

FOR LEASE



Value Retail Space 1,600 square feet, Suite "H"

1925 Rutland Drive



Address: 1925 Rutland Drive,

Size: 1,600 to 4,800 Rentable Square Feet.

Availability: November 1, 2004 or sooner

Lease Rate: The rental rate is \$.85 NNN per square foot monthly.

Location: The property is located one block east of the intersection of Metric and Rutland.

ROBERT R. HEMPHILL, CCIM

COMMERCIAL REAL ESTATE

512-474-2224

roberthemphill@austin.rr.com

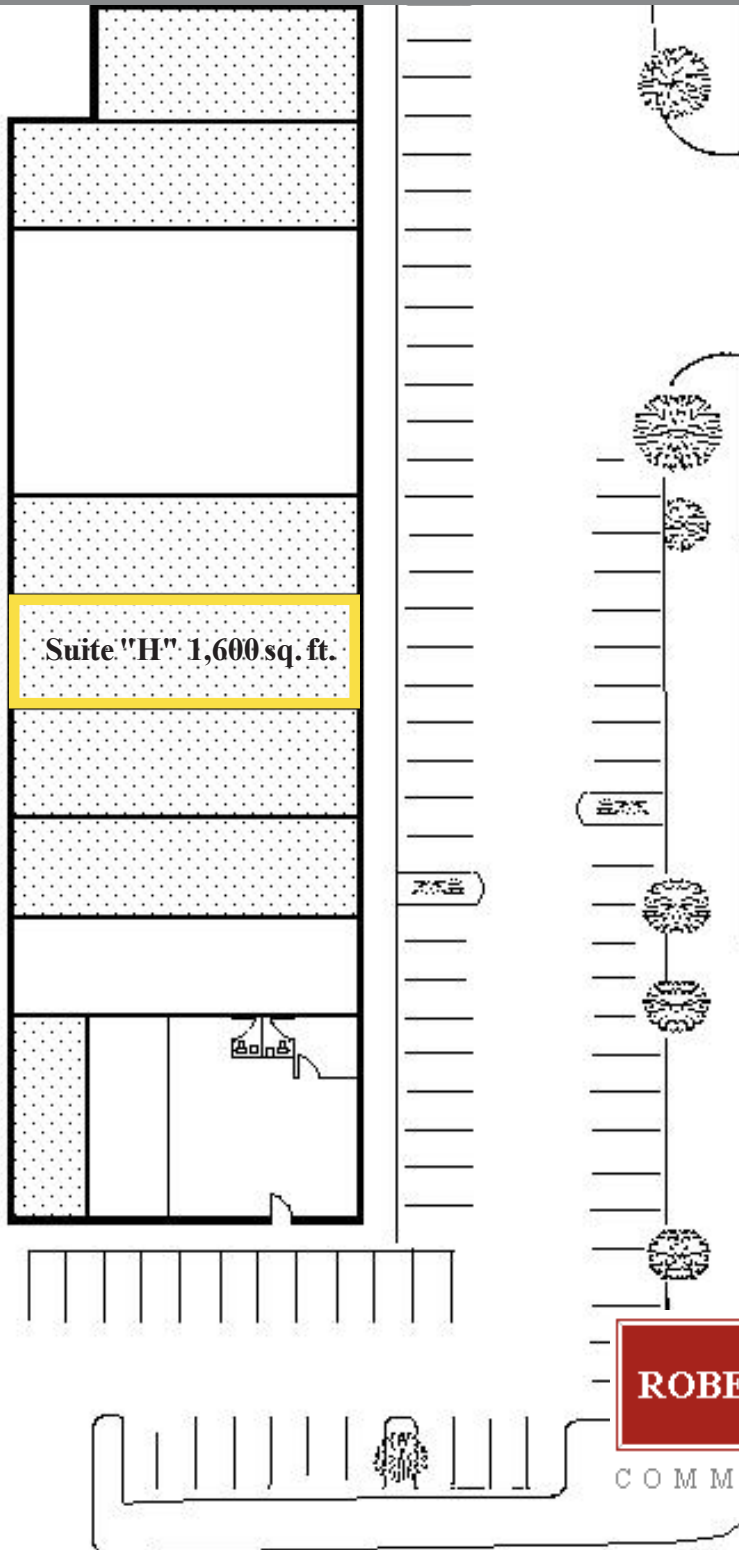
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1300 West Lynn, Suite 110, Austin, Texas 78703, (512) 474-2224 fax: (512) 322-9690

FOR LEASE



November 1 2004



Space Description: The centre offers business to business suites in various sizes ranging from 1,600 to 4,800 square feet in size.

Address-Location: 1925 Rutland Drive, one block east of the intersection of Metric and Rutland in the North Industrial district.

Lease Rate: The rental rate ranges from \$.85 per square foot NNN per month in year one. Some finish out may be available depending on the level of interior finish, credit and size of the suite.

Parking: Adequate parking is available.

Loading: Grade level parking for panel vans access is in the rear of the center. Some of the suites have roll up doors.

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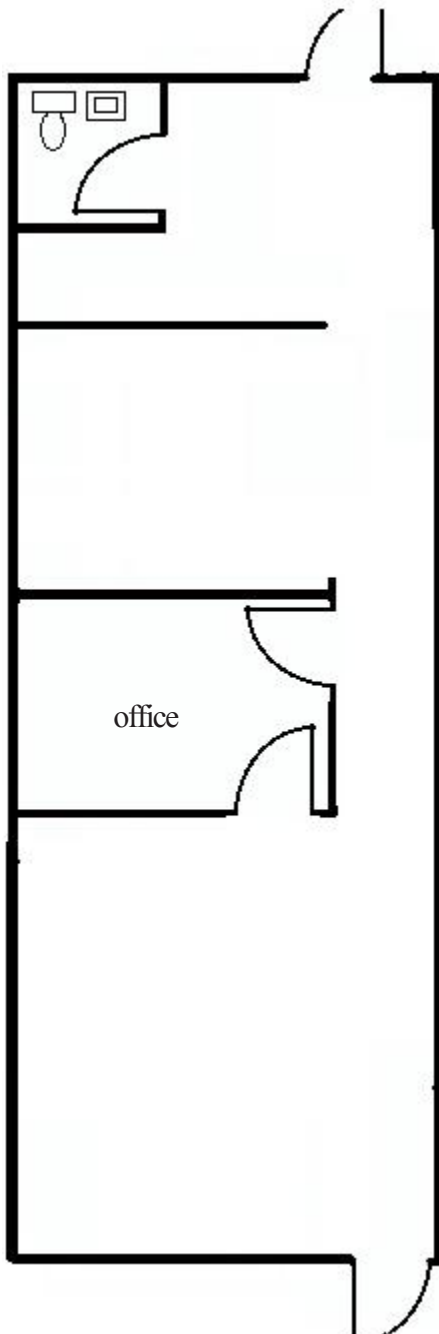
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Loading: Grade level parking for panel vans access is in the rear of the center. Some of the suites have roll up doors.

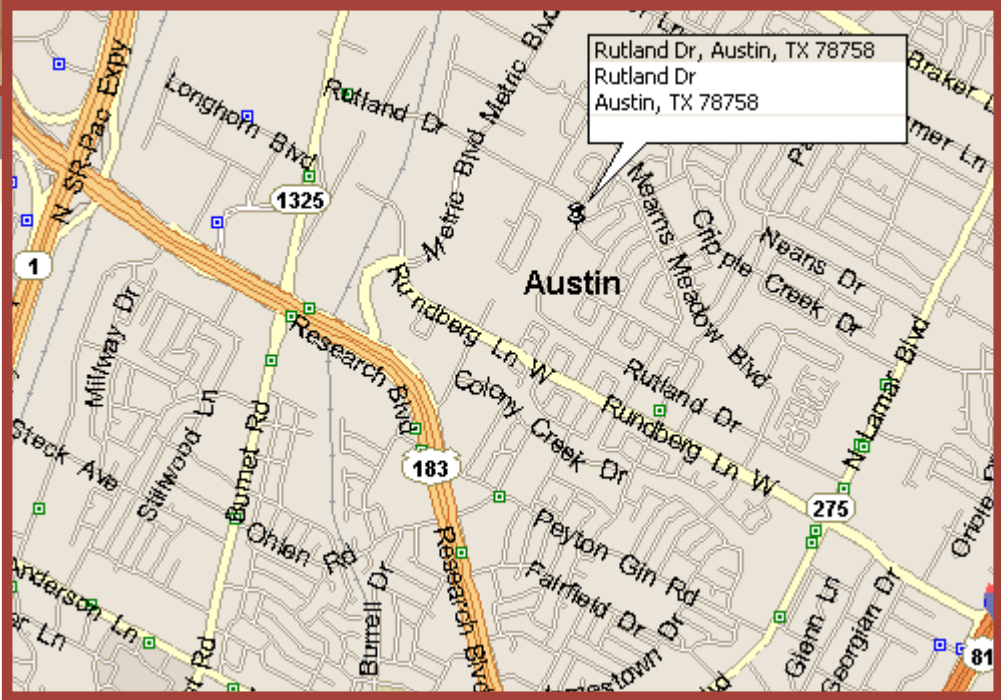
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