



Frank Stanley  
832.419.4565  
stanley@dhrp.us

Max Nudelman  
512.605.9495  
maxnudelman@dhrp.us

## OFFICE SPACE IN LEGEND OAKS STRIP CENTER IN SOUTH AUSTIN, TX

6001 W. William Cannon Drive | Austin, TX 78749



**FOR LEASE**

Frank Stanley  
832.419.4565  
stanley@dhrp.us

Max Nudelman  
512.605.9495  
maxnudelman@dhrp.us

## OFFICE SPACE IN LEGEND OAKS STRIP CENTER IN SOUTH AUSTIN, TX

6001 W. William Cannon Drive | Austin, TX 78749



## 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

\$26/SF/YR + NNN

### AVAILABLE SPACE

**Suite 201:** ±1,746 SF

**Suite 202:** ±543 SF

(Open floor plan - one room with storage closet)

**Suite 203C:** ±1,986 SF

1 Server room/storage	1 conference room
1 break room	1 waiting area
7 offices	

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2026. A Texas Corporation.



LEASE

Frank Stanley  
832.419.4565  
stanley@dhrp.us

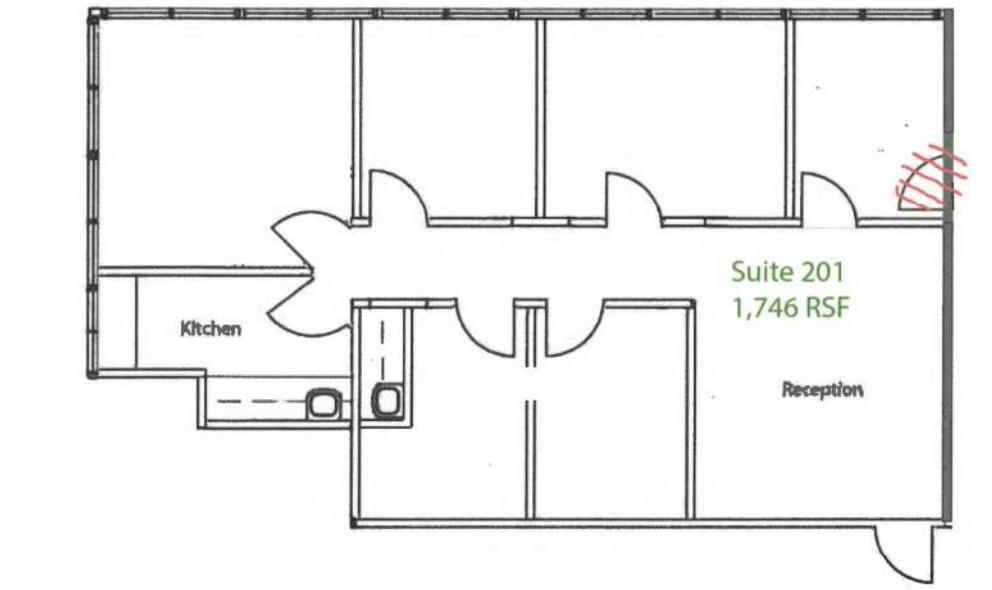
Max Nudelman  
512.605.9495  
maxnudelman@dhrp.us

## OFFICE SPACE IN LEGEND OAKS STRIP CENTER IN SOUTH AUSTIN, TX

6001 W. William Cannon Drive | Austin, TX 78749

### OFFICE SPACE FLOOR PLANS

#### SUITE 201 FLOOR PLAN: ±1,746 SF



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2026. A Texas Corporation.



LEASE

Frank Stanley  
832.419.4565  
stanley@dhrp.us

Max Nudelman  
512.605.9495  
maxnudelman@dhrp.us

## OFFICE SPACE IN LEGEND OAKS STRIP CENTER IN SOUTH AUSTIN, TX

6001 W. William Cannon Drive | Austin, TX 78749

### SUITE 202 PHOTOS



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2026. A Texas Corporation.



LEASE

Frank Stanley  
832.419.4565  
stanley@dhrp.us

Max Nudelman  
512.605.9495  
maxnudelman@dhrp.us

## OFFICE SPACE IN LEGEND OAKS STRIP CENTER IN SOUTH AUSTIN, TX

6001 W. William Cannon Drive | Austin, TX 78749

### SUITE 203C PHOTOS



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2026. A Texas Corporation.

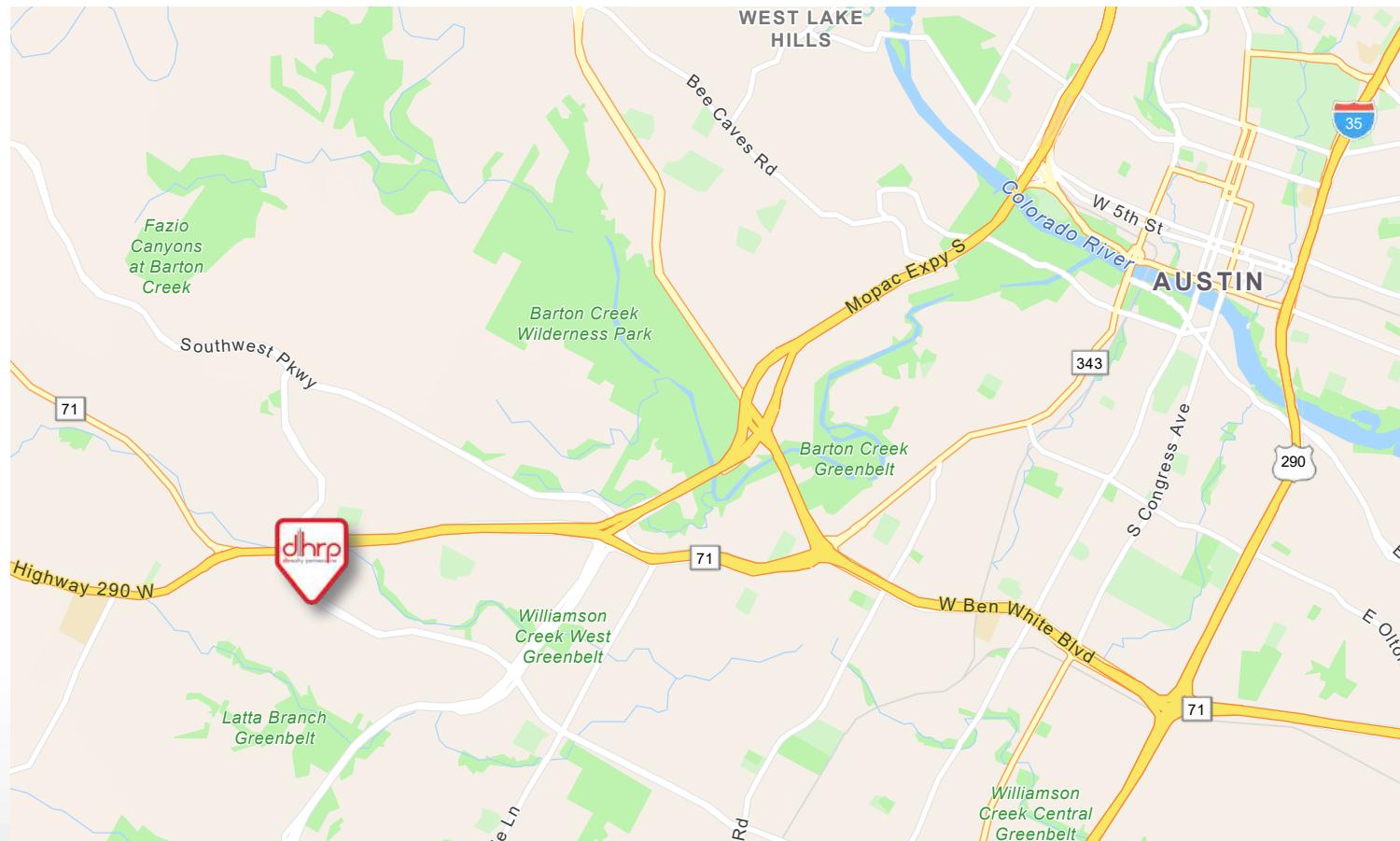
Frank Stanley  
832.419.4565  
stanley@dhrp.us

Max Nudelman  
512.605.9495  
maxnudelman@dhrp.us

## OFFICE SPACE IN LEGEND OAKS STRIP CENTER IN SOUTH AUSTIN, TX

6001 W. William Cannon Drive | Austin, TX 78749

### LOCATION MAP



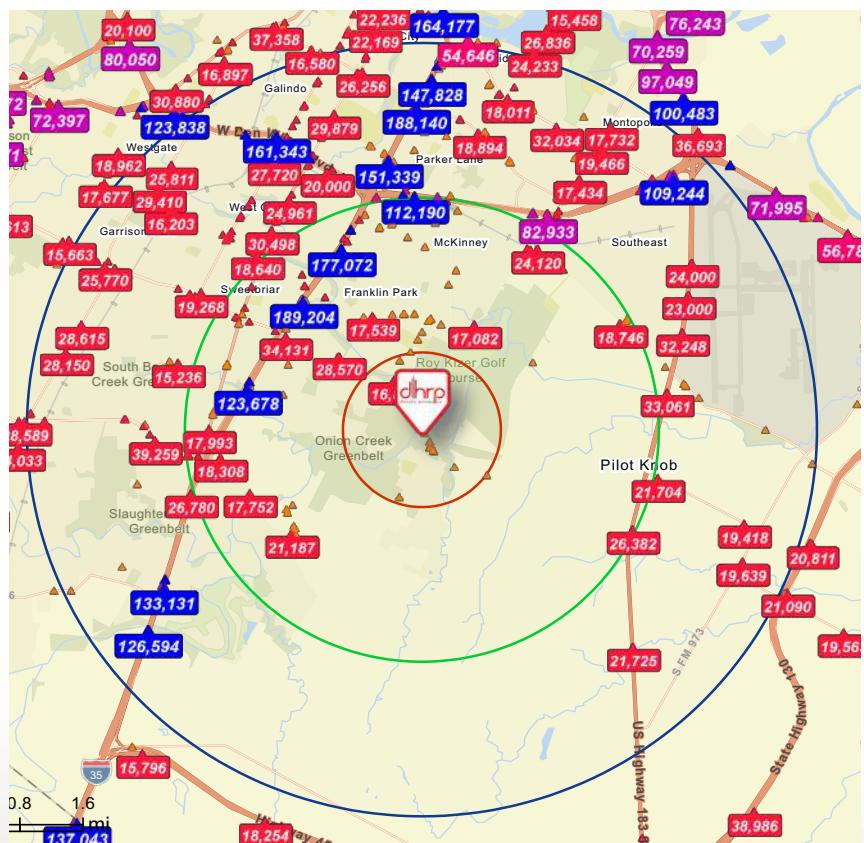
The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2026. A Texas Corporation.

## OFFICE SPACE IN LEGEND OAKS STRIP CENTER IN SOUTH AUSTIN, TX

6001 W. William Cannon Drive | Austin, TX 78749

## LOCATION INFORMATION

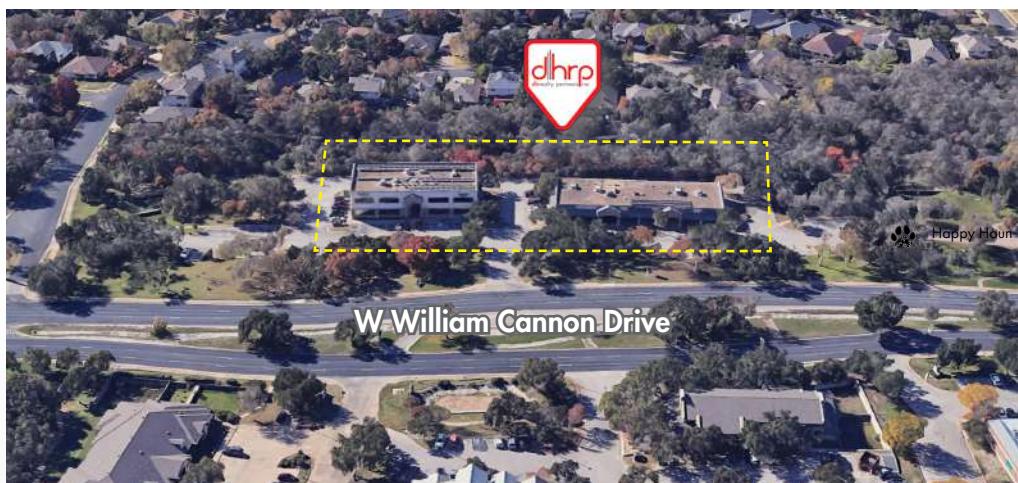
## TRAFFIC COUNTS



## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,250	88,222	232,074
Median Age	34.7	33.0	33.4
Avg Household Income	\$133,291	\$129,224	\$129,514
Median Household Income	\$106,214	\$96,946	\$93,846

Source: ESRI, 2025



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ®2026. A Texas Corporation.

Frank Stanley  
832.419.4565  
stanley@dhrp.us

Max Nudelman  
512.605.9495  
maxnudelman@dhrp.us

## OFFICE SPACE IN LEGEND OAKS STRIP CENTER IN SOUTH AUSTIN, TX

6001 W. William Cannon Drive | Austin, TX 78749

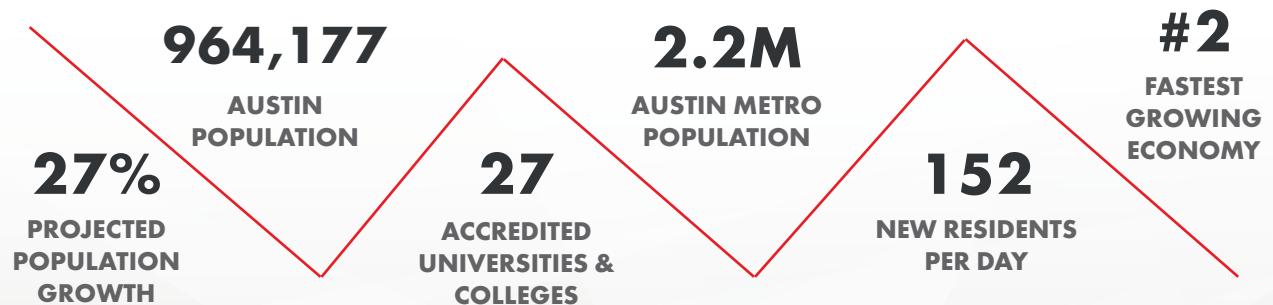


## AUSTIN MARKET OVERVIEW

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.



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2026. A Texas Corporation.



## 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. **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:
  - 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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Howard Frank Stanley	483569	stanley@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



## 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. **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:
  - 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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Designated Broker of Firm Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Howard Frank Stanley Associate	483569	stanley@dhrp.us	(210)222-2424
Maxwell Nudelman Sales Agent/Associate's Name	821785	maxnudelman@dhrp.us	(210)222-2424
Buyer/Tenant/Seller/Landlord Initials		Date	