FOR LEASE
OFFICE

Highland Vista Office Park- Building 15

2951 FM 1460 at Westinghouse Road, Georgetown, TX 78626

- **Move-In Ready/ End Cap Unit**
- **Prime Location**
- **Generous Parking Ratio**

Available Units:
Unit 1502- 1,000 SF
Unit 1503- 1,000 SF
Unit 1504- 1,000 SF

NEW EDGE
COMMERCIAL REAL ESTATE

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Listing Details
Area : 1,000 SF
Base Rent : $28 PSF
NNN : $11.10 PSF

Executive Summary

Turnkey office space with contemporary finishes and immediate availability

An exceptional opportunity to lease a ±1,000 SF professional office condominium within Highland Vista Office Park, ideally positioned at the intersection of FM 1460 and Westinghouse Road along the Georgetown–Round Rock border. Units 1502, 1503, and 1504 are available individually, each featuring an efficient, well-designed floor plan suited for small businesses, medical professionals, and service providers seeking quality space without unnecessary overhead.

The property is supported by strong surrounding residential growth and continued commercial expansion, with close proximity to major employers, medical facilities, and higher education campuses. Convenient access to IH-35 and SH-130 ensures excellent connectivity for both clients and employees.

Property Features

Property Highlights:

- ±1,000 SF Professional Office Condo
- Immediate Availability
- Modern Finishes with Efficient Layout
- Durable, Attractive Interiors
- High-Efficiency LED Lighting Throughout
- Energy-Efficient Construction
- Separately Metered Utilities & Individual HVAC System
- Duplex Units with Windows in Every Office
- Expanded Storage Closets
- Abundant On-Site Parking
- Customizable Interior Options Available

Location Highlights:

- Prime location at FM 1460 & Westinghouse Road
- On the Georgetown–Round Rock border in a high-growth corridor
- Convenient access to IH-35 and SH-130
- Surrounded by dense residential development and growing daytime population
- Minutes from major hospitals, retail, and essential services

Traffic counts:

- FM 1460: **±22,722 VPD**
- Westinghouse Road: **±4,495 VPD**

Property Details

Category	Details
Available Space :	1,000 SF
Available Units:	1502, 1503, 1504
Base Rent :	$28 PSF
Estimated NNN :	$11.10 PSF
Lease Type :	NNN
Building Type :	Office Condo (Duplex Building)
Availability :	Immediate
Parking :	4.1 / 1,000 SF
Year Built :	2024
Zoning :	C-1
Ideal Uses :	Medical or Dental Clinic, Urgent Care Facility, General Office, Banking and Financial Services, General Retail

Traffic Counts

Street name	VPD
FM 1460	22,722
Westinghouse Road	4,495

Drive Times

Downtown Round Rock
10 Minutes

IH-35 (via Westinghouse Rd)
5 Minutes

SH-130 Toll Road
6 Minutes

The Avery Centre / ACC Campus
5 Minutes

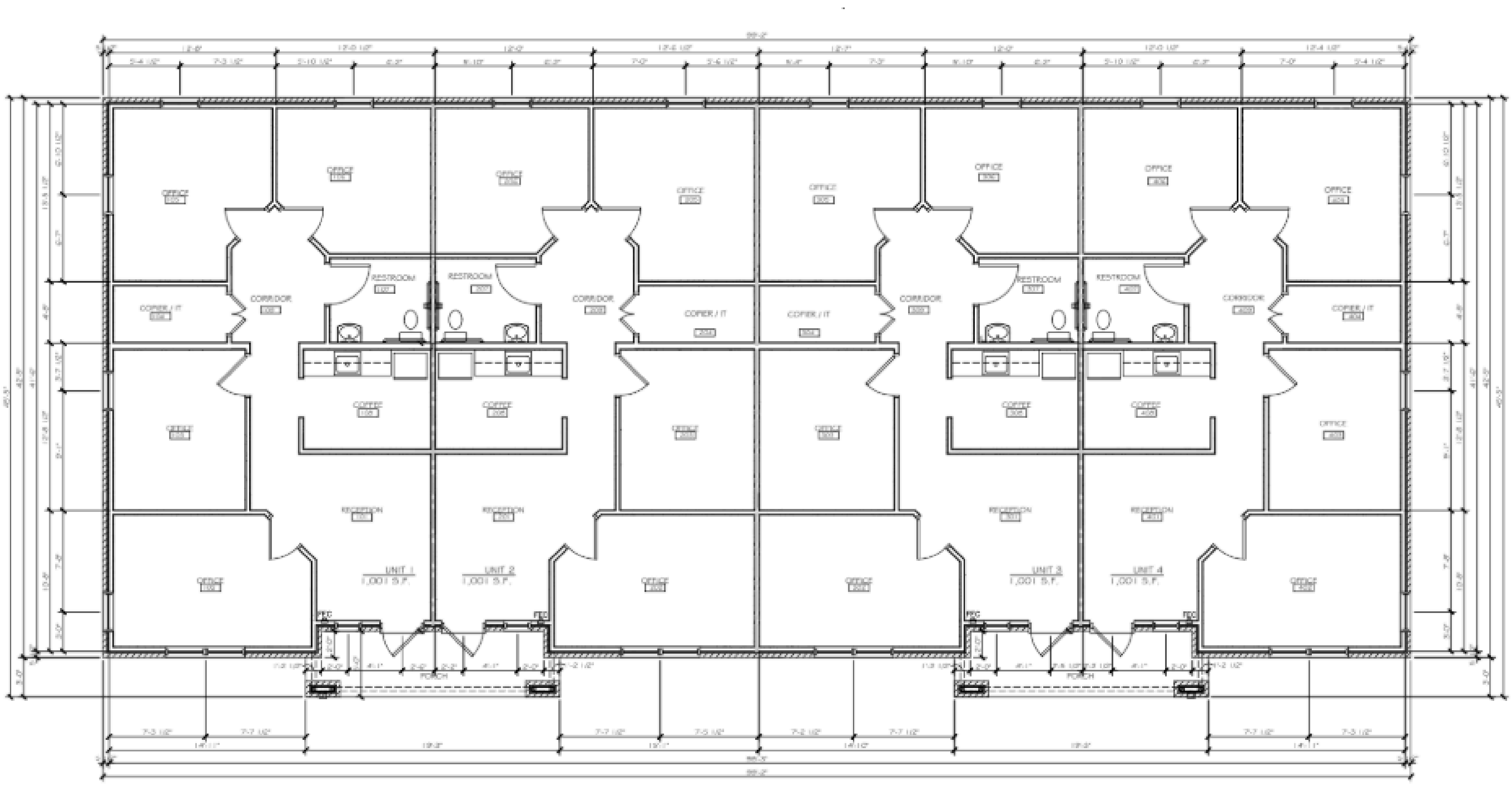
SITE PLAN


1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
Unit- 1504
Unit- 1503
Unit- 1502
FM 1460

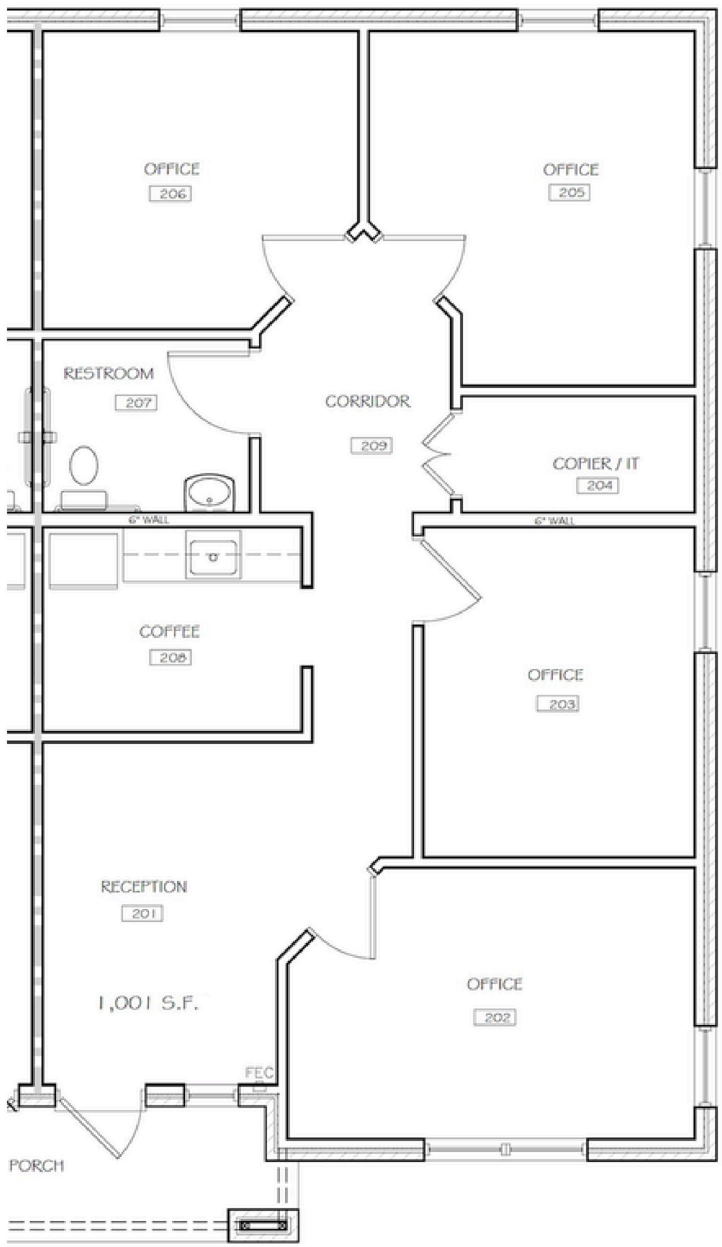

Bridgehaven
Westhaven
Vizcaya
Highland Vista Office Condos
Westinghouse Rd


Teravista
Carver Elementary
Westinghouse Rd
FM 1460
Highland Vista Office Condos

Building Floor Plan

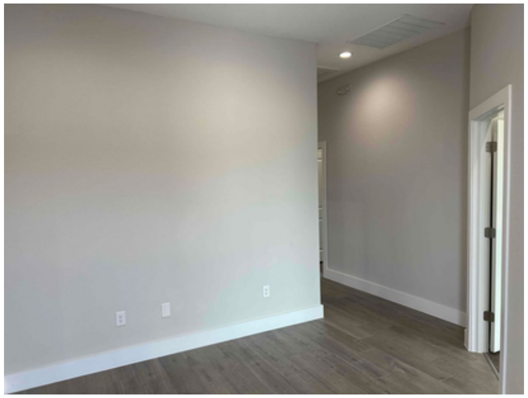


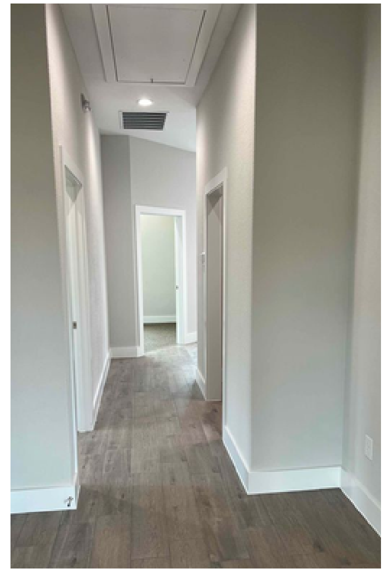
Floor Plan

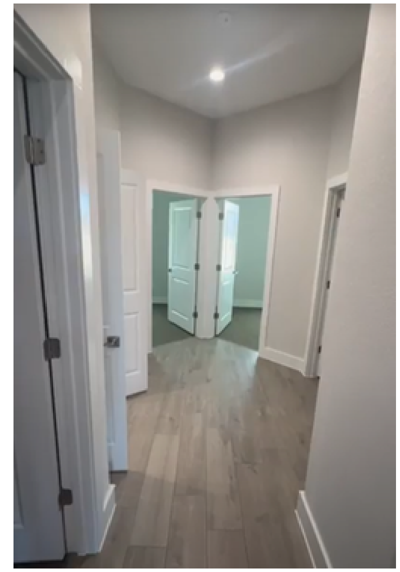

OFFICE
206
OFFICE
205
RESTROOM
207
CORRIDOR
209
COPIER / IT
204
6" WALL
6" WALL
COFFEE
208
OFFICE
203
RECEPTION
201
1,001 S.F.
OFFICE
202
FEC
PORCH

Unit 1502, 1503 & 1504

Property Photos







Overview

Highland Vista Office Park is a professionally designed office condominium development strategically located at the intersection of FM 1460 and Westinghouse Road on the Georgetown–Round Rock border. This high-growth corridor benefits from strong residential expansion, increasing daytime population, and convenient access to IH-35 and SH-130. The property offers efficient, modern office space ideal for medical and professional users seeking visibility, accessibility, and functionality without the cost of traditional multi-story office buildings. With immediate availability, ample surface parking, and proximity to major retail, healthcare, and educational destinations, Highland Vista provides a practical and cost-effective solution for today's growing businesses.

Economy

The Georgetown–Round Rock submarket is one of the strongest and fastest-growing economic areas in Central Texas, driven by sustained population growth, job creation, and continued investment in infrastructure. The area benefits from a diverse employment base anchored by healthcare, education, technology, manufacturing, and professional services. Proximity to major employers, regional hospitals, higher education campuses, and expanding residential communities supports a growing daytime population and consistent demand for medical and professional office space. Strong household incomes and pro-business policies continue to attract businesses seeking long-term stability and growth in the northern Austin MSA.

Real Estate

The Georgetown–Round Rock real estate market continues to demonstrate strong fundamentals, supported by sustained population growth, expanding employment, and significant residential development. Ongoing investment along the FM 1460 and Westinghouse Road corridors has driven increased demand for well-located medical and professional office space serving nearby neighborhoods and business centers.

Limited new supply of small, efficient office condos combined with strong traffic exposure and easy highway access positions Highland Vista Office Park as an attractive option for tenants seeking quality space in a growing suburban market. Continued development activity and infrastructure investment reinforce long-term demand for office and service-oriented uses in this area.

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:

- Musttreat 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.
- Mustnot, unless specifically authorized in writing to do so by the party, disclose:
  - thatthe owner will accept a price less than the written asking price;
  - thatthe 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 our records.

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