

FOR LEASE **TERAWEST**

I-35 & WESTINGHOUSE ROAD • GEORGETOWN, TEXAS 78626

Developed by
BOURN
COMPANIES





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Availability

NextGen Class A Office
25,000 up to 500,000 SF
Available 2Q 2020



Incentives

Available from the city
of Georgetown



Tremendous Parking Ratio

6:1000 parking with ability
to add more if needed

TERAWEST is located at Westinghouse Road and Mays Drive, with great access to University Boulevard, I-35, and Toll Road 130. It is an 88-acre, mixed-use development and offers flexible and efficient floor plates. The site is adjacent to Teravista, one of the top selling master-planned communities in the Austin Metro Area.

Property Highlights

- Potential to add up to 500,000 SF; unique scalability for tenants' current and future needs
- Lower occupancy cost relative to traditional office space
- Many nearby amenities
- Georgetown is ranked fifth fastest-growing city in the US with a population of over 50,000

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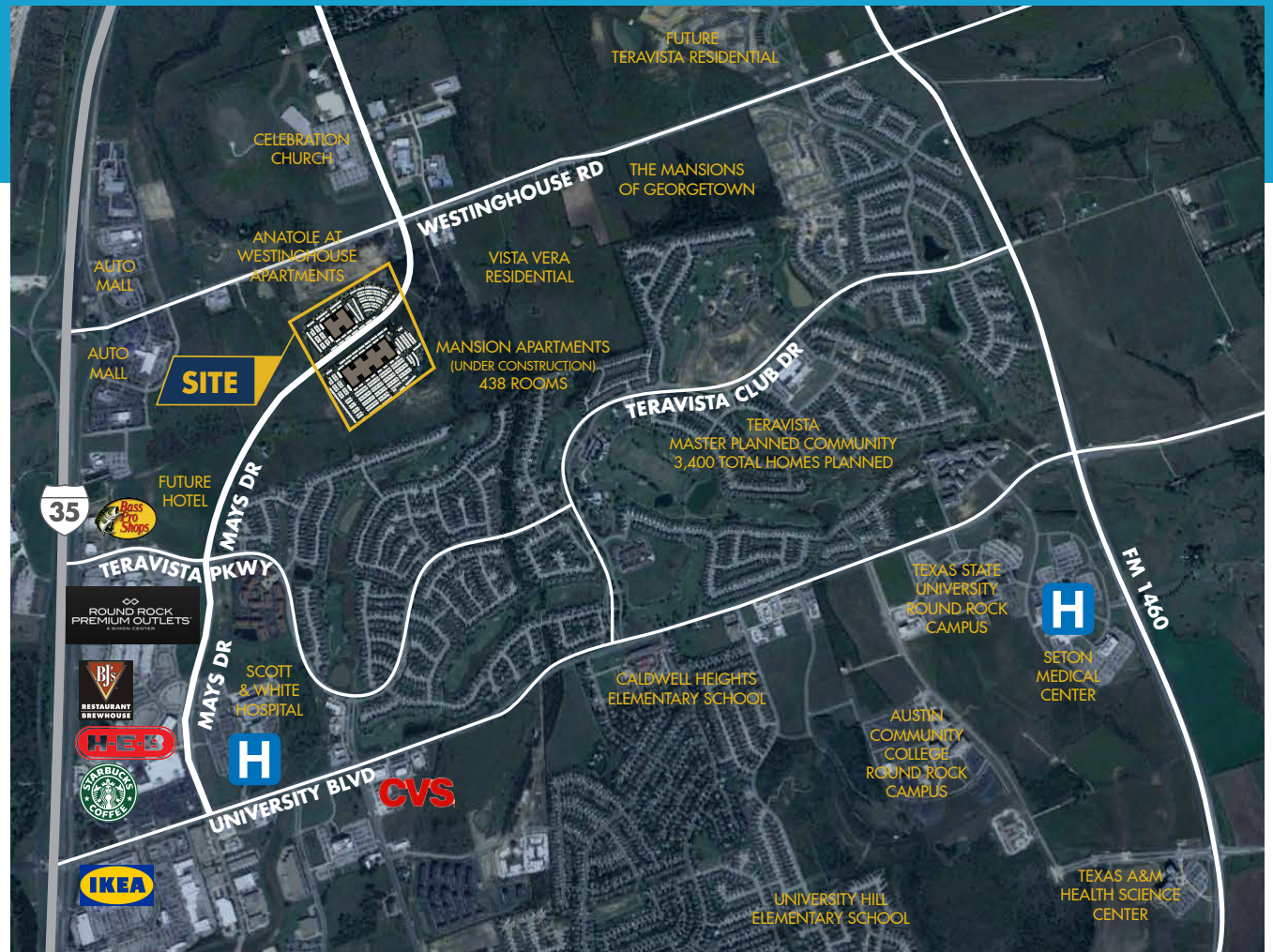
Driving Distances

- Downtown Austin: 23 mi./30 min.
- ABIA Airport: 36 mi./30 min.
- The Domain: 15 mi./18 min.
- Round Rock: 5 mi./8 min.
- Cedar Park: 12 mi./20 min.

*Times are estimated based on Google Maps

Nearby Amenities

- Round Rock Premium Outlets
- Teravista Golf Course
- Numerous higher education facilities
- Future Convention Center and hotel



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Site Plan

- Perfect campus environment
- Ample housing alternatives
- Strong employee pool

