

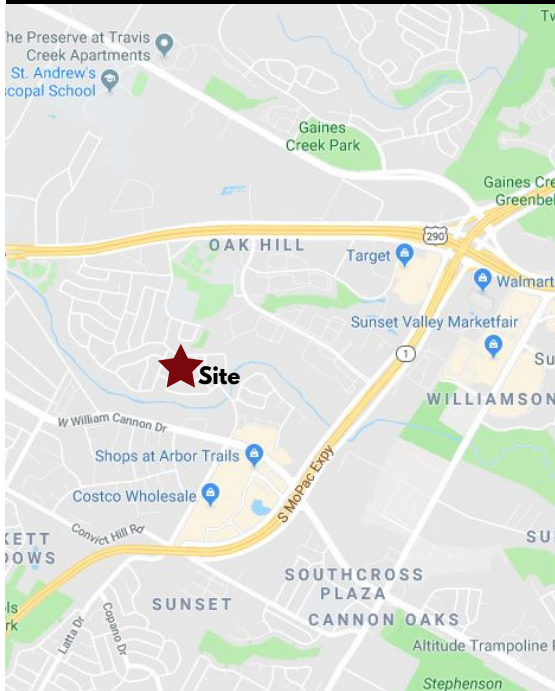
# THE WHITFIELD COMPANY

Located within a  
minute of  
Mopac expressway  
off William Cannon.

This great location  
provides easy access  
for all your clients.

Commercial Real Estate Services | Since 1988

4808 W WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



## FOR LEASE

APPROXIMATELY 2,500 SQ FT OFFICE/LIVE SPACE

### Summary

- Location:** Prime freestanding live/work property located just West of Mopac on William Cannon. Convenient to Costco, Golds Gym, Whole Foods, Chuy's, Kirby Lane, Flores Mexican and Shops of Arbor Trails..
- Property:** 120 feet of frontage on a lush 2.15 acre parcel of land with numerous Live Oaks and Cedar Elms, a mature growth of Nandina's blanket the ground beneath the tree canopy. Enjoy the deer, fox and other wild life from the windowed work-spaces.
- Improvements:** Renovated 1930's house, with large windows, reception, office off reception, two large open work areas with hardwood floors, ADA bathroom, 2 offices (bedrooms) with full bath, concrete parking lot that can accommodate 10+ cars. Flexible floor plan which can accommodate two entries. Swimming pool in front yard.
- Parking:** Large concrete parking accommodating 10+ cars.
- Size:** Approximately 2,500 sq. ft. on 2.15 Acres.



Front Of Office



Office Parking



Front Office/Living Room



Backyard for Possible Events

## For More Information

### Owner / Agent

**Marcus J. Whitfield**

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Email: [marcus@thewhitfieldco.com](mailto:marcus@thewhitfieldco.com)

**Gail M. Whitfield, CCIM**

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[www.thewhitfieldco.com](http://www.thewhitfieldco.com)

The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from services believed reliable; however, The Whitfield Co. makes no guarantees or warranties express or implies, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. The Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages that an independent environmental examination be conducted, by representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment, and the broker urges that you consult your business, tax and legal advisers before making a final determination.

# FOR LEASE 4808 WILLIAM CANNON 2,500 SQ FT LIVE/OFFICE SPACE

AVAILABLE  
NOW

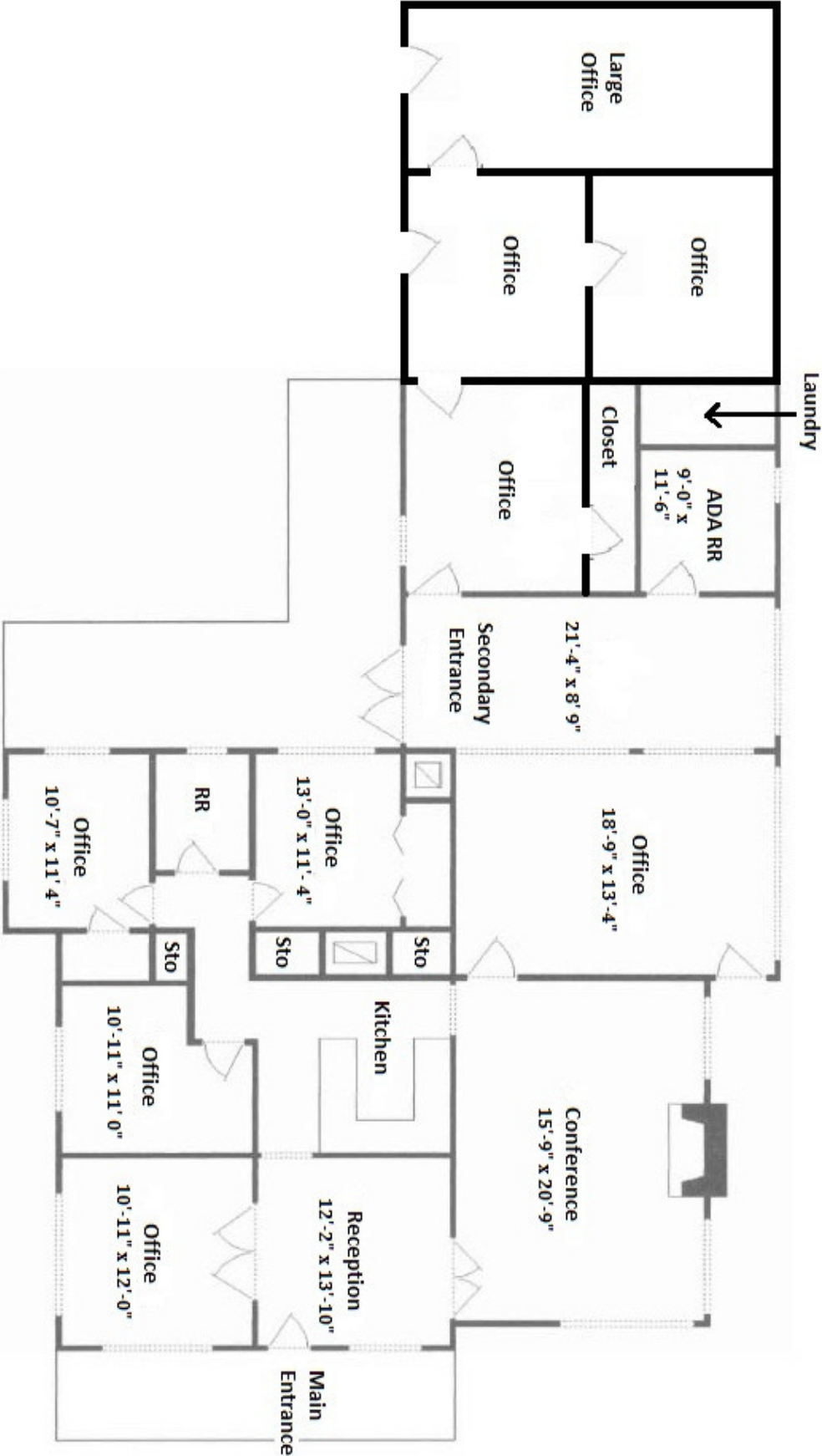


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# 4808 WILLIAM CANNON FLOOR PLAN (APPROX. 2,500 SQ FT)





## 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.

11-2-2015



### 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:
  - 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.

**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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Buyer/Tenant/Seller/Landlord Initials		Date	