

# Mesa Oaks

5920 WILLIAM CANNON, AUSTIN, TEXAS 78749  
BUILDING 6 - UNIT 140

OFFICE/MEDICAL

FOR SALE



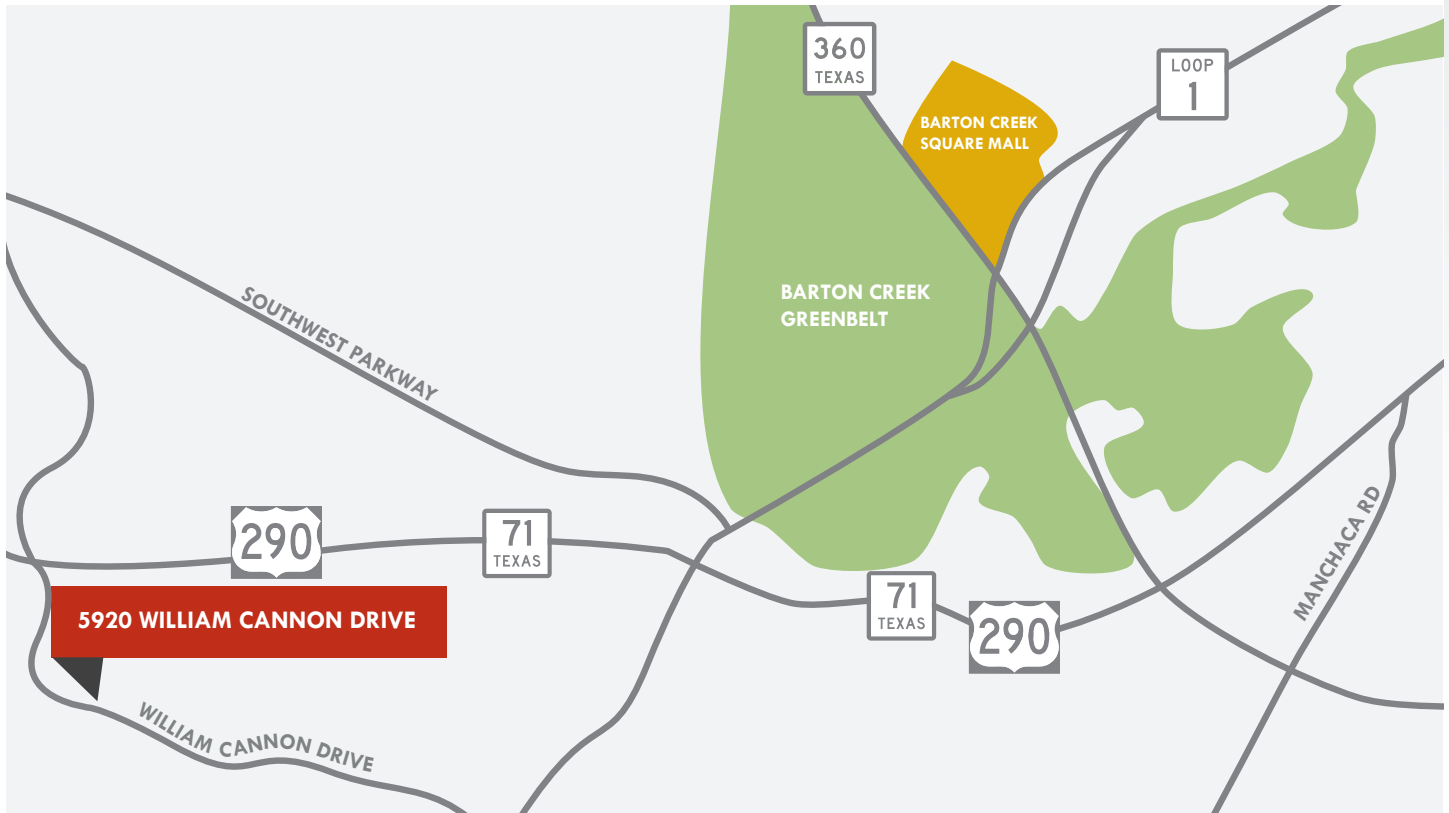
FOR MORE  
INFORMATION  
PLEASE CONTACT

MATT LEVIN, SIOR  
512.505.0001  
mlevin@ecrtx.com

PATRICK LEY, SIOR, CCIM  
512.505.0002  
pley@ecrtx.com



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**BUILDING 6, UNIT 140 - 1,392 SF**

### PROPERTY DESCRIPTION

This is an owner-user opportunity for a finished out and new construction space in the Mesa Oaks Professional project. The layout is primarily open and this is a corner unit offering an excellent window line.

The Mesa Oaks Professional park was completed in 2016-2017. The property boasts new construction, highly-efficient buildings, abundant 4 per 1,000 parking, and a scenic environment with a walking trail throughout the buildings. The project is well located in Southwest Austin near Hwy 290, Mopac and Hwy 71.

### FEATURES

#### BUILDING

- New construction with Class A finishes
- Energy efficient construction and design
  - Spray foam insulation
  - LED interior & exterior lighting
  - Trees planted every 20ft on trails
  - Additional electrical capacity available
- Abundant 4 per 1,000 parking directly in front of and around the buildings
- Scenic walking trail

#### UNIT

- Owner/user opportunity
- Corner space with abundant windows
- Open space for flexible design

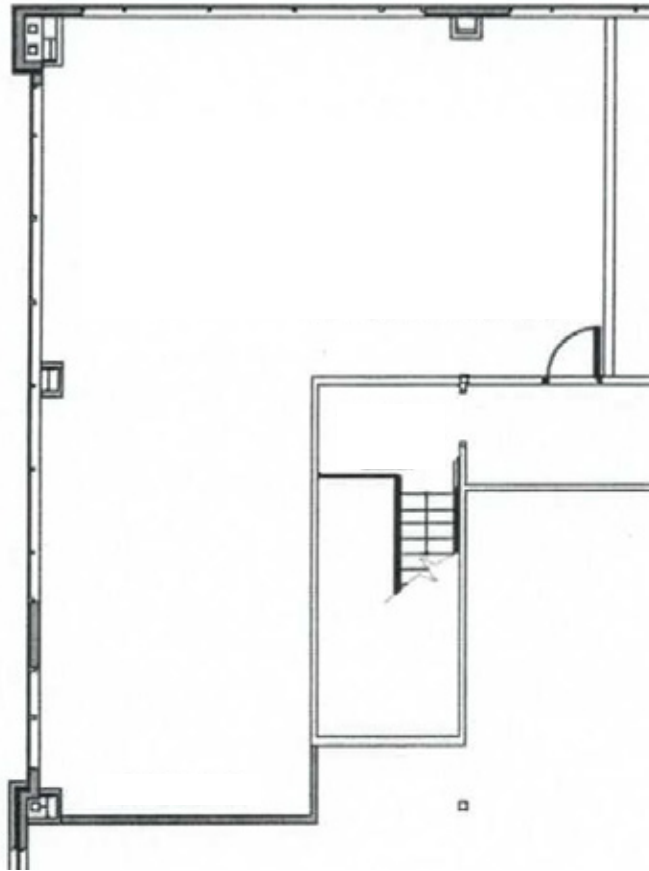
#### LOCATION

- Attractive park-like setting
- 15 minutes from Downtown Austin
- Less than 1 mile from Seton Southwest Hospital Complex
- Easy access to MoPac, HWY 290, Southwest Parkway and HWY 360

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**BUILDING 6** | 1,392 SF Available

LEVEL ONE **1**



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PHOTOS

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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 interest 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 say 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 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 interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

<u>Equitable Commercial Realty, PLLC</u>	<u>603700</u>	<u>mlevin@ecrtx.com</u>	<u>512.505.0000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matt Levin</u>	<u>548312</u>	<u>mlevin@ecrtx.com</u>	<u>512.505.0001</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Matt Levin</u>	<u>548312</u>	<u>mlevin@ecrtx.com</u>	<u>512.505.0001</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Matt Levin</u>	<u>548312</u>	<u>mlevin@ecrtx.com</u>	<u>512.505.0001</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date