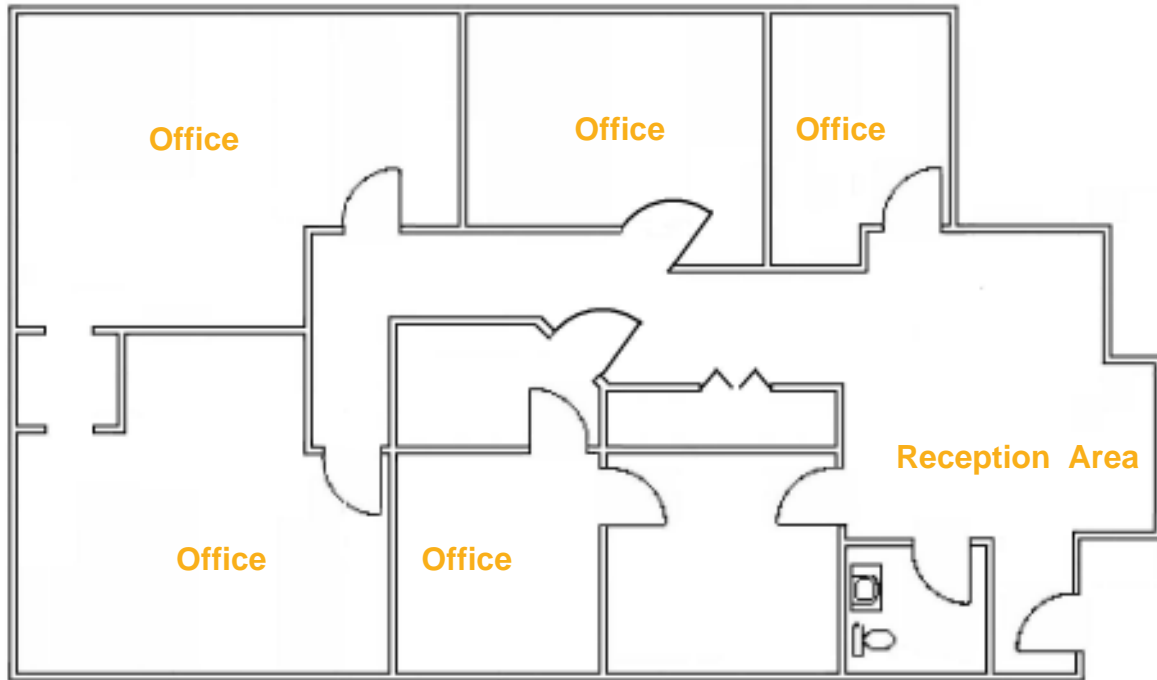


FOR LEASE

Small Value Office
Central Austin, Tx



2525 Wallingwood, 1503

Availability: 30 days

Lease Area : 1,610 square feet located on the second floor.

Lease Rate: First year rate \$22.00 per sq. ft. gross, net of utilities and janitorial Monthly rent of \$2,950.00 per month

Use: The space is perfect for professional business services, or other light office use.

ROBERT R. HEMPHILL CO.

COMMERCIAL REAL ESTATE

512-474-2224

roberthemphill@austin.rr.com
<http://www.weleaseaustin.com/listings.htm>

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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