



For lease

Boutique Office Building at 6403 US-290

 JLL SEE A BRIGHTER WAY

Boutique office

JLL presents 6403 US-290, a single-story 3,600 square foot office building in South Austin. The property is conveniently located at the southwest corner of W. William Cannon Drive and US-290 with excellent ingress and egress. Only 15-minutes from Downtown Austin and adjacent to South Austin's most coveted residential neighborhoods, 6403 US-290 is the ideal plug-and-play opportunity. Convenient access to the neighboring Hampton Inn is certainly an added bonus for the business traveler.

Property Specifics

- Property size: Approximately 3,600 RSF
- Year built: 2015
- Key card entry
- 34 dedicated parking spaces (including 2 accessible parking spaces)
- 4 HVAC units with separate controls
- Clear height: 10' - 20'
- Adjacent to Hampton Inn

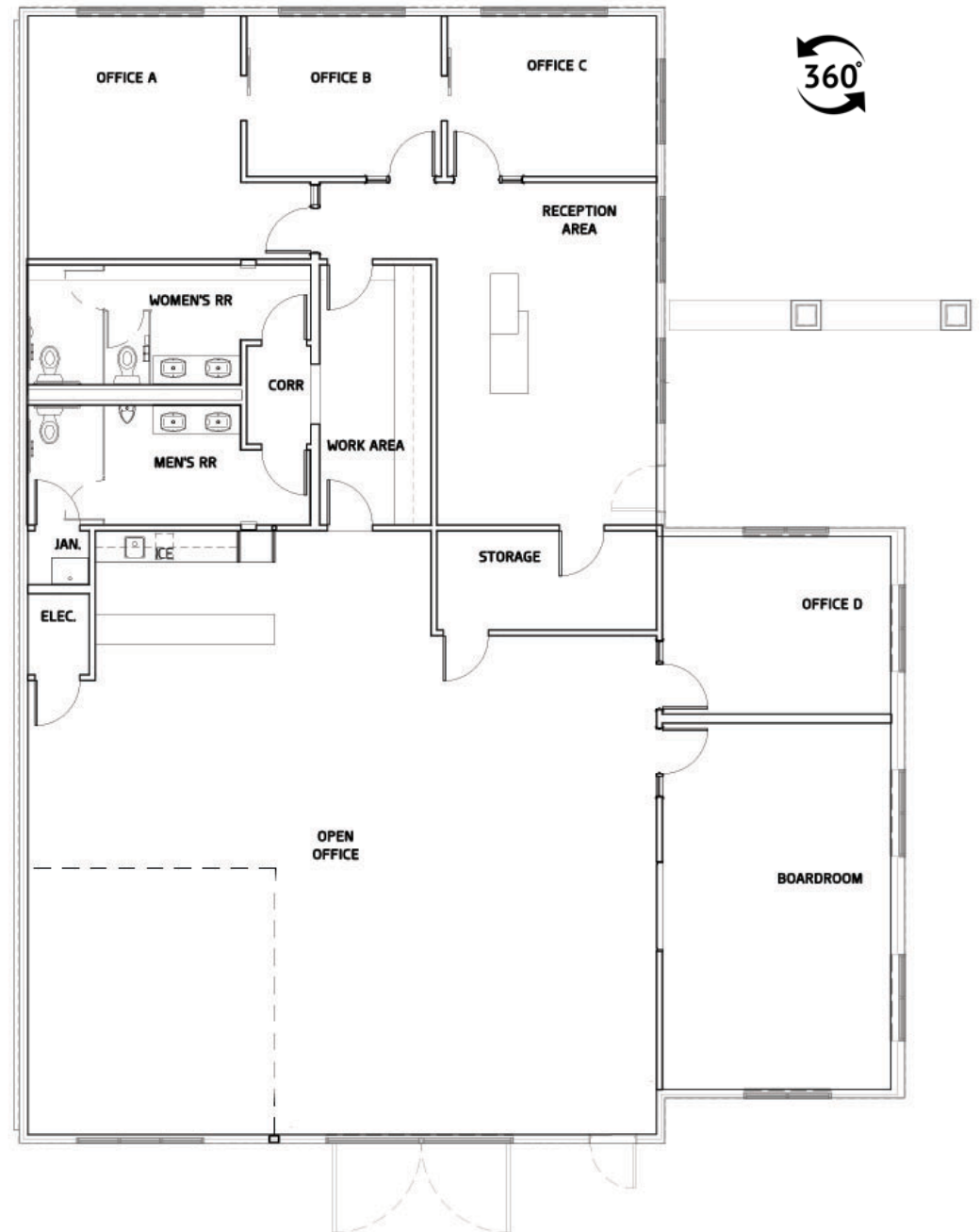


Floorplan

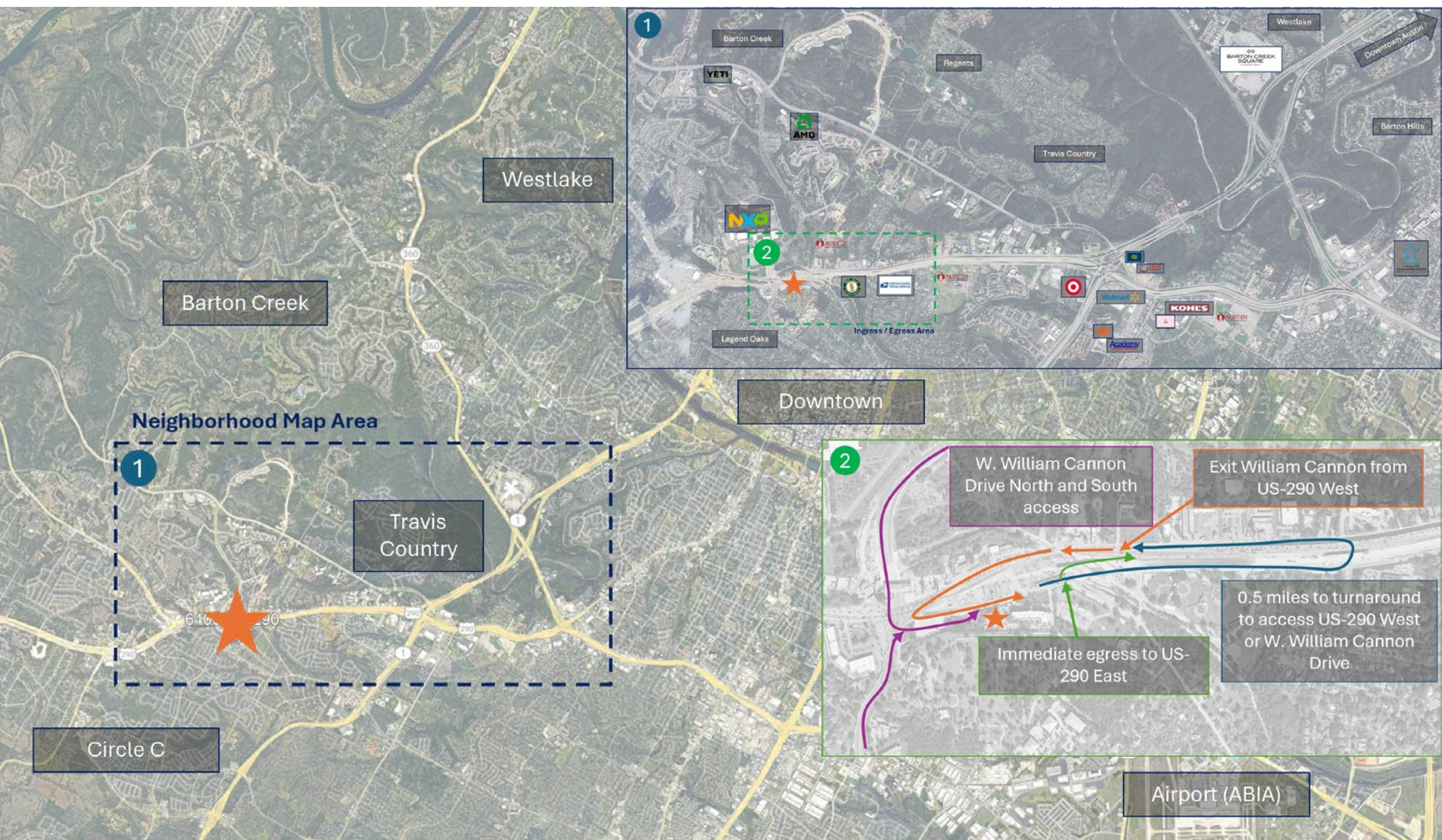
1,071 - 3,600 RSF Available

Plug-and-play office

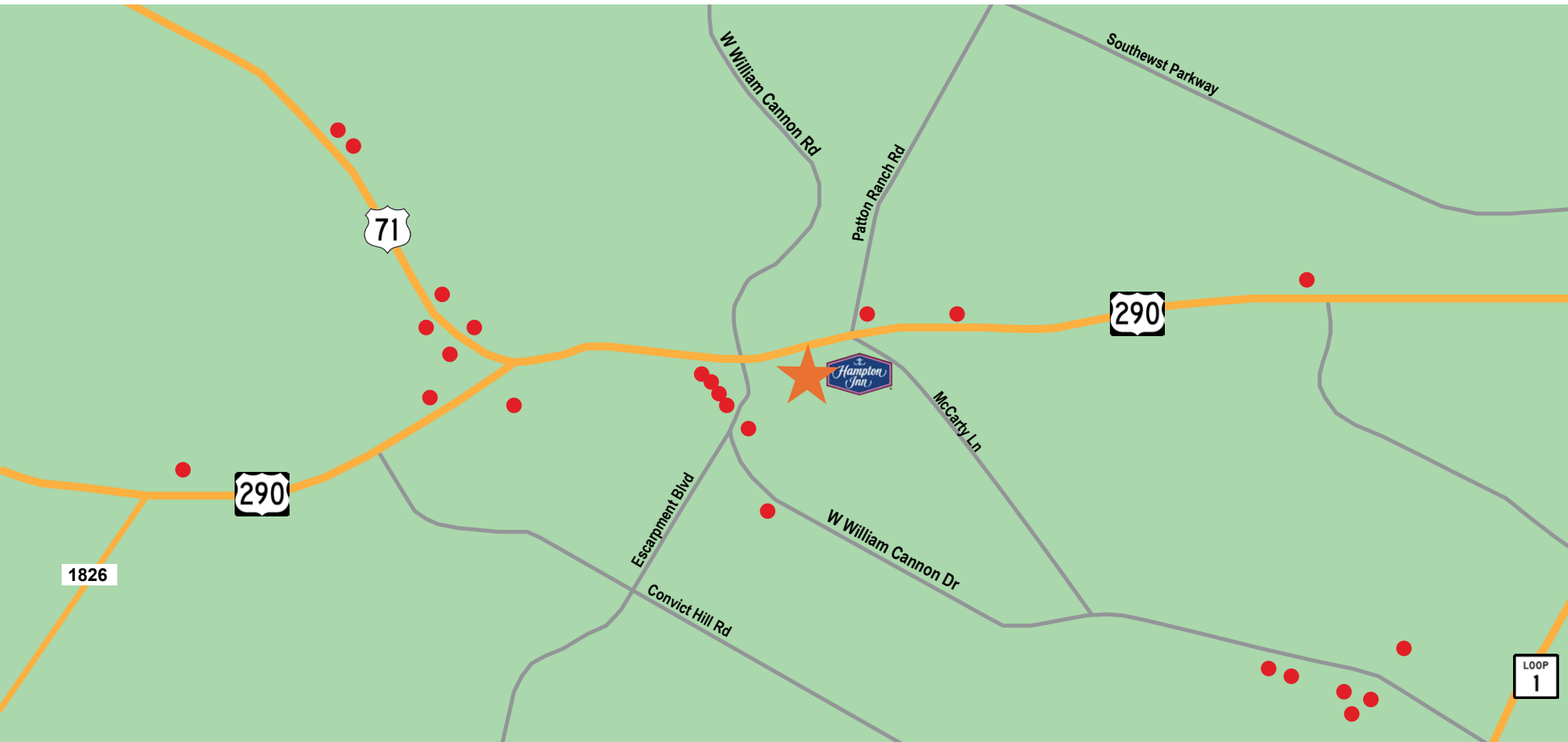
- Fully furnished; move-in-ready
- 5 private offices
- Reception area
- Kitchen
- Secure server room
- Large conference room
- Open office area
- Work area
- Storage room



Location



Nearby amenities



RESTAURANTS

Chino's Fusion Hacienda
Cypress Grill
Donn's Texas BBQ
Donut Taco Palace
Firehouse Subs
Hecho En Mexico

Hopdoddy Burger Bar
Jack Allen's
Jack in the Box
Juiceland
Kerbey Lane Cafe
McDonalds

Panera Bread
Pho Wok
Pluckers Wing Bar
Sonic
SquareRut Kava Bar
Starbucks

Tacqueria Chapala
Taqueria Las Palmas
Torchy's Tacos
Via 313 Pizza
Wingstop

Site plan





Contact

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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.

2-10-2025



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date