

# Legends II Office Condominium for Lease



2851 Joe DiMaggio Blvd. Unit 25 & 26  
Round Rock, TX 78665  
**Base Rate \$24.00 plus \$8.00 NNN**

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**600 Round Rock West Drive #605**  
**Round Rock, TX 78681**





### Highlights

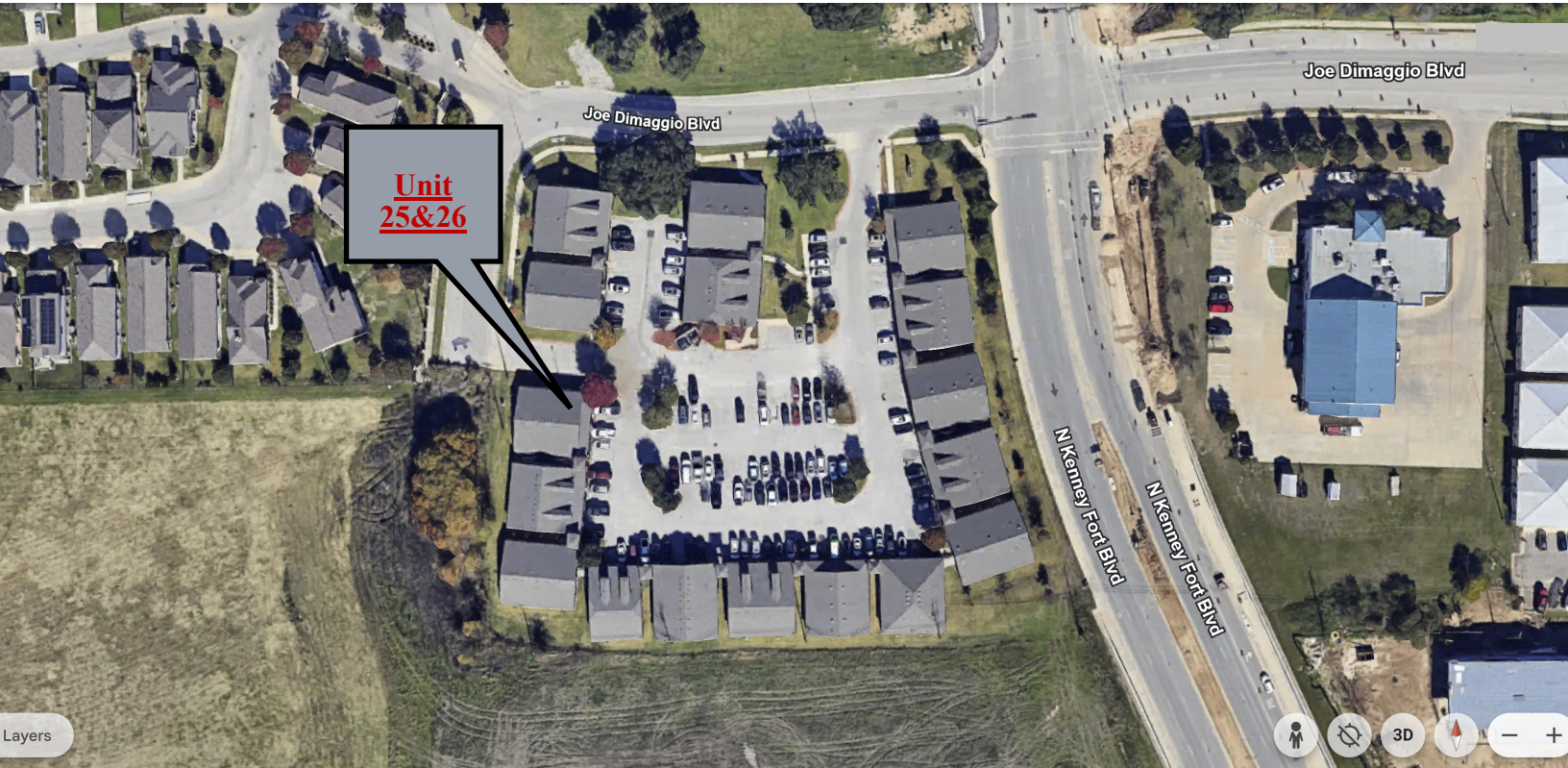
- Beautiful upscale Mediterranean office complex with gorgeous large oak trees
- 6 Professional private offices, 2 conference rooms, 2 reception areas, 2 restrooms, 2 break room and 2 technology rooms
- \$6,875/month total rent (base + NNN)
- Ideal space for psychologist, legal, accounting or small business
- Located near Kalahari, Dell Diamond and popular restaurants

### Property Description

Unique opportunity to lease a large 2,500 SF office condo with beautiful hardwood flooring throughout traffic areas, that includes 6 offices, 2 conference rooms, 2 technology/copy rooms, 2 break areas, 2 private restrooms. 10' ceilings and all rooms have ceiling fans. Monster oak trees at the entrance make for a great first impression. **Can be leased as separate 1,250 SF Units.** Great location near Dell Diamond, restaurants and Kalahari  
 Base Rate: \$24.00 + NNN Expenses: \$8.00.  
 Brokers protected (4%). **Available now**

### Property Details

Base Rate	\$24.00
NNN Expenses	\$8.00
No. Units	2
Parking Spots	4 per 1,000 SF
Unit Size	2,500 SF
Property Type	Office Condo
Commission Split	4%
Year Built	2015
Water/sewage/taxes/ins	Landlord pays
Electric	Tenant pays
Telecommunications	Tenant pays
Janitorial services	Tenant pays







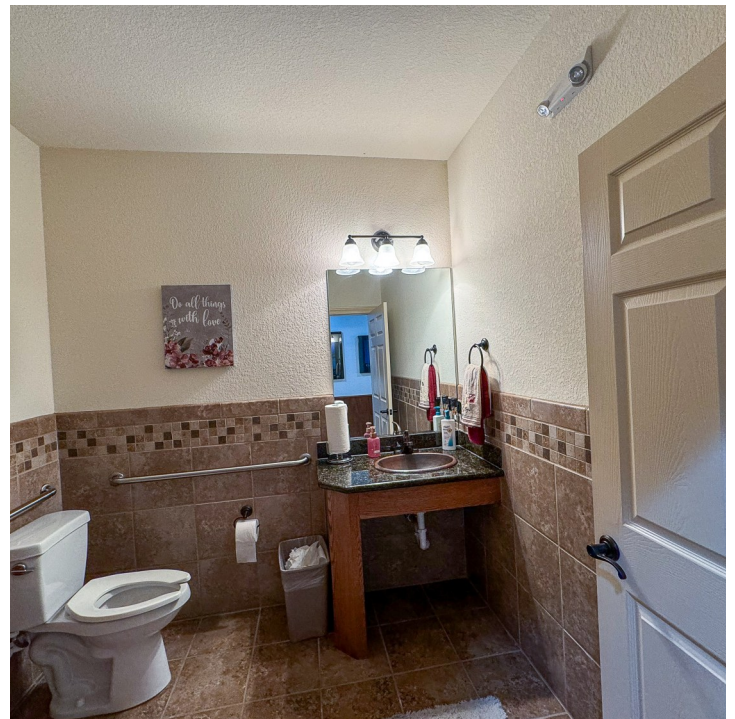
**25&26**





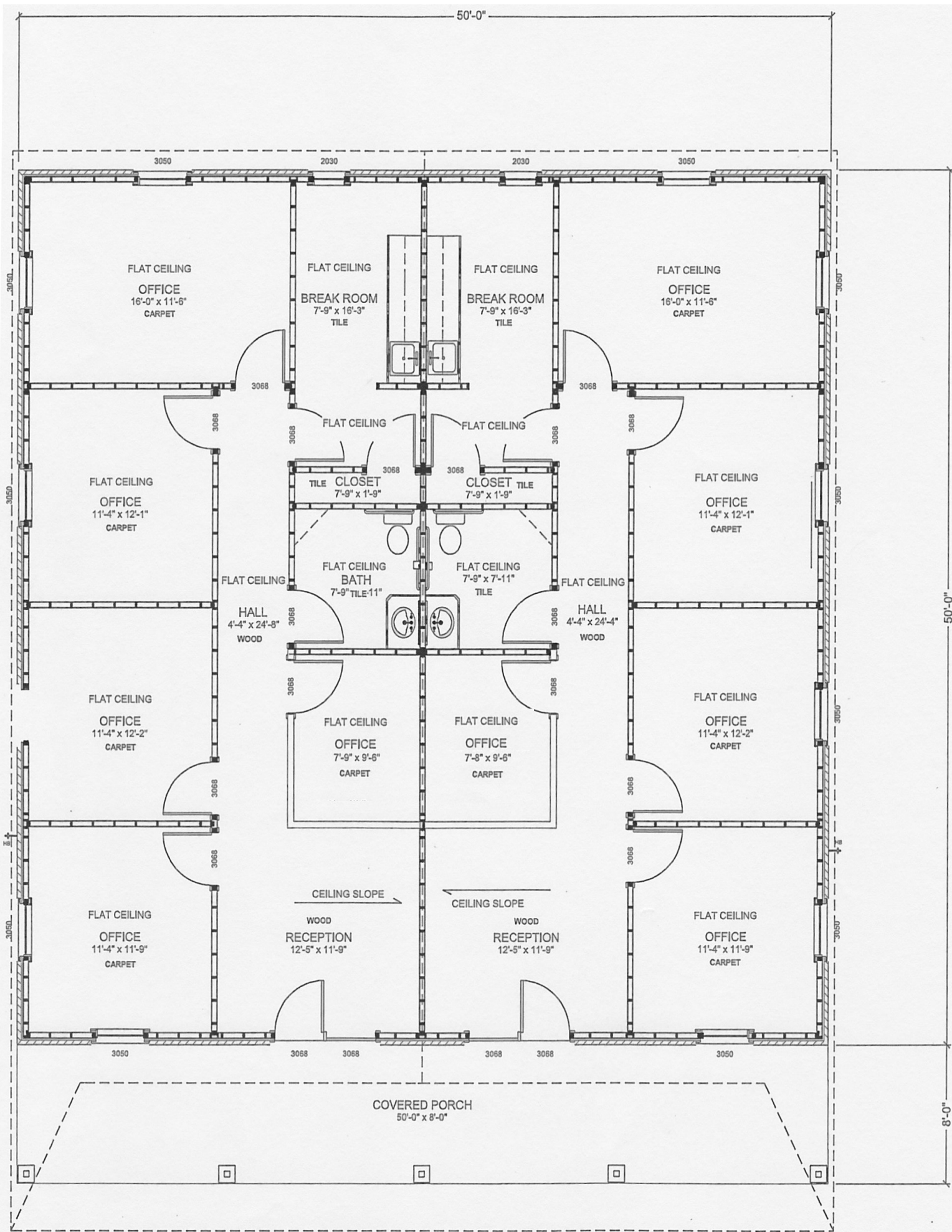


## 25&26



All information regarding this property is from sources deemed reliable, however, Broker has not made an independent investigation of these sources and no warranty or representation is made by Broker as to the accuracy thereof and same is submitted subject to errors, omissions, change of price or rental or other conditions prior to sale, lease or withdrawal from market without notice. Broker has further not made and shall not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or environmental or other conditions that may affect the value of the property.









## Information About Brokerage Services

*Texas law requires all real estate licensees 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 coincidental 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date