

OFFICE LEASING ADVISORS

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NEW 10,000 SF OFFICE BUILDING IN LAKEWAY

Property: Lakeway Centre on RR 620 at 7 Lakeway Centre Court

Available: Now available for tenant improvements

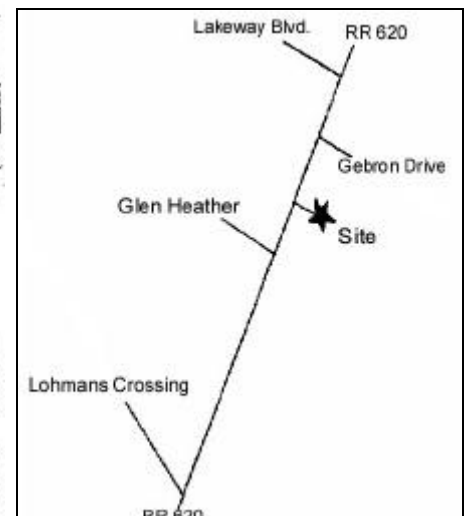
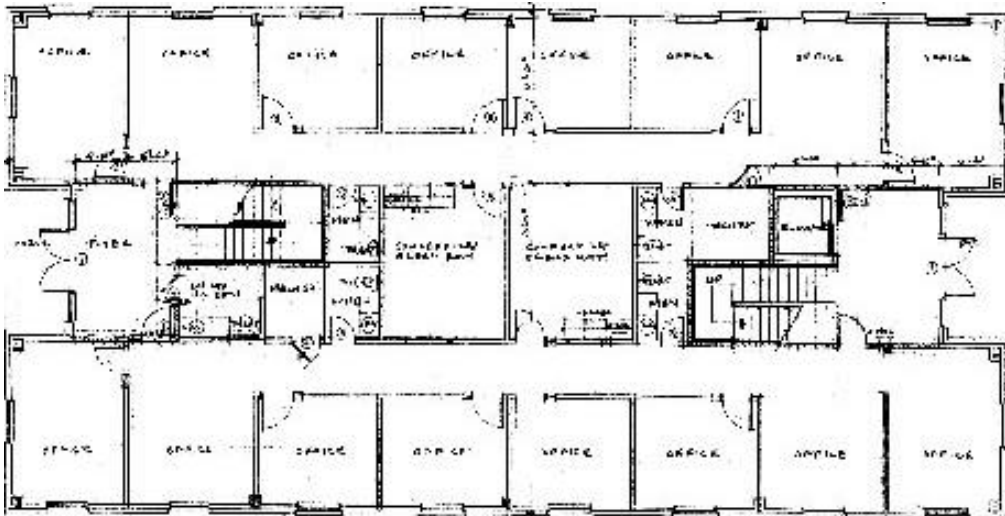
Term: Three – ten years

Rate: 18.00 per rentable square foot per year, NNN

Parking: 1/250 ratio surface parking lot, and optional covered parking is available

Notes: This is the newest and best office space in Lakeway. The limestone, stucco, and glass building offers panoramic views of the hill country, balconies, an elevator and highly efficient 5,000 SF floor plans (the proposed floor plan below is a sample office layout). Both floors are open so you can custom-design your new office space for your specific needs. Lakeway is a rapidly growing area, and this property offers close proximity to service providers, retail centers, banks, restaurants, country clubs, and Lake Travis.

Contact: Don Prater at 472-1234x11, or my cell phone at 567-8630



This offer is subject to errors, omissions, any changes, prior leasing, the property owner's and lender's approval, and withdrawal from the market at any time, all without prior notice.