



Asset Management & Brokerage

Austin Building Suite 230



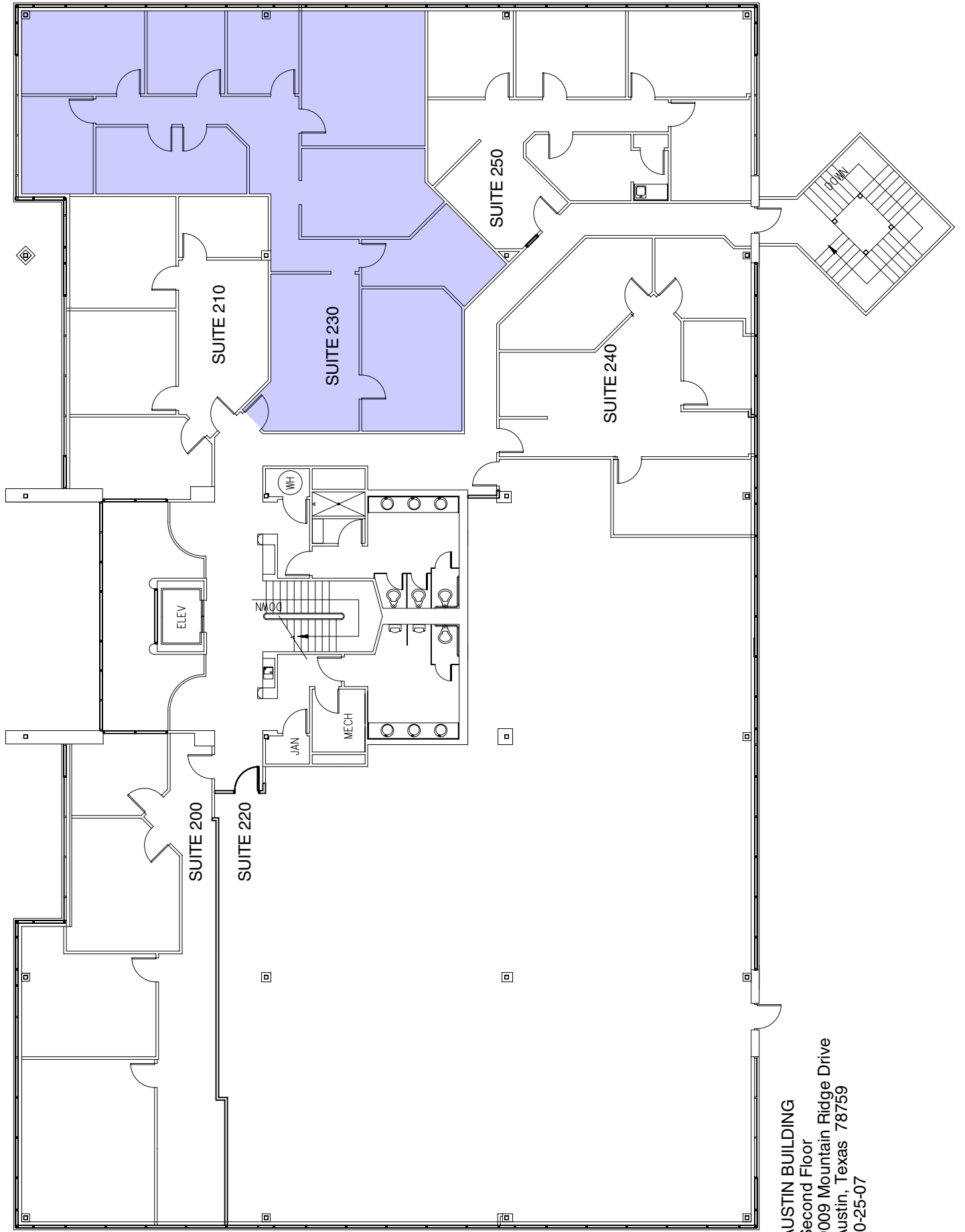
**Austin Building Suite 230
9009 Mountain Ridge Drive
Austin, TX 78759**

Second floor right off elevator. Large conference room, break room and lots of window offices. Suite 250 is contiguous and would add an additional 1,057 usable square feet.

LESSOR:	360 Austin Building, L.P.
SQUARE FOOTAGE:	1,943 usable 2,254 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
Second Floor
9009 Mountain Ridge Drive
Austin, Texas 78759
10-25-07