

Frank Stanley
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Max Nudelman
512.605.9495
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OFFICE SPACE IN LEGEND OAKS STRIP CENTER IN SOUTH AUSTIN, TX

6001 W. William Cannon Drive | Austin, TX 78749



LIMITED TIME RATE OF \$21/SF

FOR LEASE



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OFFICE SPACE: PLAZA II

HIGHLIGHTS

- 2nd Gen Offices
- Great Condition
- ADA Compliant
- Move-in Ready
- Easy Access
- Great Visibility
- High Traffic

DESCRIPTION

Conveniently located near Highway 290 and 71, offices are ADA compliant and move-in ready, with easy access and high visibility. Ideal for businesses seeking a second-generation office in the bustling South/West Austin Area.

BUILDING SIZE
±15,025 SF

ZONING
GR-CO-NP, LR-NP

LEASE RATE
Special Rate Available!
(Call Broker for Details)

AVAILABLE SPACE
Suite 201: ±1,746 SF

Suite 203C: ±1,986 SF
1 Server room/storage
1 break room
7 offices
1 conference room
1 waiting area

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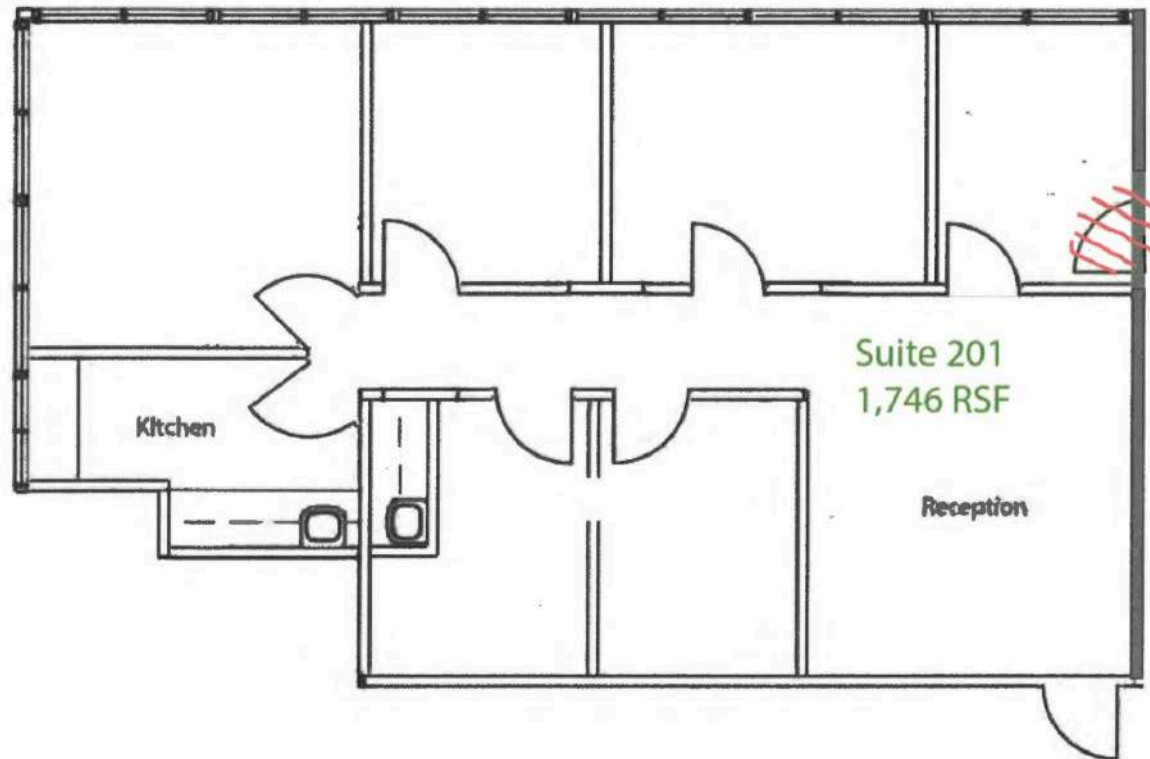
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OFFICE SPACE FLOOR PLANS

SUITE 201 FLOOR PLAN: ±1,746 SF



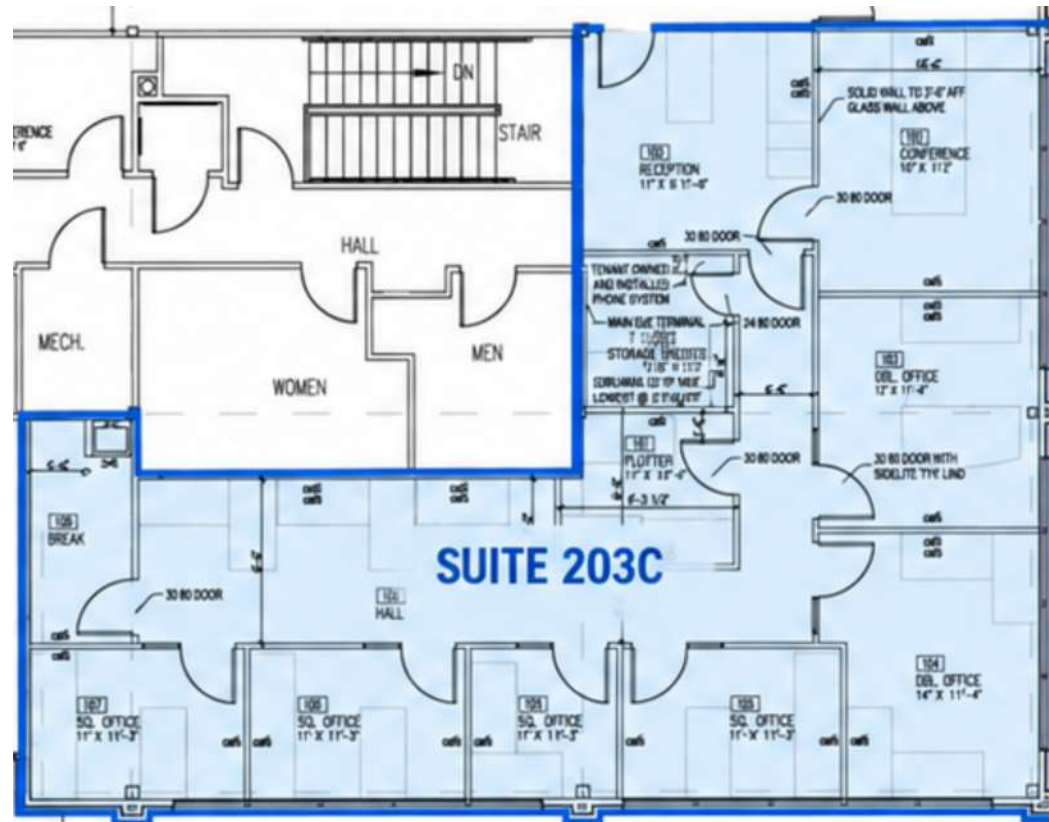
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OFFICE SPACE FLOOR PLANS

SUITE 203C FLOOR PLAN: ±1,986 SF



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SUITE 203C PHOTOS



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dhrp.us

512.357.8188

4412 Spicewood Springs Rd, Suite 108

Austin, TX

78759



LIMITED TIME RATE OF \$21/SF

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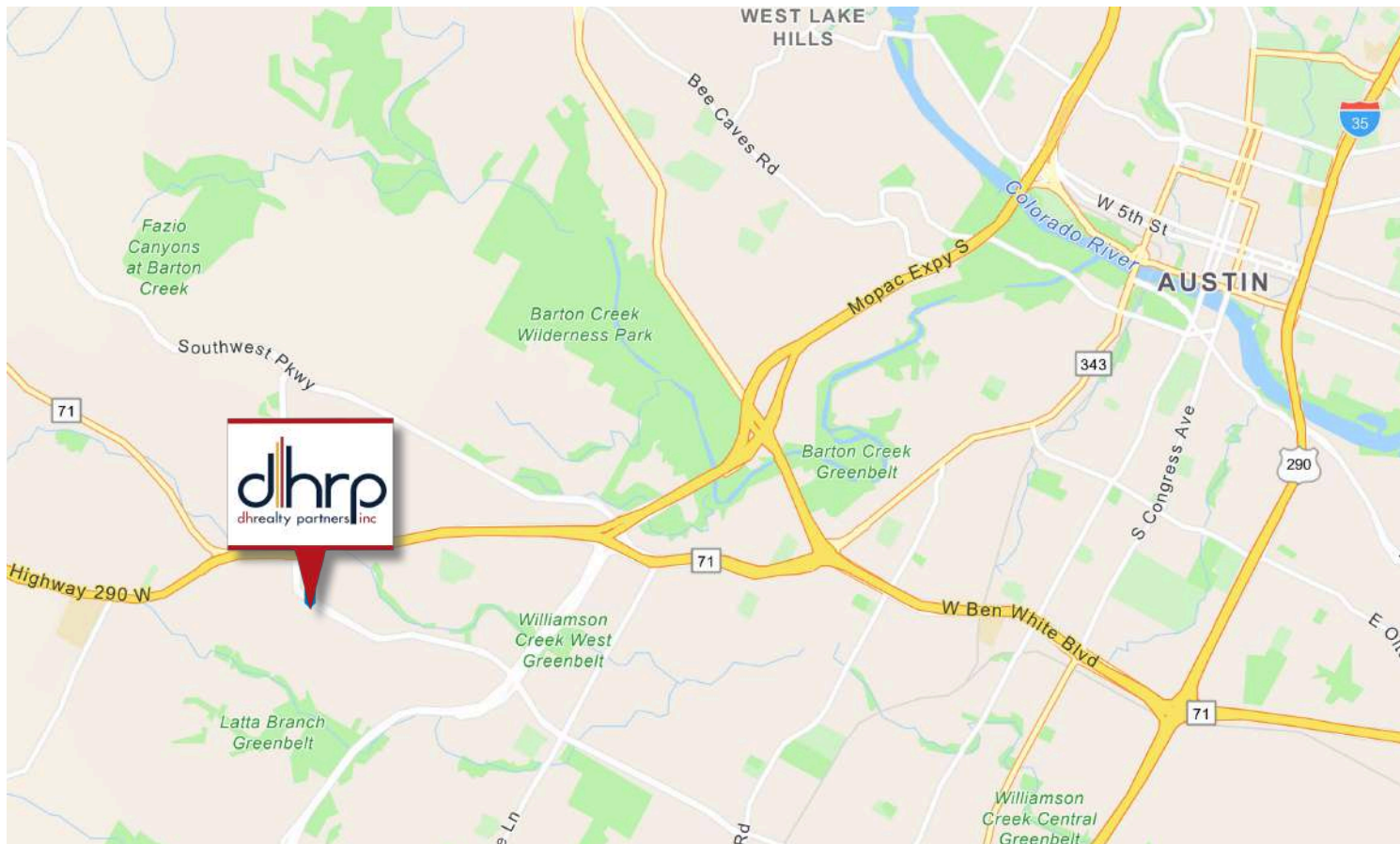
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LOCATION MAP



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LOCATION INFORMATION

TRAFFIC COUNTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,911	71,204	167,743
Median Age	41.6	37.9	38.4
Avg Household Income	\$204,242	\$183,238	\$186,069
Median Household Income	\$149,357	\$127,067	\$128,483

Source: ESRI, 2026



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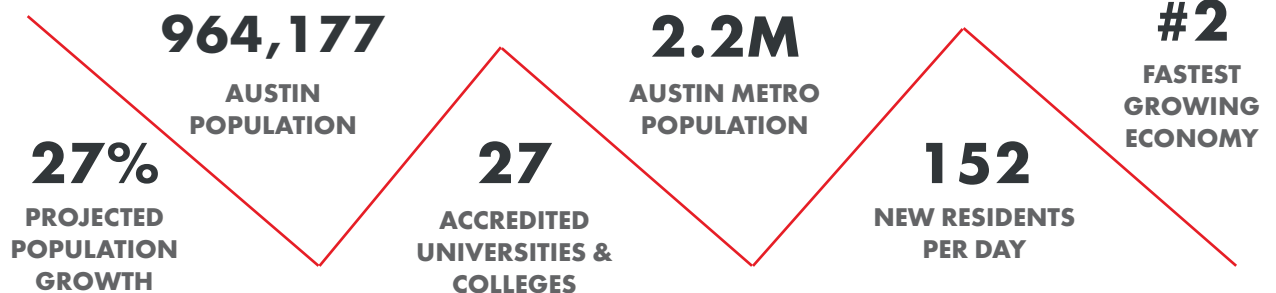
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AUSTIN MARKET OVERVIEW

The Lonestar State's capital and one of the fastest growing cities in Texas, the city of Austin is home to 964,177 people (2021). A number of **Fortune 500 companies** have headquarters or regional offices in Austin, including 3M, Advanced Micro Devices (AMD), Amazon, Apple, Facebook (Meta), Google, IBM, Intel, NXP semiconductors, Oracle, Tesla, Texas Instruments, and Whole Foods Market. With a thriving local economy, **a central location**, lower taxes and less regulation, Austin has become a popular destination for relocation or expansion of company headquarters. Since January 2018, **over 100 companies** have moved to Texas from California.

Austin has a unique quality of life that attracts and retains a **deep talent pool**. The live-work-play lifestyle is promoted through numerous parks and rivers, recreation, and a thriving live music scene. Nearly 180,000 students from the University of Texas and 26 other public and private colleges make up an ample supply of **well-educated workers for local employers**. The University of Texas, with its 51,000 students, ranks #10 in the nation and the top 40 in the world.

The economy of Austin is fueled by its **software and IT, manufacturing, life sciences, and cybersecurity** industries.



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11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
 - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
 - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
 - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

DH Realty Partners, Inc.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	147342	www.dhrp.us	(210)222-2424
	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
	License No.	Email	Phone
Howard Frank Stanley	483569	stanley@dhrp.us	(210)222-2424
	License No.	Email	Phone
Name of Sales Agent/Associate			

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



11-03-2025

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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Howard Frank Stanley	483569	stanley@dhrp.us	(210)222-2424
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Maxwell Nudelman	821785	maxnudelman@dhrp.us	(210)222-2424
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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