



Office Condo Round Rock, TX

For Sale For Lease



Signage



2,500 sqft



Full Build Out

3001 JOE DIMAGGIO, UNIT #800

Sale Price: \$937,000

Lease Rate: \$28.00 PSF + NNN

Kelly Siegler

512-667-4214

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Tyler Goodson

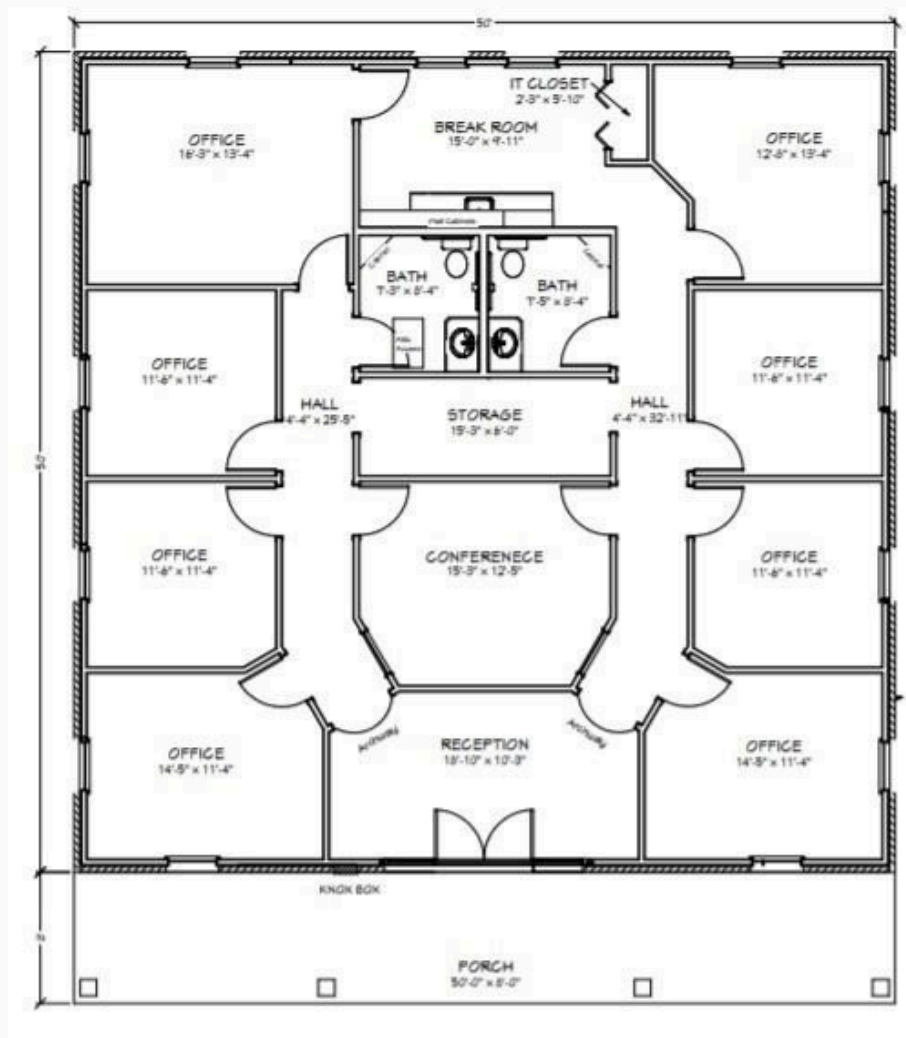
512-968-2095

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Shops at Legends Village

Round Rock, TX



PROFESSIONAL OFFICE CONDO

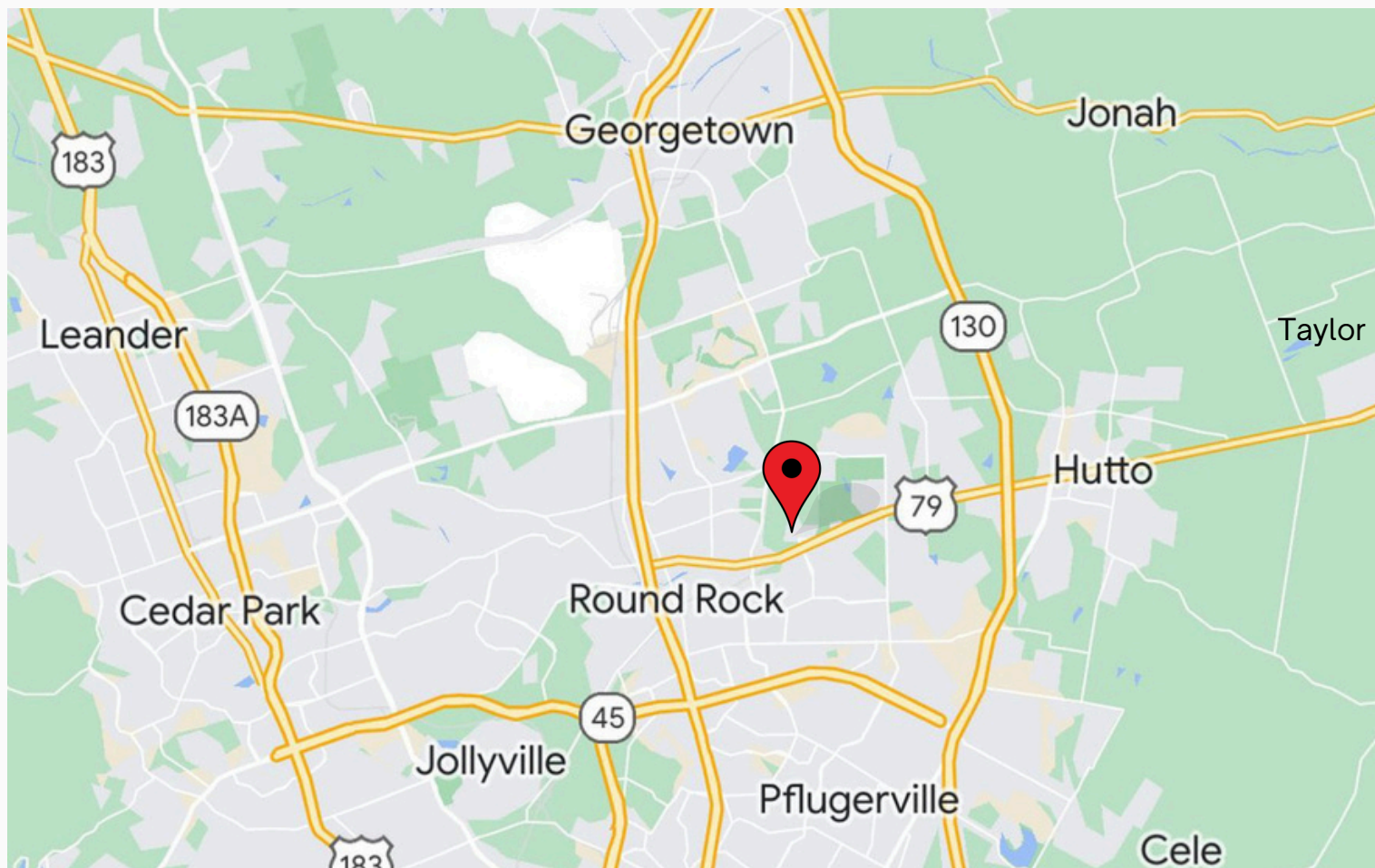
Welcome to Unit #800, the ultimate prime location for your business in Round Rock, Texas. Available for sale or lease, this stunning condo is situated off US HWY 79 across from the Kalahari Water Resort, offering unmatched visibility and exposure for your brand.

Offering 8 private and secured office spaces, a large conference room, a spacious reception area, a workroom, a kitchen, and 2 ADA-compliant bathrooms, this property provides ample room for your business operations. The building features plenty of parking, and is located in a gorgeous boutique retail and office development.

Enjoy an abundance of natural light with wall-to-wall front windows, complemented by recessed lighting and ceiling fans. The double glass door entrance adds a touch of elegance to the space.

Conveniently located within 4 miles of the toll road and IH 35, this property offers easy access to major employers, entertainment, and the central Round Rock sports hub. Don't miss out on the opportunity to establish your business in one of the most sought-after locations in the area. Call today to schedule a viewing.

The Shops at Legends Village



Round Rock, Texas

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Large Conference Room

8 office spaces with secured entry code doors



Lobby

Two reception windows
with two doors to access each hallway



Reception

Unit #800 includes a work room and break room with kitchen

Condo documents are available allowing multiple different uses for this unit.



Ample Parking

Call to schedule your tour today.



8 Offices



2 ADA Bathrooms



Reception and Lobby

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Information About Brokerage Services

Texas law requires all real estate license holders 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 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 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