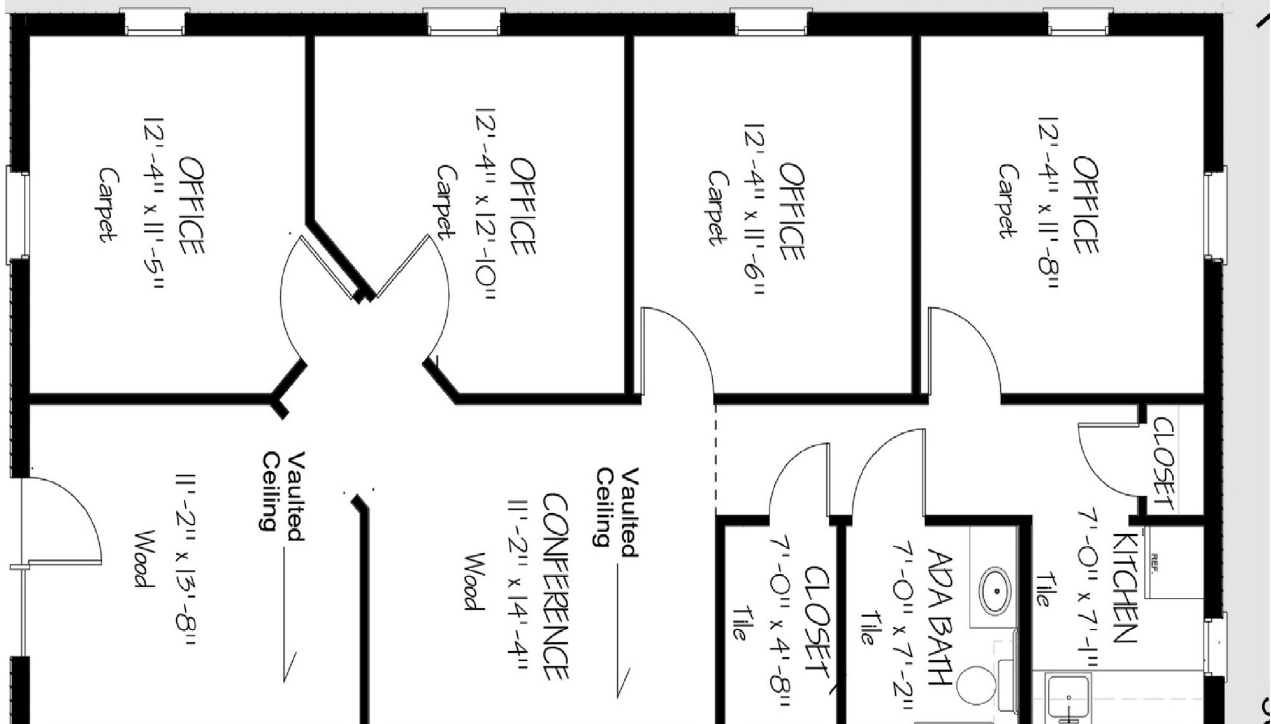


Legends II Office Condominium for Lease



600 Round Rock West Drive
#605
Round Rock, TX 78681

2851 Joe DiMaggio Bld16 Unit 32
Round Rock, TX 78665
Price: \$20.11/SF

Broker: Chris Ricker
(512) 663-8961
landmarktx@airmail.net



Highlights

- 4 Professional large private offices with reception area, break room and large open conference area.
- Rate: **\$2,095/month** - Modified gross lease - Tenant pays electricity and telecommunications
- 7 miles East of I35
- Ideal space for psychologist, legal, accounting or small business

Property Details

Price per unit	\$20.11/SF
No. Units	2
Parking Spots	4 per 1,000 SF
Unit Size	1,250 SF
Property Type	Office Condo
Commission Split	4%
No. Stories	1
Year Built	2015
Water/sewage/taxes/ins	Landlord pays
Electric	Tenant pays
Telecommunications	Tenant pays
Janitorial services	Tenant pays

Property Description

Beautiful Upscale Mediterranean Commercial Condos. Professional 4 Large office suite, ideal for small business, law, accounting, technology or small medical. Open conference room, reception area, wood floors, granite counters, copper sinks, bronze fixtures, 1 storage closet, 1 IT closet and 1ADA restroom. Modified gross rent includes water, trash, sewage and exterior maintenance. A prime location near residential, Dell Diamond, the new Kalahari Resorts that opens in 2020 and lots of popular restaurants. Brokers protected (4%)

All information regarding this property is from sources deemed reliable, however, Broker has not made an independent investigation of these sources and no warranty or representation is made by Broker as to the accuracy thereof and same is submitted subject to errors, omissions, change of price or rental or other conditions prior to sale, lease or withdrawal from market without notice. Broker has further not made and shall not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or environmental or other conditions that may affect the value of the property.



Front



Reception



Open Conf.



Office



Bathroom



Breakroom



Storage



Office