

Professional Office Condominium

FOR LEASE

📍 1103 Williams Dr. Suite 405, Georgetown, TX



Professional Office Condominium

Move-In Ready (2nd Generation)

Reception & Waiting Area

Monument & Building Signage Available

Immediate Occupancy



Darren Siegel

Principal/Agent

📞 512.964.3656

✉️ dsiegel@newedgecre.com

Available Space: **1,021 SF**

Lease Rate: **\$25.00 PSF (Gross)**

Lease Type: **Gross Lease**

Availability: **Immediate**



EXECUTIVE SUMMARY

Position your business in one of Georgetown's established office corridors.

Discover a professional office opportunity in one of Georgetown's most established business corridors. Located at 1103 Williams Drive, Suite 405, this 1,021-square-foot office condominium offers a practical and well-maintained layout designed for a variety of professional businesses.

The suite features a welcoming reception area, three private offices, a private restroom, and two offices equipped with sinks, making it particularly suitable for medical professionals, wellness providers, consultants, insurance agencies, accountants, attorneys, and other office users. With immediate availability and convenient access to IH-35 and major commercial destinations, this property provides an ideal environment for businesses seeking functionality, accessibility, and a professional image.



**FOR
LEASE**



**1,021 SF
Office Condo**



**Gross
Lease**



**Immediate
Occupancy**



**2nd
Generation
Space**



PROPERTY HIGHLIGHTS

- ✓ 1,021 SF Professional Office Suite
- ✓ Reception & Comfortable Waiting Area
- ✓ Three Private Offices
- ✓ Two Offices with Plumbing
- ✓ Monument & Building Signage
- ✓ Immediate Occupancy



LOCATION HIGHLIGHTS

- ✓ High-Visibility Williams Drive Corridor
- ✓ Convenient Access to Retail & Restaurants
- ✓ Surrounded by Established Professional Businesses
- ✓ Minutes from IH-35



TRAFFIC COUNTS

Interstate 35	95,233 VPD
Williams Drive	32,468 VPD
I-35 Frontage Road	33,561 VPD
Austin Avenue	20,628 VPD

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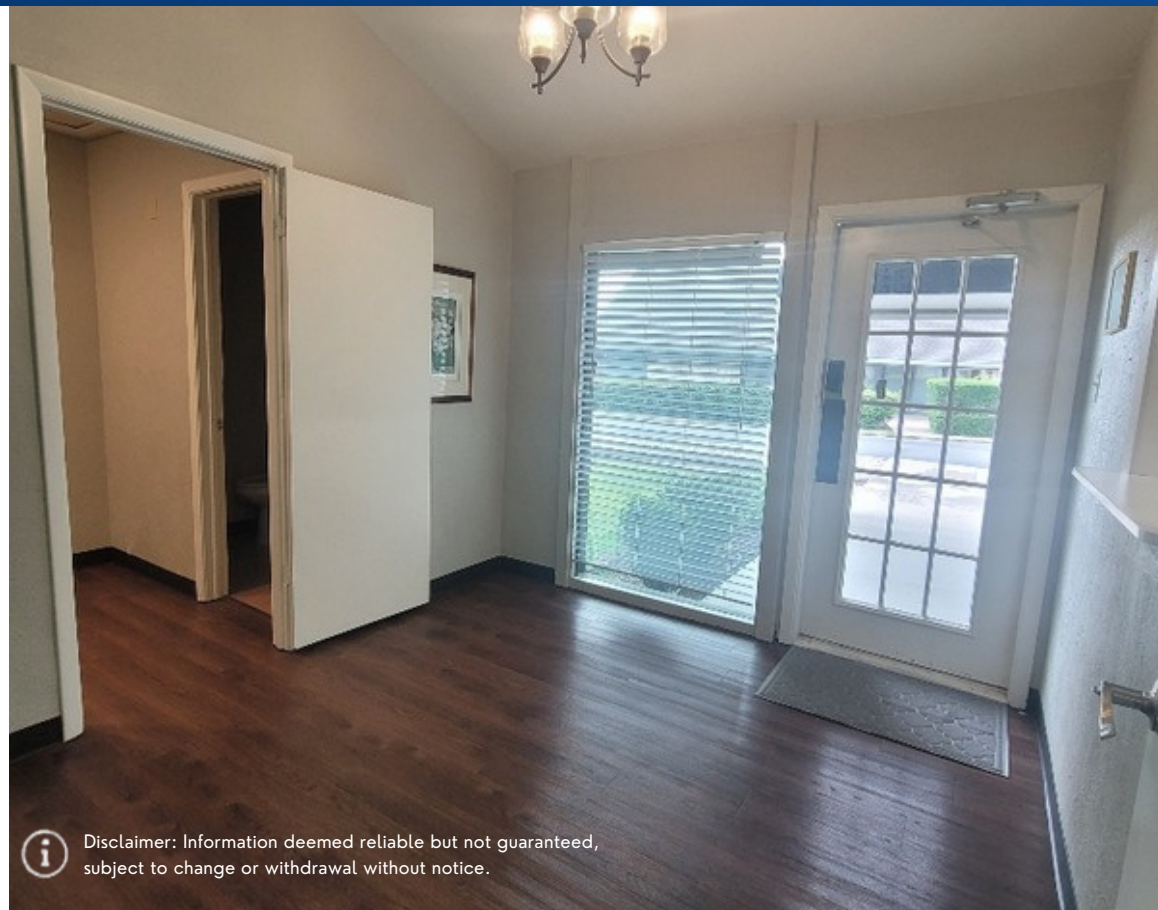
PROFESSIONAL OFFICE CONDOMINIUM
1103 Williams Dr. Suite 405, Georgetown, TX

For Lease



PROPERTY DETAILS

CATEGORY	DETAILS
PROPERTY TYPE	Office Condominium
AVAILABLE SPACE	1,021 SF
LEASE RATE	\$25.00 PSF
LEASE STRUCTURE	Gross Lease
BUILDING STATUS	Second Generation
AVAILABILITY	Immediate
YEAR BUILT	1979
PARKING	Open Parking
SIGNAGE	Monument & Building Signage
CEILING HEIGHT	Approximately 8 FT



PROPERTY FEATURES



**RECEPTION
WITH WAITING
AREA**



**THREE
PRIVATE
OFFICES**



**EXISTING
PLUMBING/SINKS
IN TWO OFFICES**



**FUNCTIONAL
OFFICE
LAYOUT**

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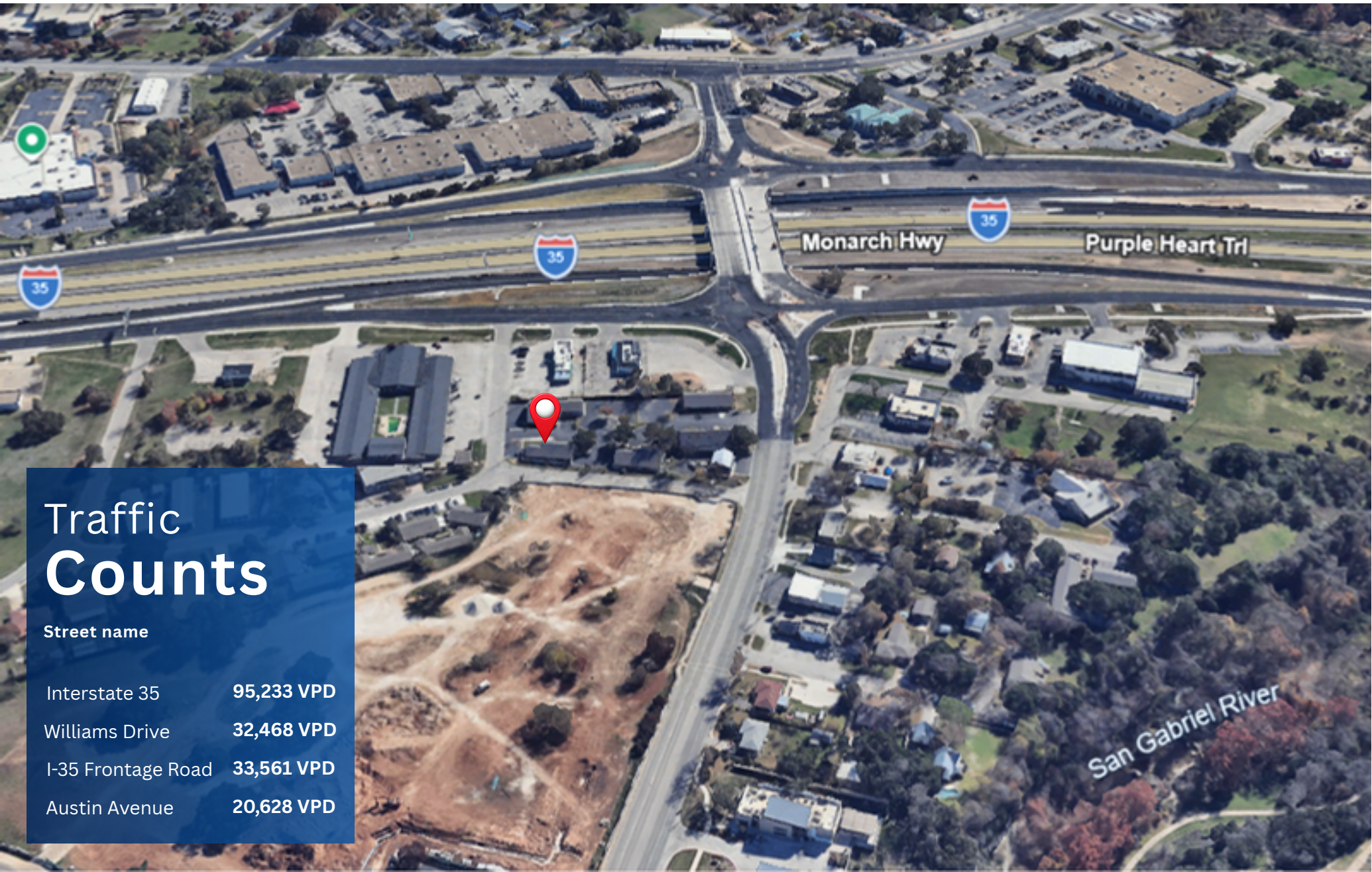
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Traffic Counts

Street name

Interstate 35	95,233 VPD
Williams Drive	32,468 VPD
I-35 Frontage Road	33,561 VPD
Austin Avenue	20,628 VPD

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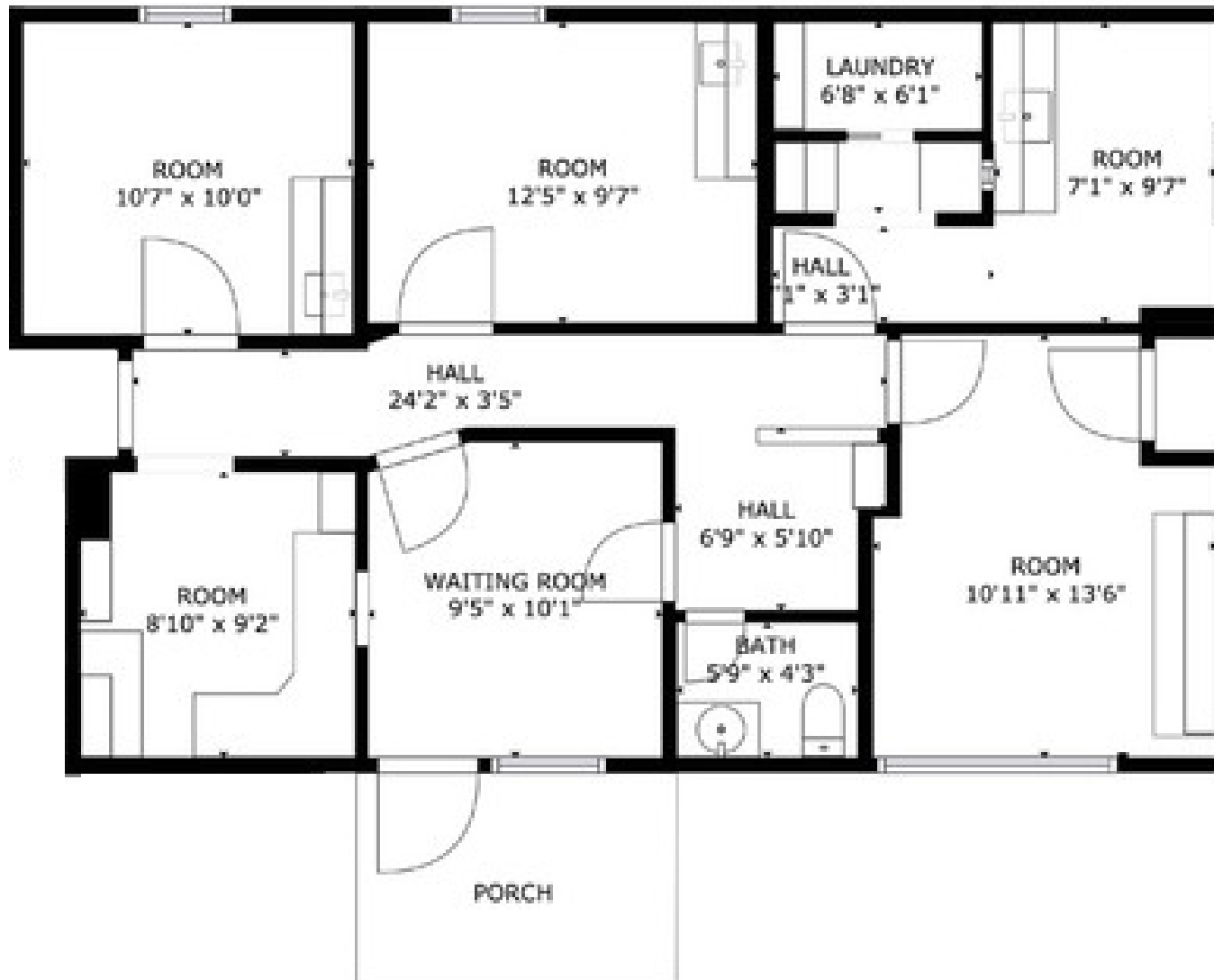
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FLOOR PLAN



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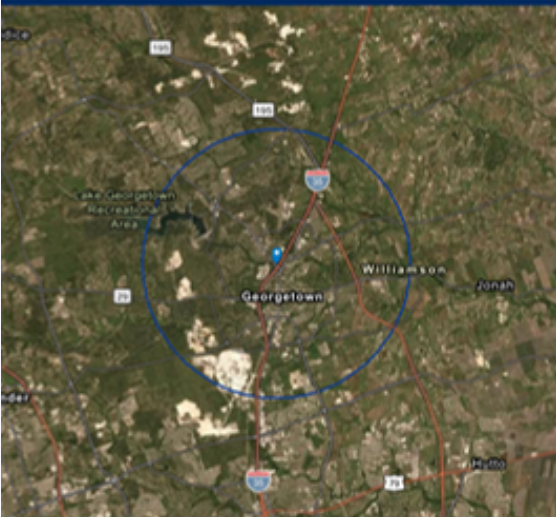


DEMOGRAPHIC & KEY FACTS

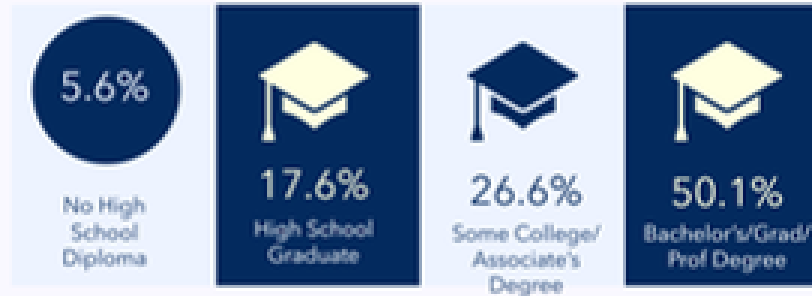
DEMOGRAPHIC PROFILE

1103 Williams Dr, Suite 405, Georgetown, Texas, 78628

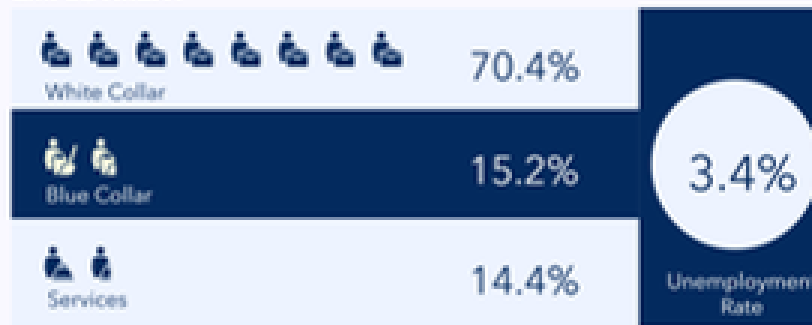
Ring of 5 miles



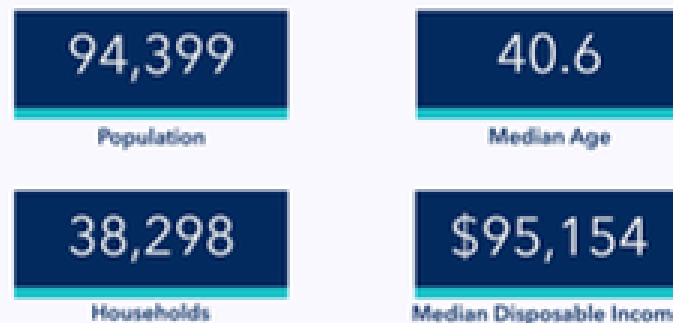
EDUCATION



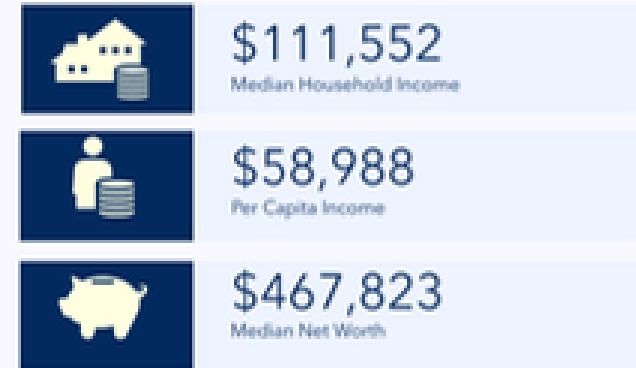
EMPLOYMENT



KEY FACTS



INCOME



HOUSEHOLD INCOME



DEMOGRAPHIC DETAILS FOR 5 MILES

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PROPERTY PHOTOS



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OVERVIEW

Georgetown is one of the fastest-growing communities in Central Texas and a premier destination for businesses seeking long-term growth and stability. Located just north of Austin along the Interstate 35 corridor, the city offers a highly educated workforce, strong household incomes, and a business-friendly environment that continues to attract professional services, healthcare providers, and expanding local businesses. Continued residential growth and infrastructure improvements have positioned Georgetown as one of the region's most desirable locations for office and commercial investment.

Economy

Georgetown benefits from a diverse and resilient economy supported by healthcare, education, technology, professional services, retail, and advanced manufacturing. Major employers, including St. David's Georgetown Hospital, Southwestern University, AirBorn Inc., Williamson County, and Georgetown Independent School District, contribute to steady employment growth and economic stability. Ongoing residential development and population expansion continue to drive demand for professional office space, medical services, financial institutions, and business support services throughout the city.

Real Estate

Georgetown's commercial real estate market continues to experience strong demand as businesses expand alongside the city's rapid population growth. The Williams Drive corridor has become an established destination for professional offices, medical practices, financial services, and neighborhood retail, offering excellent accessibility and visibility for businesses. Convenient access to Interstate 35, nearby retail centers, restaurants, and growing residential communities makes this location ideal for companies seeking a professional presence in one of Central Texas' fastest-growing markets. Suite 405 at 1103 Williams Drive provides an outstanding opportunity for businesses looking for a move-in-ready office in a well-established commercial corridor.

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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 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:
 - 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 our records.

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Primary Assumed Business Name				Associate			
Neerja Kwatra	664880	nkwatra@newedgecre.com	(512)698-2730	Darren Siegel	640724	dsiegel@newedgecre.com	(512)964-3656
Designated Broker of Firm	License No.	Email	Phone	Sales Agent/Associate's Name	License No.	Email	Phone

Contact

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All offerings are made in compliance with federal, state, and local fair housing and equal opportunity laws.



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At New Edge Commercial Real Estate, we combine the dual expertise of seasoned CRE advisors and CPAs with a passion for innovation. Rooted in integrity, transparency, and financial discipline, we help clients make smarter, faster, and more profitable real estate decisions. From land sales to investment portfolios, our team delivers results backed by market insight, tax strategy, and cutting-edge technology.