

# OFFICE LEASING ADVISORS

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## **2,083 RSF DOWNTOWN OFFICE SUBLEASE IN THE PERRY BROOKS BUILDING**

Premises: 2,083 RSF on the first floor of the Perry Brooks Bldg. 720 Brazos St.

Available: August 15, 2002

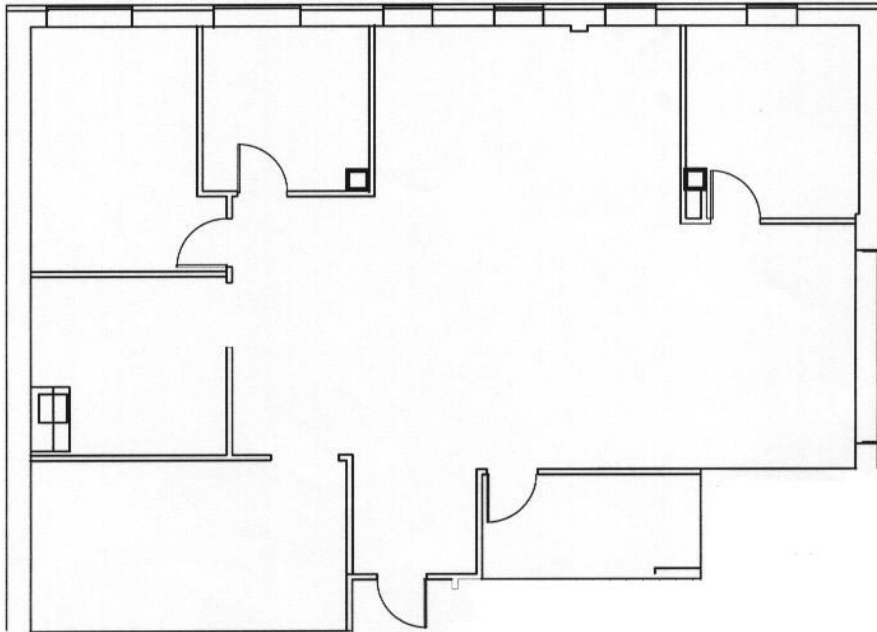
Term: Negotiable - Prime Lease expires 1/30/2005

Rate: Negotiable

Parking: 6 covered parking spaces in the garage, and more are available

Notes: The first floor of the Perry Brooks Building has an L-shaped floor plate overlooking 8th Street and Brazos. Suite 111 is an end cap on the 8th Street side featuring abundant exterior windows. The Perry Brooks Building offers redundant power grids with on-site high-speed internet providers and multiple fiber carriers in place. The building is close to the State Capitol and within walking distance to many restaurants, retail shops, services, theaters, and clubs.

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



**This offer is subject to errors, omissions, any changes, prior leasing or subleasing, Landlord's review and approval, and withdrawal from the market at any time, all without prior notice.**