

FOR LEASE

Small Office Suites, Far North Austin



LARGE OAKS PLAZA

Address: 12731 Research Blvd.

Size: Suite 106 is 782 sq .ft.
Suite 102 is 1,757 sq. ft.
Suite 112 is 782 sq .ft.

Availability: Immediate

Location: The property is located at 12731 Research Blvd, in Northwest Austin and is one block from HWY. 183 and McNeil Road (Just east of the blue water tower.)

Rental rate: \$10.50 to \$11.50 per square foot annually NNN. Current NNN is \$8.00 per square foot.

ROBERT R. HEMPHILL CO.

COMMERCIAL REAL ESTATE

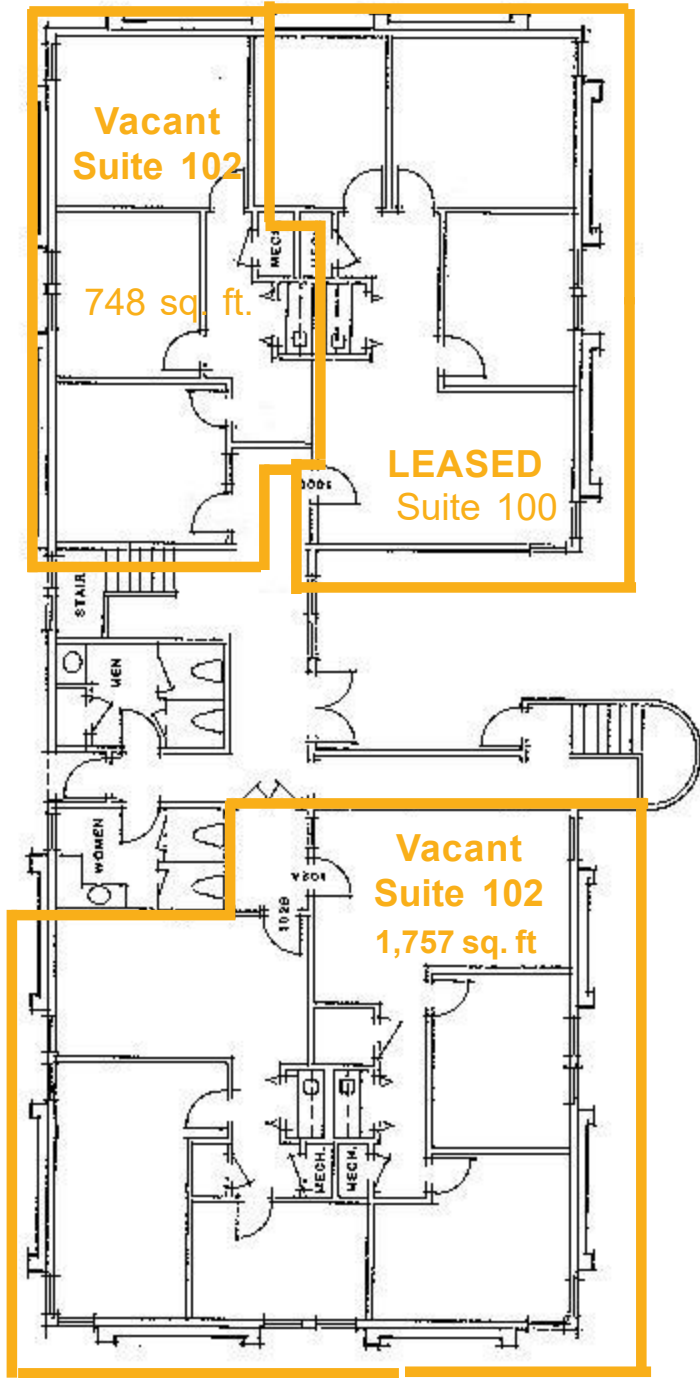
512-474-2224

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.

1300 West Lynn, Suite 108, Austin, Texas 78703 Office: 512.474.2224, fax: 512.474.4224

FOR LEASE Office Far North Austin



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.

1300 West Lynn, Suite 108, Austin, Texas 78703 Office: 512.474.2224, fax: 512.474.4224