



**3309 FOREST CREEK DRIVE**  
ROUND ROCK, TX 78664



\$650,000



1,460 sqft

## DESCRIPTION

2 connecting office condominiums (Units 502 & 503) offered together in the Forest Creek Office Condominiums in Round Rock. Built in 2020, this newer, higher end construction features a flexible layout that can function as a single larger suite or be divided back into two separate units. The combined space currently offers a large central reception area, 6–8 private offices depending on configuration, 2 conference rooms or the additional offices. Each side includes its own break area with sink, refrigerator space, microwave, granite countertops, and white cabinetry, an ADA restroom and a dedicated server/IT closet. Interior features include tall ceilings, wood-look tile flooring throughout, recessed lighting, ceiling fans, plantation shutters, and glass office doors. Professional finishes create a clean and functional workspace suitable for office users like legal, financial, consulting, or general office users (buyer to verify). Some office furniture may be negotiable with the sale. The layout allows an owner-occupant to utilize the full space or occupy one side while leasing the other. Each unit maintains separate entrances and a reception separation wall can be put back up. Located with convenient access to I-35, SH-45 Toll, and SH-130. The property is within close proximity to major employers including Dell, Samsung, Emerson, Amazon, Tesla, and the Kalahari Resort development. Austin-Bergstrom International Airport is approximately 30 minutes away. All information is deemed reliable. Buyers to verify all information.

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 1109742  
**YEAR BUILT:** 2020  
**COUNTY:** Williamson  
**TRACT OR SUBDIVIION:** Forest Creek  
**LIST DATE:** 03/06/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** RRE  
**SQUARE FEET:** 1,460  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.03  
**LOT SIZE (SQFT):** 1,089

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Tile

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- ParkingLot

### SIDING:

- Brick

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- CableAvailable
- ElectricityAvailable
- FiberOpticAvailable
- PhoneAvailable
- SewerAvailable
- WaterAvailable

**LISTED BY:** Robert Fischer

## ADDITIONAL PROPERTY DETAILS

**PHONE:** 512.994.0247

**BROKERED BY:** Keller Williams Realty-RR