



Asset Management & Brokerage

Austin Building Suite 120



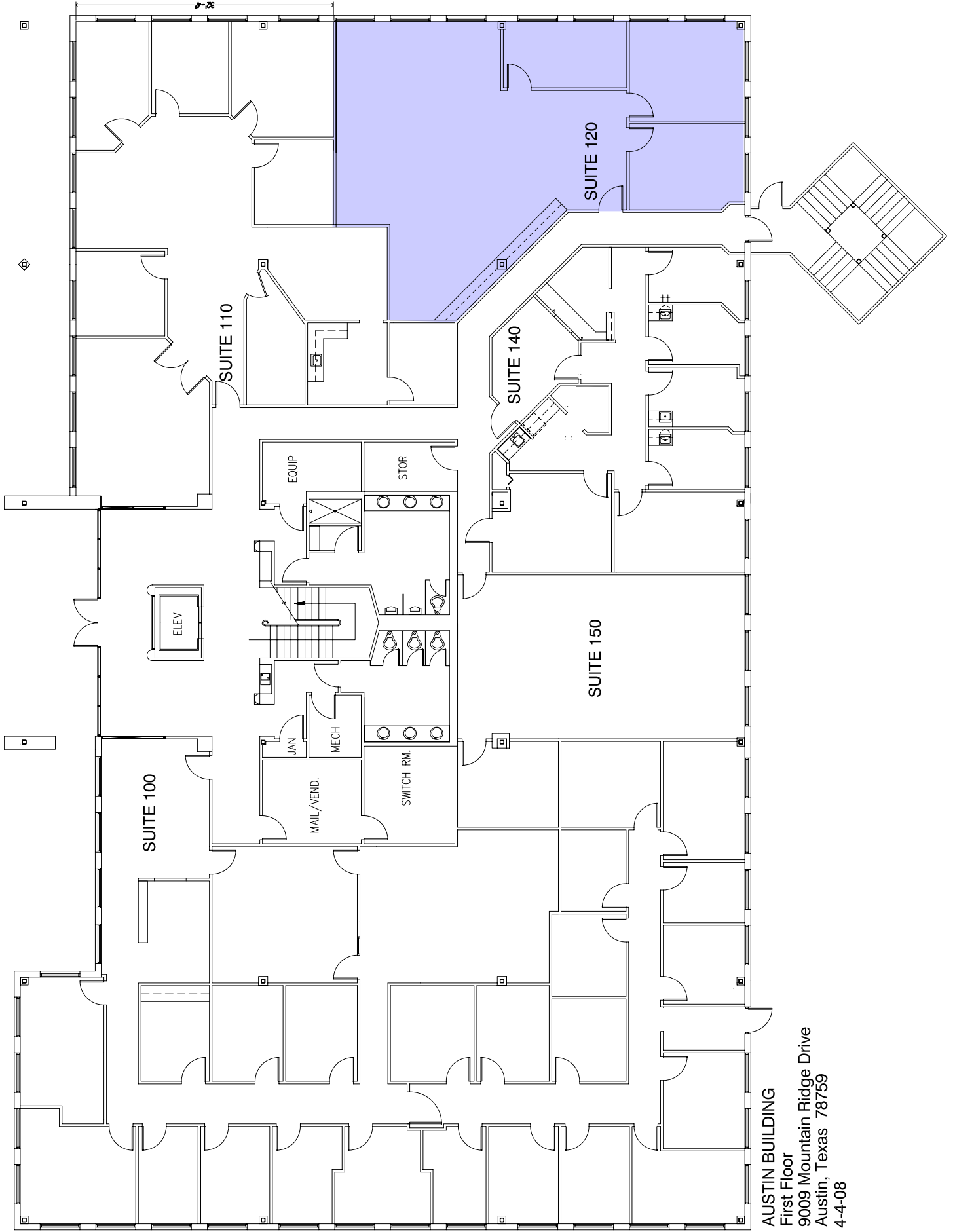
**Austin Building Suite 120
9009 Mountain Ridge Drive
Austin, TX 78759**

First floor space with three private offices and open area with lots of cabinets.

LESSOR:	360 Austin Building, L.P.
SQUARE FOOTAGE:	1,457 usable 1,690 rentable 16 % Add On Factor
ADDRESS (PREMISES):	9009 Mountain Ridge Drive Austin, TX 78759
AVAILABILITY DATE:	Now
TERM (MOS.):	36 to 60 months
BASE RENT:	\$22.00 per Rentable Square Foot
DESIGN/FINISH OUT	Negotiable
PARKING RATIO:	1:237 with No Charge
EXPENSE STOP:	Base Year
SECURITY DEPOSIT:	Negotiable
BROKER(S):	4% Cash Out
SPECIAL	Card Access System
GENERAL INFORMATION:	Three Story Brick Building Constructed in 1986 39,000 sq. ft. Net Rentable Area
CONTACT:	KVA, Inc. Kevin Kimball 512-343-7571 Fax: 512-343-2876

Information Subject to Change Without Notice

P.O. Box 201687 Austin, Texas 78720-1687 (512) 343-6990



AUSTIN BUILDING
 First Floor
 9009 Mountain Ridge Drive
 Austin, Texas 78759
 4-4-08