

# \$1,550 - 1640 Highland Falls Drive 1001, Leander

MLS® #1435885

**\$1,550**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 0.01 Acres

Highland Falls Office Condo, Leander, TX

Professional 4 office suite is ideal for small business, law, accounting, psychologist or small medical. ADA compliant

suite has 10' ceilings, reception area, small closet, hallway multifunction room, break room and private restroom.

2021 construction ready for immediate move-in with beautiful wood plank tile throughout traffic areas and recessed lighting. NNN of \$12.75/SF added to base rent. One-time charge for impressive fascia and monument signage of \$1,240. See attached flyer.

Built in 2021

## Essential Information

|            |                  |
|------------|------------------|
| MLS® #     | 1435885          |
| Price      | \$1,550          |
| Bathrooms  | 0.00             |
| Acres      | 0.01             |
| Year Built | 2021             |
| Type       | Commercial Lease |
| Sub-Type   | Office           |
| Status     | Active           |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1640 Highland Falls Drive 1001 |
| Area        | CLN                            |
| Subdivision | Highland Falls Office Condo    |
| City        | Leander                        |



|          |            |
|----------|------------|
| County   | Williamson |
| State    | TX         |
| Zip Code | 78641      |

**Amenities**

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Utilities | Cable Available, Electricity Available, Phone Connected, Water Connected |
| Parking   | Asphalt, Parking Lot                                                     |
| View      | None                                                                     |

**Interior**

|          |         |
|----------|---------|
| Interior | Tile    |
| Heating  | Central |

**Exterior**

|              |                                      |
|--------------|--------------------------------------|
| Construction | Frame, Masonry, Stone Veneer, Stucco |
|--------------|--------------------------------------|

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 78                |
| Zoning         | LC-3-C            |

**Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Landmark Properties |
|----------------|---------------------|

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