

FOR LEASE
OFFICE SPACE

Traditional or Medical

2,165 - 4,535 SF Available

7515 O'Connor Drive
Round Rock, TX 78681



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7515 O'CONNOR is a newly constructed office building located in Round Rock, TX. Available September 2025 - Brand-new ±4,535 SF office building designed for one or two tenants. Build-to-suit opportunity—customize your ideal space. Excellent visibility and access on FM 620, just minutes from Toll 45 and I-35. Perfect for professional, medical, or creative use.

SIZE & AVAILABILITY

- 2,165 - 4,535 SF Available
- Available September 2025
- Suites can be divided by floors
- Shell space condition or build to suit
- \$34/SF/YR
- TI Allowance: Call Broker

FEATURES

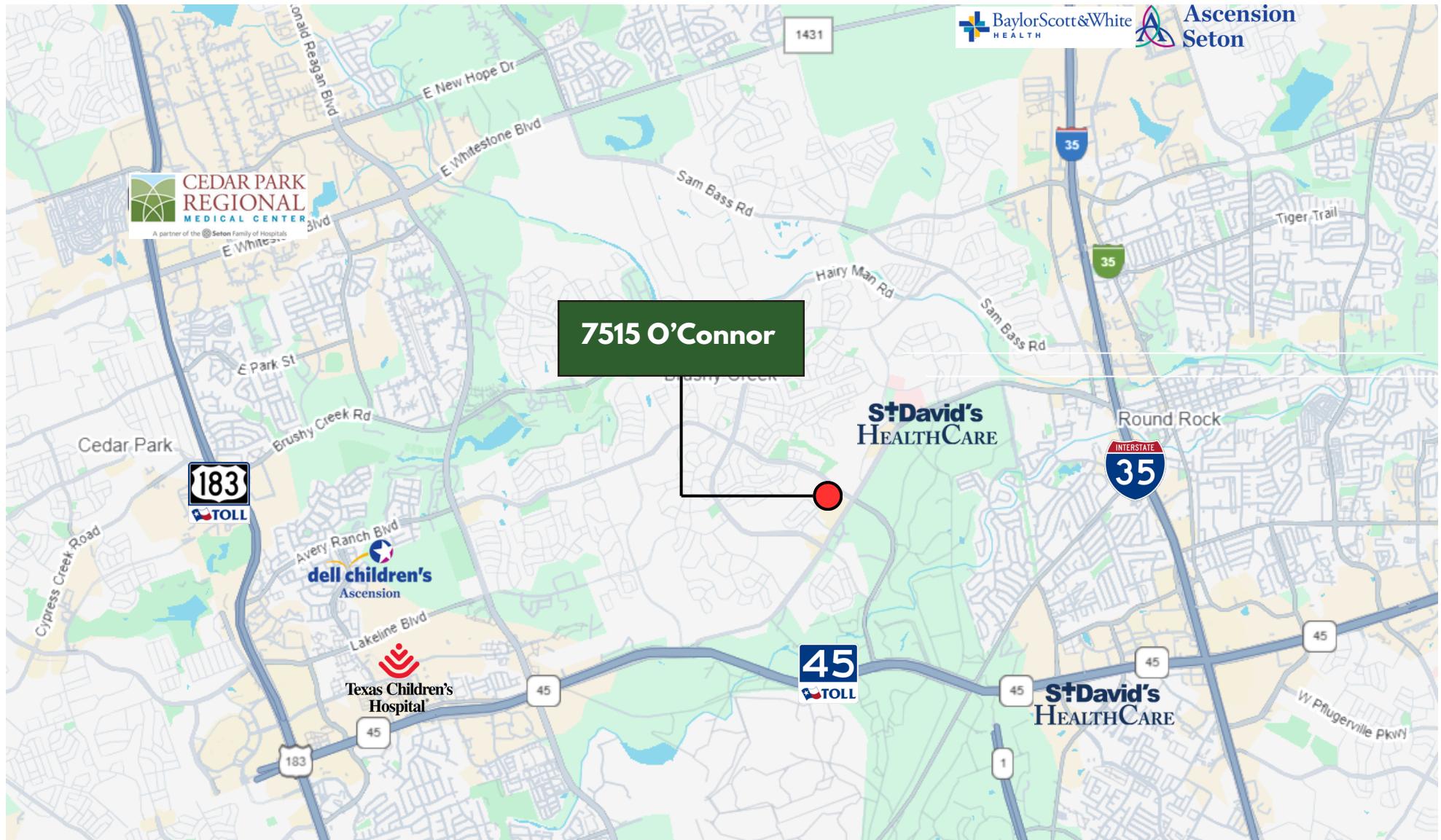
- Modern design with natural light throughout
- Excellent access to both I35 and Toll 45
- Ample restaurants, retail, and hotels nearby
- Inviting courtyard ideal for breaks, meetings, or working outside



Daniel King

512-968-3943

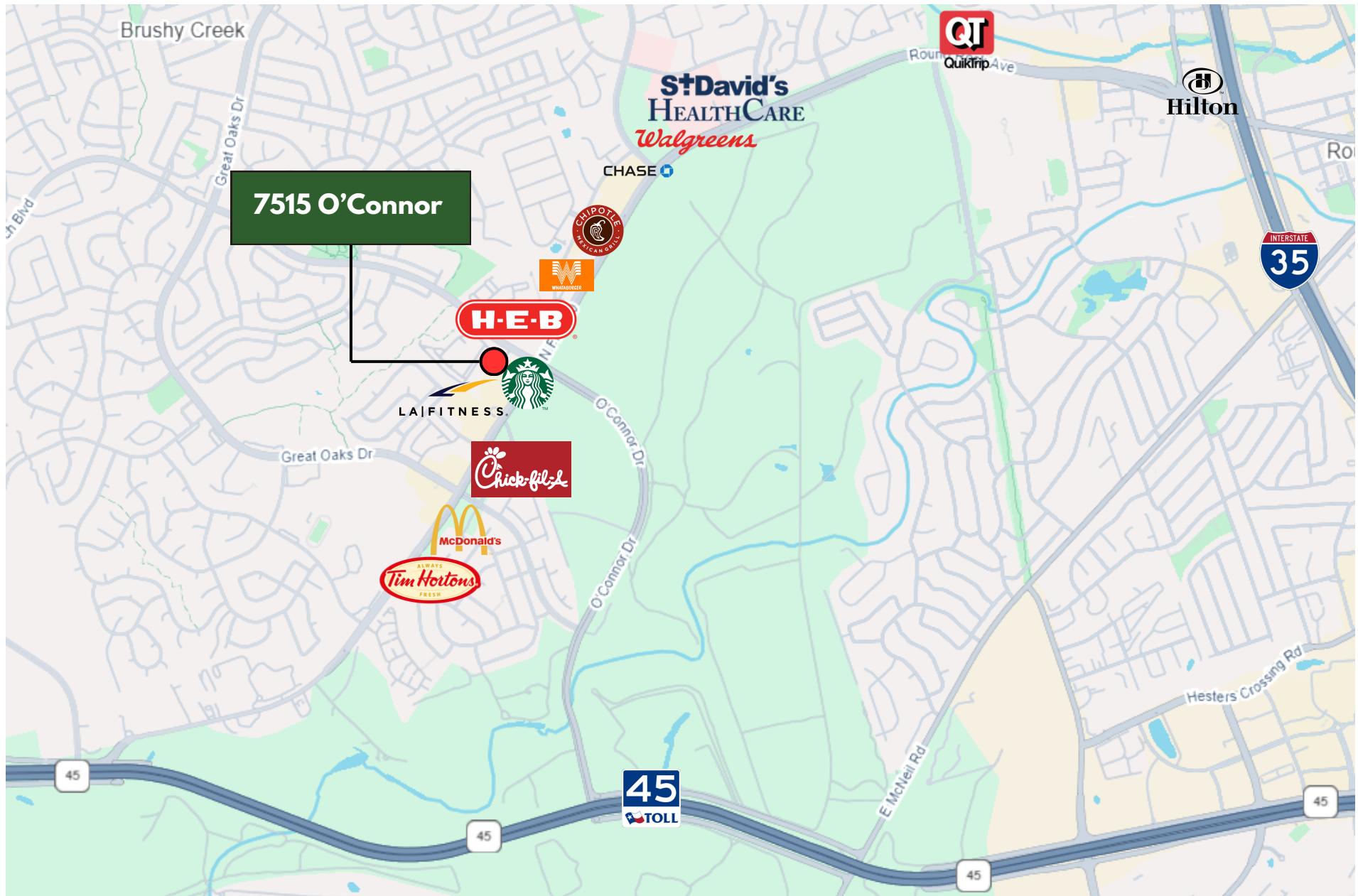
Daniel@windsorgруппtx.com



FOR MORE
INFORMATION
PLEASE CONTACT

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512-968-3943
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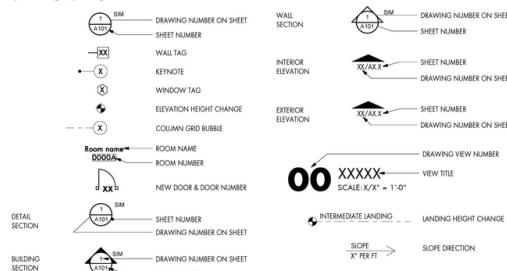




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**SYMBOLS LEGEND****PLAN KEY NOTES**

1. SITE DESIGN BY OTHERS, REF. CIV. DRAWINGS.
 2. SAUTILO TILE, CLAY IMPORTS 12"X12" ANTIQUE SATIN FINISH.
 3. RAISED LIMESTONE PLANTER (MATCH BUILDING STONE) PROVIDE IRRIGATION & DRAINAGE. REFER TO DETAIL SECTION FOR "DRINK RAIL" DESIGN.
 4. PLANTING AREA, PROVIDE 4" X 1/4" STEEL EDGING AT PERIMETER. 6" PLANTING MEDIUM AMENDED FOR CACTI AND NATIVE TEXAS PLANTINGS. SPRAY IRRIGATION AND BUBBLERS @ TREES.
 5. UNDERCOUNTER REFRIGERATOR, OWNER PROVIDED, CONTRACTOR INSTALLED.
 6. DISHWASHER, OWNER PROVIDED, CONTRACTOR INSTALLED.
 7. MICROWAVE, OWNER PROVIDED, CONTRACTOR INSTALLED.
 8. EDGE OF CANOPY ABOVE.
 9. CONFIRM WALL FRAMING DEPTH WITH DRINKING FOUNTAIN MANUFACTURER'S SPECIFICATIONS. CENTERLINE OF EACH DRINKING FOUNTAIN TO BE 15" MIN. FROM SIDE WALL.

GENERAL NOTES

1. REFER TO AS SHEET SERIES FOR PARTITION TYPES.
 2. REFER TO AS SHEET SERIES FOR DOOR & FRAME TYPES & DOOR SCHEDULE.
 3. REFER TO SHEET A.5.2 FOR TYPICAL BLOCKING & GYPSUM BOARD DETAILS.
 4. DIMENSIONS ARE TO INSIDE FACE OF CURTAINWALL / STOREFRONT MULLIONS AND TO FACE OF GYPSUM BOARD AT INTERIOR LOCATIONS UNLESS NOTED OTHERWISE.
 5. ALL DOOR FRAMES (HINGE SIDE) TO BE 4 INCHES FROM ADJACENT PERPENDICULAR PARTITIONS, UNLESS NOTED OTHERWISE.
 6. ALL PARTITIONS TO BE C1 UNLESS NOTED OTHERWISE.
 7. EWL = EDGE OF EXTERIOR FINISH WALL LINE.

ARCHITECT

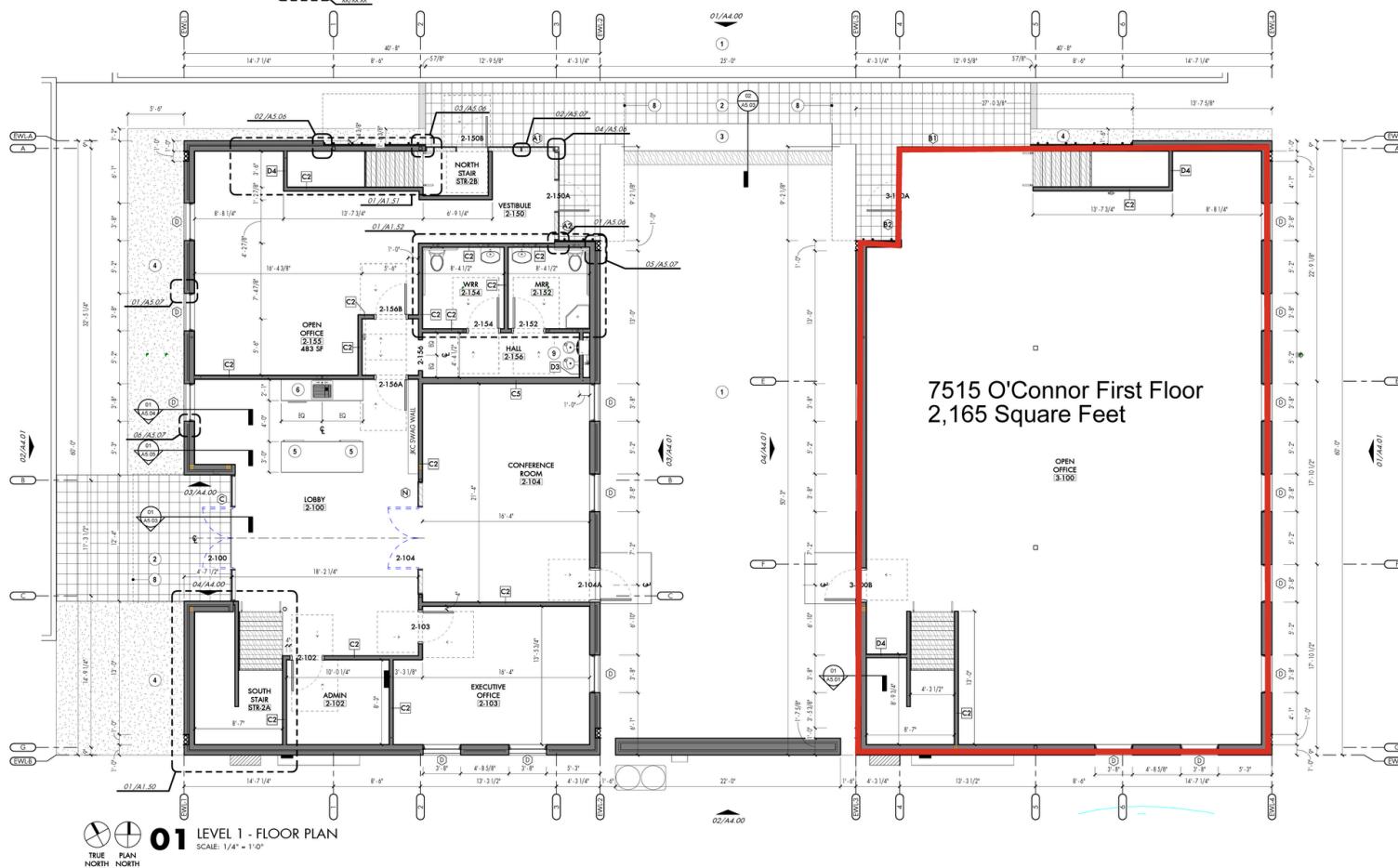
HIP HOP DESIGN STUDIO, LLC
 1000 BURGESS DR.
 PO BOX 2422
 ROUND ROCK, TX 78680
 740.525.2268
 LICENSE NO. #25893

MEP

COEFFICIENT ENGINEERING, LLC
 MARK TUK, PE
 2912 CIR 175
 SUITE A
 AUSTIN, TX 78641
 512.222.4900
 LICENSE NO. #19172

STRUCTURAL

BONES ENGINEERING & DESIGN STUDIO
 SHANE TANNER PE
 PO BOX 660194
 AUSTIN, TEXAS 78746
 LICENSE NO. #F-26588

**JKC OFFICE**

7509 O'CONNOR DRIVE
BUILDINGS 2 & 3
ROUND ROCK, TX 78681

REVISION NO. DESCRIPTION DATE

CURRENT REVISION ISSUE DATE

ORIGINAL SHEET ISSUE DATE

2025.01.13

ISSUE

100% CD SET -
FOR PERMIT &
CONSTRUCTIONLEVEL 1 - FLOOR
PLAN

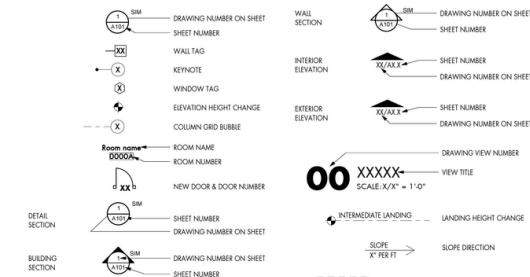
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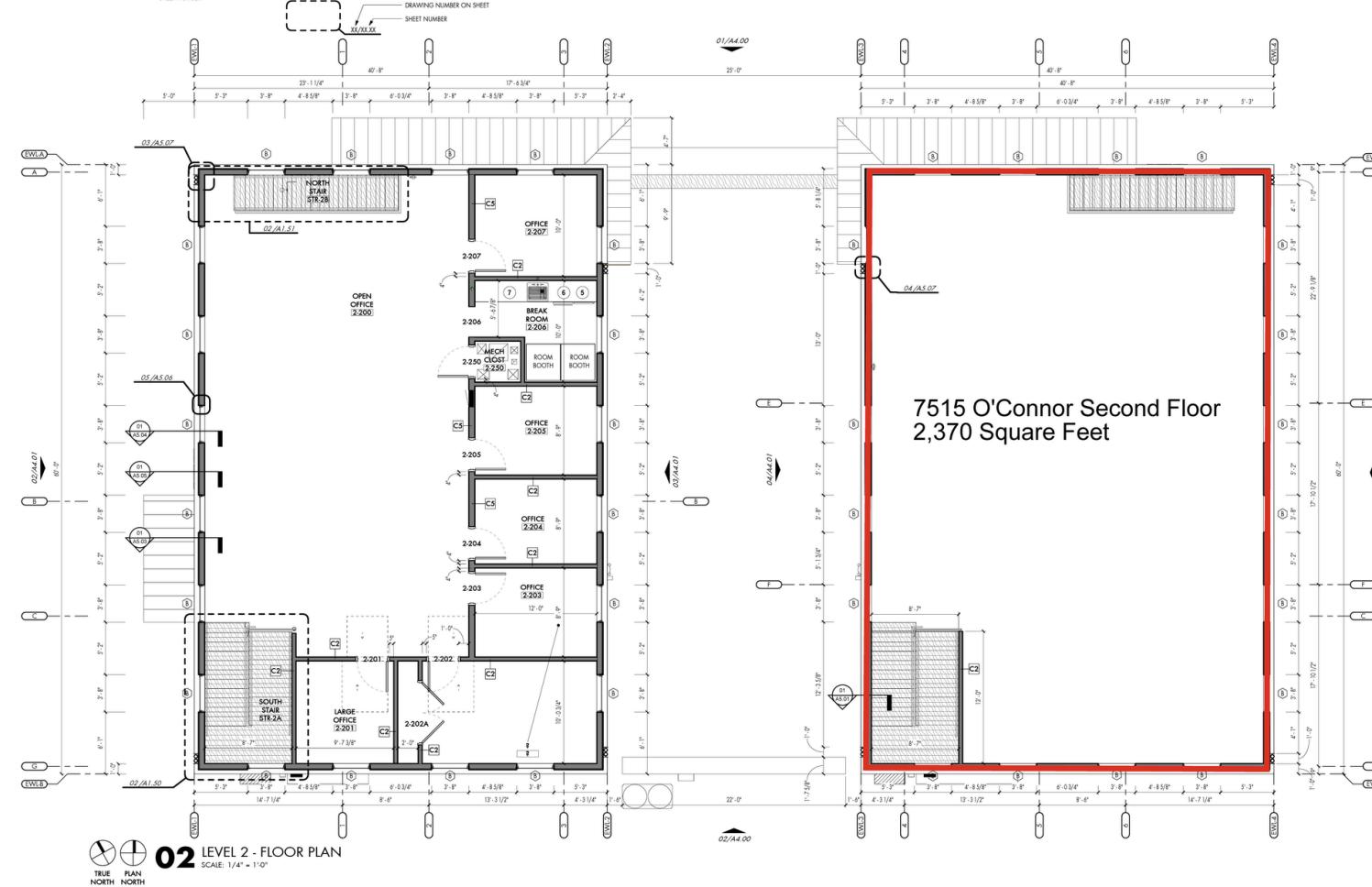


SYMBOLS LEGEND



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hup

ARCHITECT

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 LICENSE NO: #26588

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REVISION NO. DESCRIPTION DATE
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LEVEL 2 FLOOR PLAN



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7515 O'Connor

Renderings

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W
WINDSOR GROUP



7515 O'Connor Drive

Round Rock, TX 78681

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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.

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.

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.

Gary Franklin Brown

206621

Gary@windsorgrouptx.com

(512) 750-9262

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Daniel King

786774

Daniel@windsorgrouptx.com

(512) 968-3943

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date