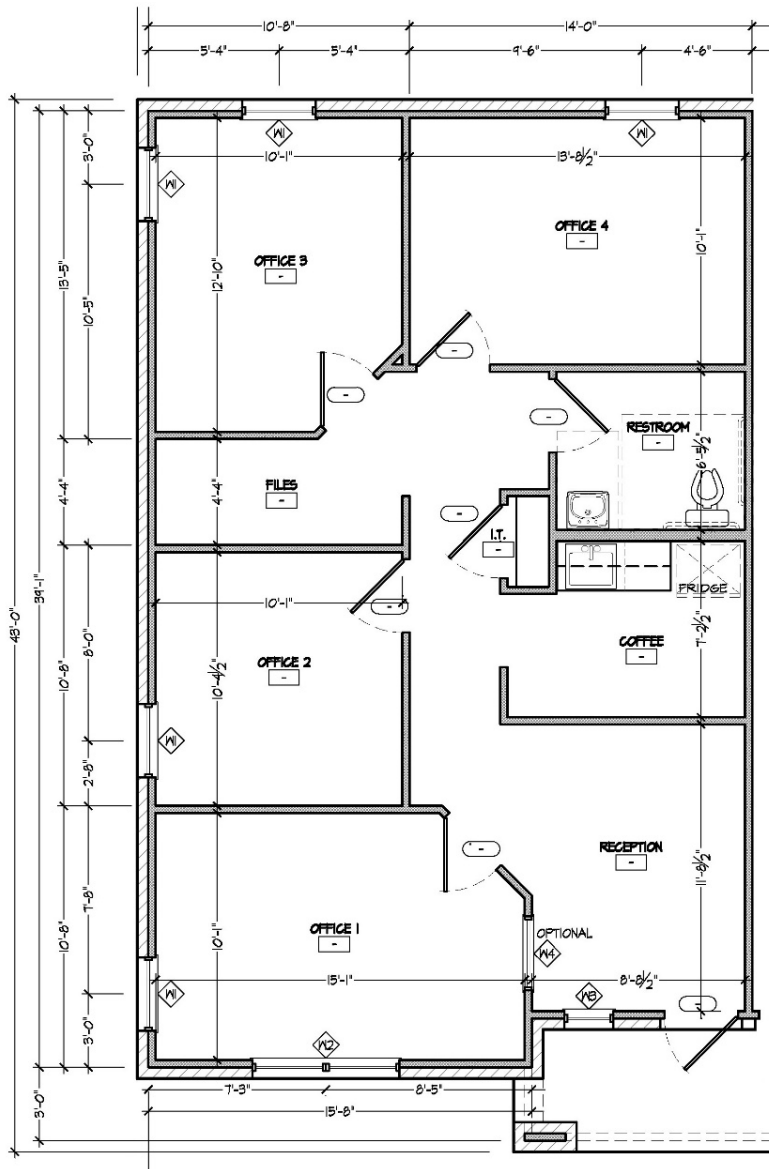
Private Restroom

Kitchenette with
room for full sized
refrigerator



Highly Efficient Floor Plan

Our thoughtfully designed floorplan offers a cost-effective solution to your real estate needs and is 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!*

Lease Rate

\$20 psf NNN

LEASE RATE is \$20.00 psf NNN. The triple NNN charges are estimated to be \$8.85 psf and include: taxes, insurance, CAM, water and trash. In addition, occupants are responsible for electric, phone/internet, liability and personal property insurance and janitorial.

Based on our standard unit size of 941 sq.ft., the initial estimated rent would be:

	<u>MONTHLY</u>	<u>ANNUALLY</u>
Base Rent @ \$20.00 psf:	\$1,568.33	\$18,820.00
Estimated NNN @ \$8.85 psf:	\$ 694.00	\$ 8,328.00
Totals	\$2,262.33	\$27,148.00

LEASE TERM: A 3 to 5 year primary term is preferred.

ESCALATIONS: \$.50 psf annual base rent escalation

SECURITY DEPOSIT: One month's rent

SIGNAGE: Pre-finished Duranodic bronze back plate and brushed aluminum interior panel with vinyl lettering. One 2'x 7' sign above the front door, one 2' x 6' sign on the rear elevation facing Crystal Falls Parkway and one 8.25" x 25" panel on the Tenant Directory Monument sign at the park's front entrance. Total turn-key price is \$2,268 which includes sign, permits, custom lettering including color copy and logos, installation and tax.

