

Leander Office Condo \$340,000



660 S. Bagdad Road, Suite
140, Leander, TX

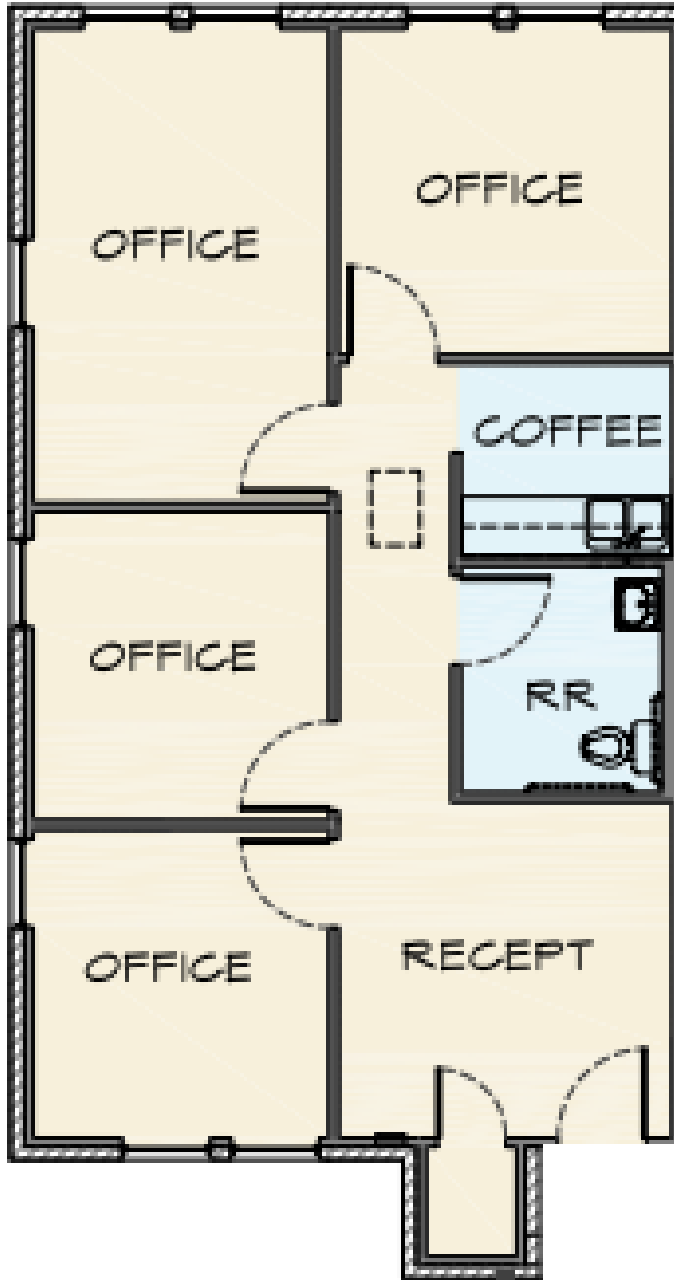


Bright, corner unit with only one neighbor in an Ideal location for any business wanting to open doors in bustling Leander, TX! At the corner of Dexter Dr & Bagdad Road, Suite #140 is 850 sq ft, with 4 offices (one is larger like a conf room), kitchenette, reception and ADA accessible restroom. Move-in Ready!

Wade Funk, Broker/Owner
512-705-9722 mobile

www.funk.com
wade@funk.com

Leander Office Condo \$340,000



Suite Configuration

-+/-850 square feet

-4 Individual offices (one is over-sized to act as a conference room if desired)

-1 ADA Compliant Restroom

-Coffee/Break Room with sink

-Reception area with attached closet for storage

Wade Funk, Broker/Owner
512-705-9722 mobile

www.funk.com
wade@funk.com

Leander Office Condo \$340,000



Exterior

- Four Sides Masonry (Stucco & Stone)
- 30-year Composition Shingle Roof

Energy Features

- Fiberglass Insulation
- R-13 in the walls
- R-38 blown in ceilings
- Double-Pane insulated windows (Low E)
- High-efficiency A/C (Goodman)
- Individual Water Heater

Construction Features

- Builders Warranty Program
- 16" Stud placement on all walls
- Engineered Roof Trusses
- Engineered Foundation with a pre-pour inspection

Offices & Common Area

- Pre-wired for Security System
- Textured Walls & Ceiling
- Ceramic Hard Tile in entry, bath, kitchen and hallway
- Carpet in offices
- Brushed nickel door hardware
- Office doors with glass panels

Baths

- ADA Accessible commode and sink
- Mirror above sink

Kitchenette

- Stainless Steel Sink & Faucet
- Laminate Countertops
- Fluorescent ceiling lighting

Leander Office Condo \$340,000



Wade Funk, Broker/Owner
512-705-9722 mobile

www.funk.com
wade@funk.com

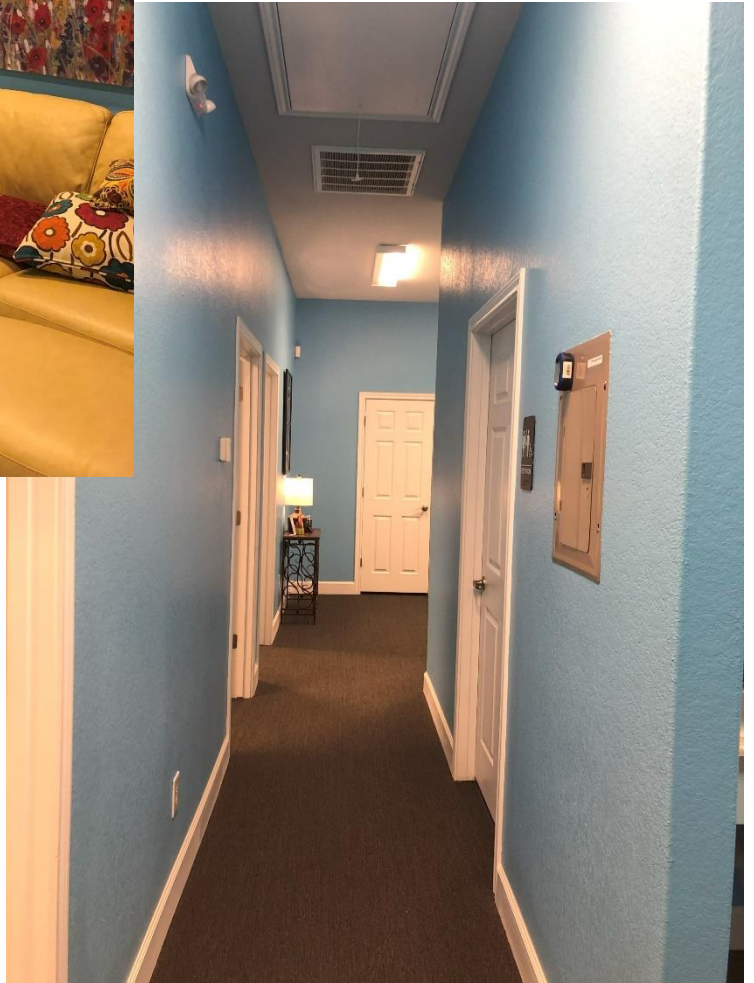
Leander Office Condo \$340,000



Wade Funk, Broker/Owner
512-705-9722 mobile

www.funk.com
wade@funk.com

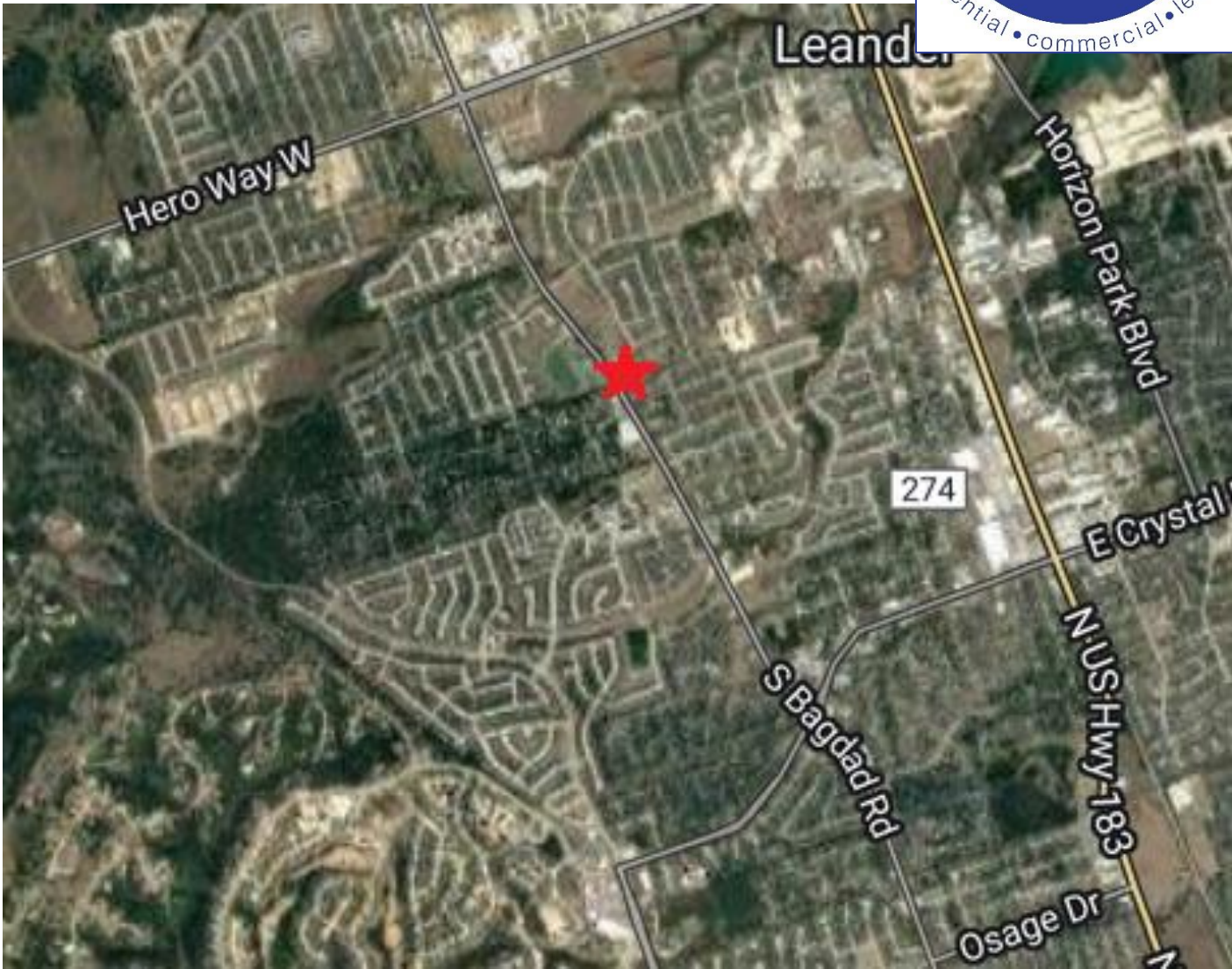
Leander Office Condo \$340,000



Wade Funk, Broker/Owner
512-705-9722 mobile

www.funk.com
wade@funk.com

Leander Office Condo \$340,000



**660 S. Bagdad Rd, Suite 420
Leander, TX 78641**

Wade Funk, Broker/Owner
512-705-9722 mobile

www.funk.com
wade@funk.com

Leander Office

Condo \$340,000



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 subject 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 licensee 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 confidential 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 licensee 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.

Funk Group, LLC	9086216	wade@funk.com	(512)705-9722
Licensed Broker (Broker Firm Name or Primary Assumed Business Name)	License No.	Email	Phone
Wade Funk	641929	wade@funk.com	(512)705-9722
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABBS 1-0 Date

Funk Group, LLC, 3017 Wilshire Branch Road Leander TX 78641
Wade Funk

Phone: (512)705-9722 Fax:
www.funkgroup.com

Funk Group, LLC

Wade Funk, Broker/Owner
512-705-9722 mobile

www.funk.com
wade@funk.com