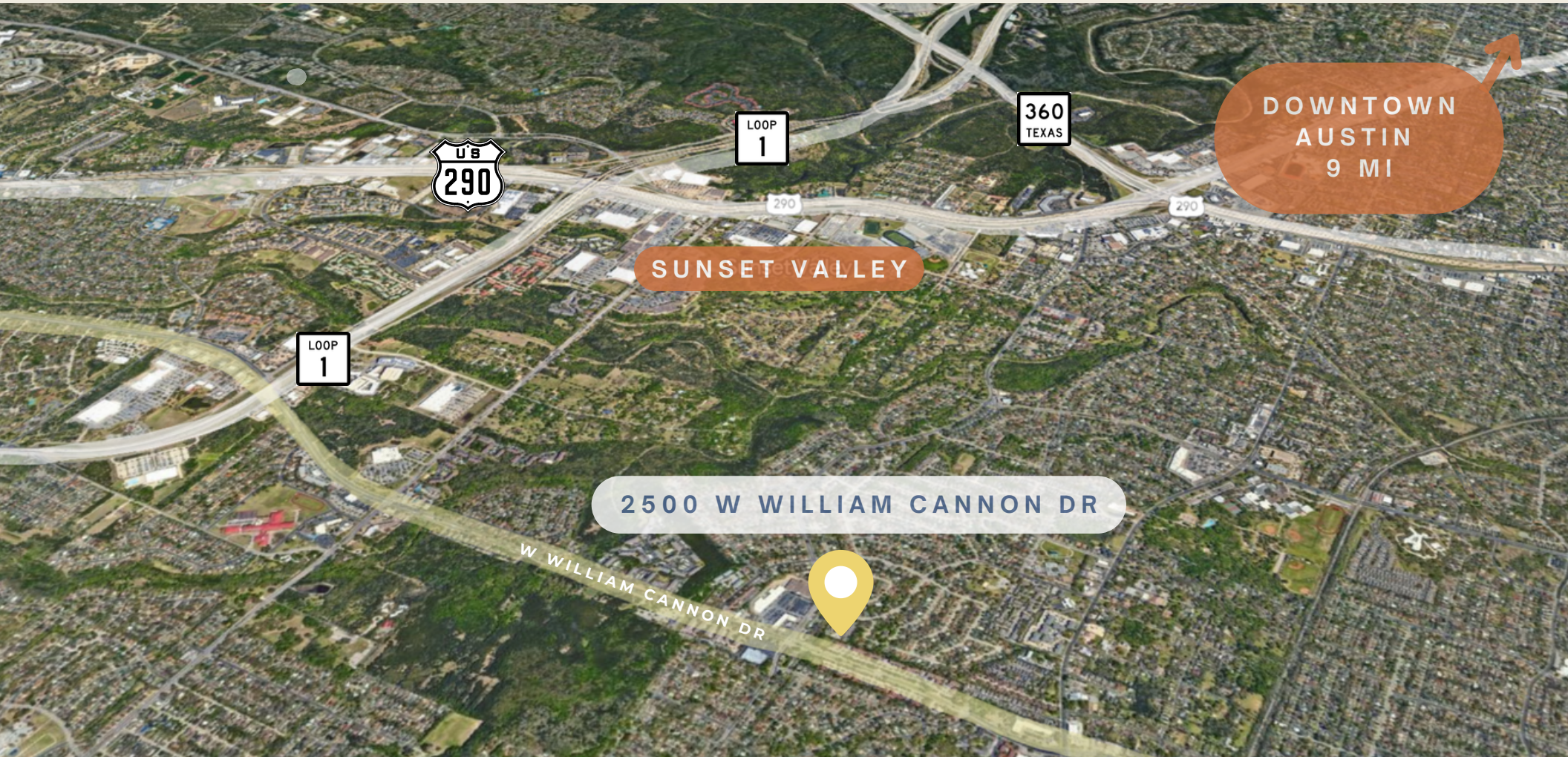


# 2500 W William Cannon Dr #103

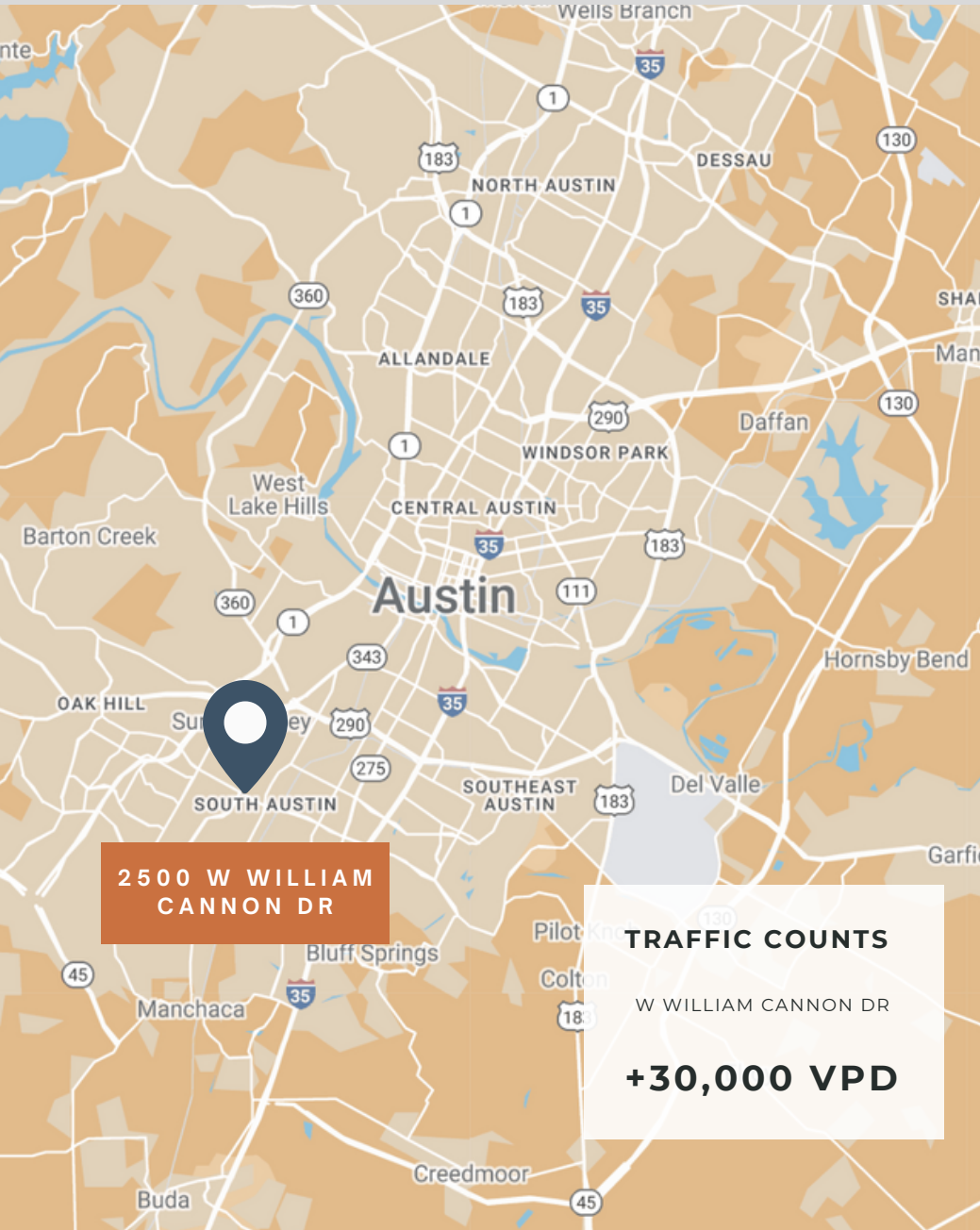
DENTAL CLINIC FOR LEASE OR SALE



FOR SALE OR LEASE	2500 W WILLIAM CANNON DR UNIT 103 // AUSTIN, TX // 78745	
	DENTAL CLINIC FOR SALE OR LEASE	Mark Storey MStorey@PracticeReal EstateGroup.com 713/253.0866
		Todd Stanley TStanley@PracticeReal EstateGroup.com 512/426.6145

# 2500 W William Cannon Dr #103

DENTAL CLINIC FOR LEASE OR SALE



*Fully built-out, turnkey 3,000 SF dental clinic with 1,000 SF conference room space available for lease or sale. Prime location on a high-traffic road in the heart of South Austin, less than 20 minutes from downtown.*

## EXECUTIVE SUMMARY

- Property is situated within StoneGate II Office Condominiums on West William Cannon Drive
- Premier visibility with convenient access to Loop 1, Highway 290, and I-35
- 1,000 SF second-floor conference space available for lease or sale with the space. Perfect for staff meetings, study clubs, continuing education groups, etc.
- Stunning flagstone rock exteriors with clay tile roofing
- High population density with huge opportunity to serve a large volume of patients
- Ideal for a dental specialist looking for a turnkey-ready space for their business
- Incredible opportunity for a low-investment startup or practice relocation

# 2500 W William Cannon Dr #103

DENTAL CLINIC FOR LEASE OR SALE



## PROPERTY FACTS

Building Type	Medical Office Condo
Stories	2
Building Class	B
Construction	Masonry
Year Built	2008
Typical Floor Size	3,959 SF
Tenancy	Single

# 2500 W William Cannon Dr #103

DENTAL CLINIC FOR LEASE OR SALE



— PRACTICE —  
REAL ESTATE

SITE



# 2500 W William Cannon Dr #103

DENTAL CLINIC FOR LEASE OR SALE



— PRACTICE —  
REAL ESTATE



# 2500 W William Cannon Dr #103

DENTAL CLINIC FOR LEASE OR SALE



— PRACTICE —  
REAL ESTATE



# 2500 W William Cannon Dr #103

DENTAL CLINIC FOR LEASE OR SALE



# 2500 W William Cannon Dr #103

DENTAL CLINIC FOR LEASE OR SALE





# 2500 W William Cannon Dr #103

DENTAL CLINIC FOR LEASE OR SALE



— PRACTICE —  
REAL ESTATE



# 2500 W William Cannon Dr #103

DENTAL CLINIC FOR LEASE OR SALE



— PRACTICE —  
REAL ESTATE



# 2500 W William Cannon Dr #103

DENTAL CLINIC FOR LEASE OR SALE



— PRACTICE —  
REAL ESTATE



# 2500 W William Cannon Dr #103

DENTAL CLINIC FOR LEASE OR SALE



# 2500 W William Cannon Dr #103

DENTAL CLINIC FOR LEASE OR SALE



2500 W William Cannon Drive  
Unit 103  
Austin, TX 78745

For more information, contact

MARK STOREY  
MSTOREY@PRACTICEREALESTATEGROUP.COM  
M 713/253.0866

TODD STANLEY  
TSTANLEY@PRACTICEREALESTATEGROUP.COM  
M 512/426.6145



## 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.

#### Practice Real Estate Group

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Thomas Allen</b>	576767	TAllen@PracticeRealEstateGroup.com	713/299.4602
Designated Broker of Firm	License No.	Email	Phone
<b>Mark Storey</b>	581029	MStorey@PracticeRealEstateGroup.com	713/253.0866
Broker Associate	License No.	Email	Phone
<b>Todd Stanley</b>	768179	TStanley@PracticeRealEstateGroup.com	512/426.6145
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date