



FOR LEASE Office/Retail space, North Austin



1925 RUTLAND

Address: 1925 Rutland Drive

Size: 4,800 Rentable Square Feet.

Availability: March 1, 2006 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

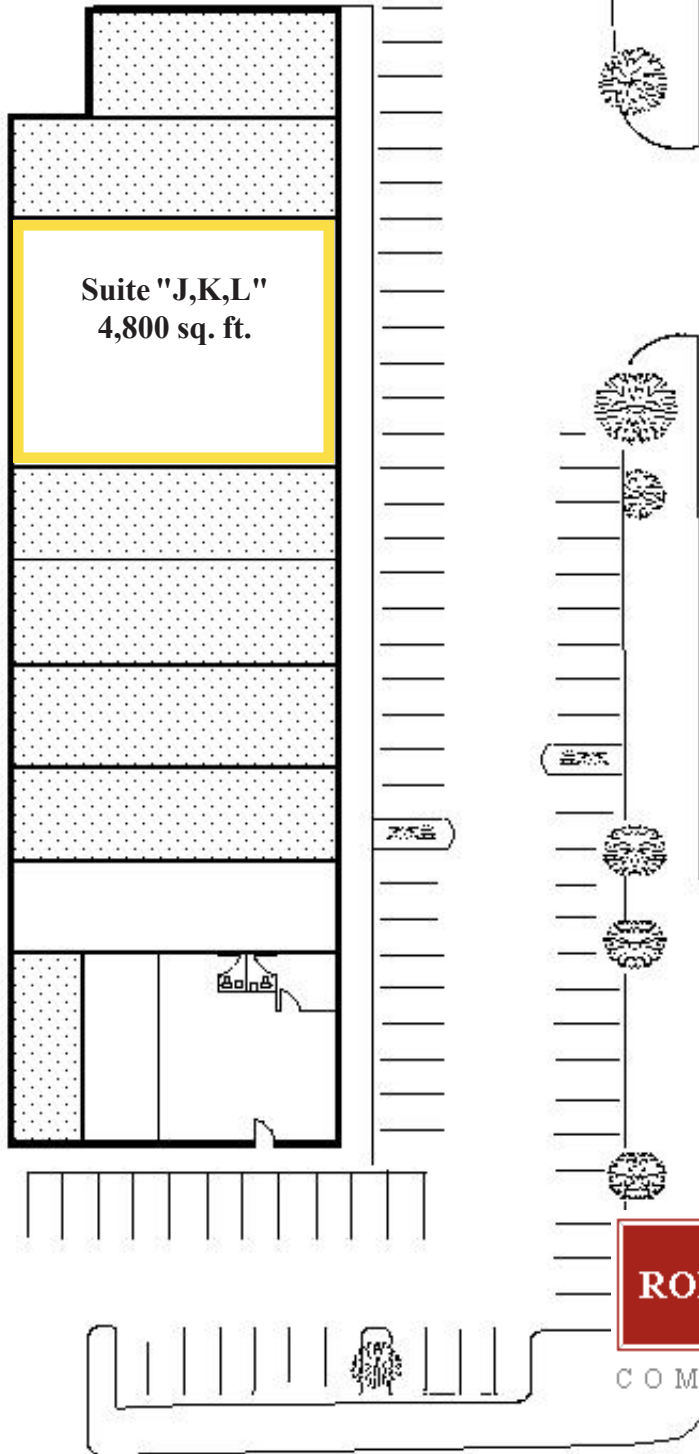
roberthemphill@austin.rr.com

<http://www.weleaseaustin.com>

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 the Broker as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. Broker further has 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 any environmental or other conditions that may affect the value or suitability of the property.



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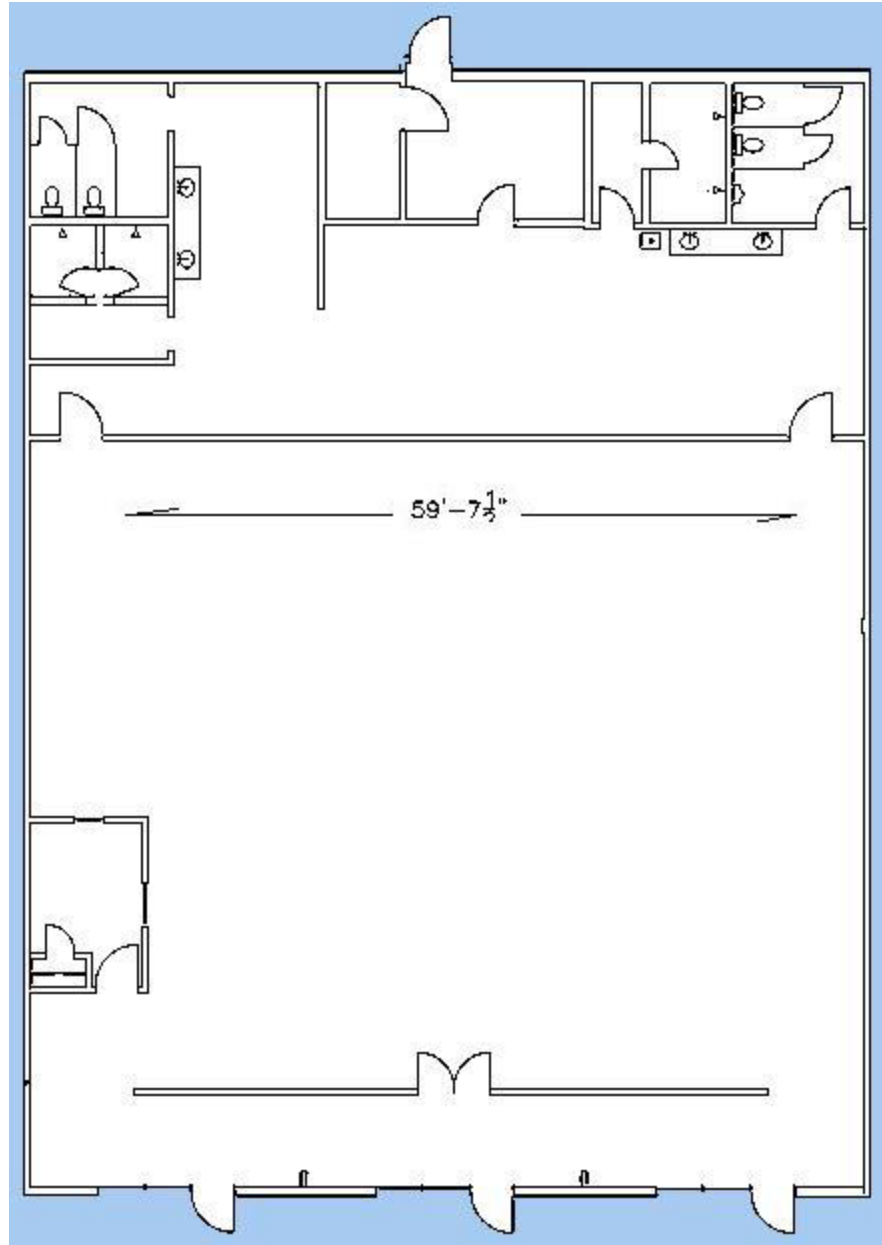
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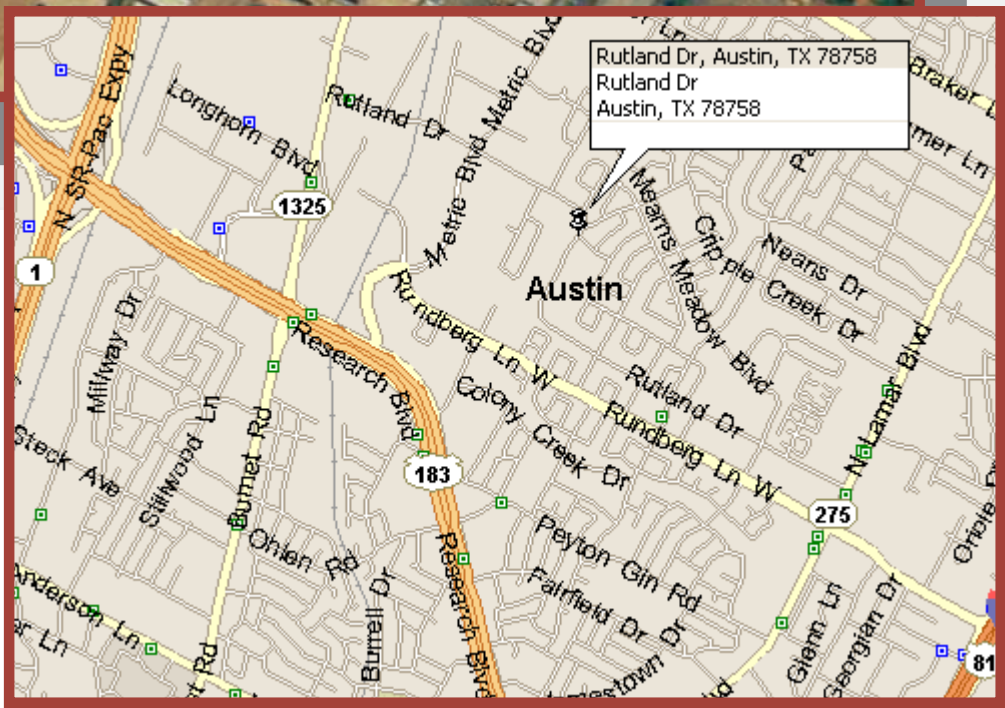
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1300 West Lynn, Suite 110, Austin, Texas 78703, (512) 474-2224 fax: (512) 322-9690



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