

Coldwell Banker Commercial United, Realtors®

A COMMITMENT TO EXCELLENCE AT THE HIGHEST LEVEL

# FOR SALE OR LEASE

## PROFESSIONAL OFFICE SPACE



Located at:

1627 WILLIAMS DR  
GEORGETOWN TX 78628

CONTACT:

Bertha Godinez, Realtor®  
512-635-4222  
Bgodinez@CBUnited.com

Or

Bob Sedlor, Realtor  
512-517-8241  
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**Property Overview:** Office space for sale or lease. Free standing building with frontage on Williams Drive. Zoned SP to allow for a transition from residential use to relatively small scale office use while maintaining a predominantly residential property appearance

**The Buildings:** This 2488 SF building has been divided into two suites. Suite #2 is approx 875 SF (+/-) and currently has a commercial lease in place. Suite #1 is 1600 sf (+/-) and is available for lease. Suitable for a residence, owner occupied small business or general office space. Williams drive frontage and high traffic count make this an ideal location with investment potential.

**The Site:** The building lot is .36 acres in size with an estimated 112 feet of frontage on Williams Drive. There is an empty lot adjacent to the property and the survey shows that a portion of the driveway is in the adjacent lot #10. An easement has been granted

**Area Overview:** Georgetown offers the charm of small-town living, yet is just minutes from the culture and excitement of Austin, the state capital. Located in Central Texas it boasts an extremely affordable cost of living, favorable tax advantages, and wonderful climate year-round.

**The City** of Georgetown works with other local government and educational institutions to create and implement programs that address the needs of our business community promoting cooperation with potential businesses and programs that provide opportunities and incentives to assist companies locating in Georgetown. For additional information visit: Visit: [www.WilliamsDrive.Info](http://www.WilliamsDrive.Info)



1701 Williams Dr  
Georgetown TX 78628

# 2201 Williams Drive, Georgetown TX 78628

## Office Space for Sale



Suite #2 is currently under a commercial lease.

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Offered For Sale at \$285,000  
Re: MLS # 6041380

Suite #101 For Lease at \$1450 per month—Utilities included

### Directions

2201 Williams Dr  
Georgetown TX 78626

I-35 North to exit 261A,  
(Lake Georgetown —FM 2338)

Left on Williams Drive.

Site is located about 1 mile  
from I-35 on the right

