



Asset Management & Brokerage

Echelon Building I



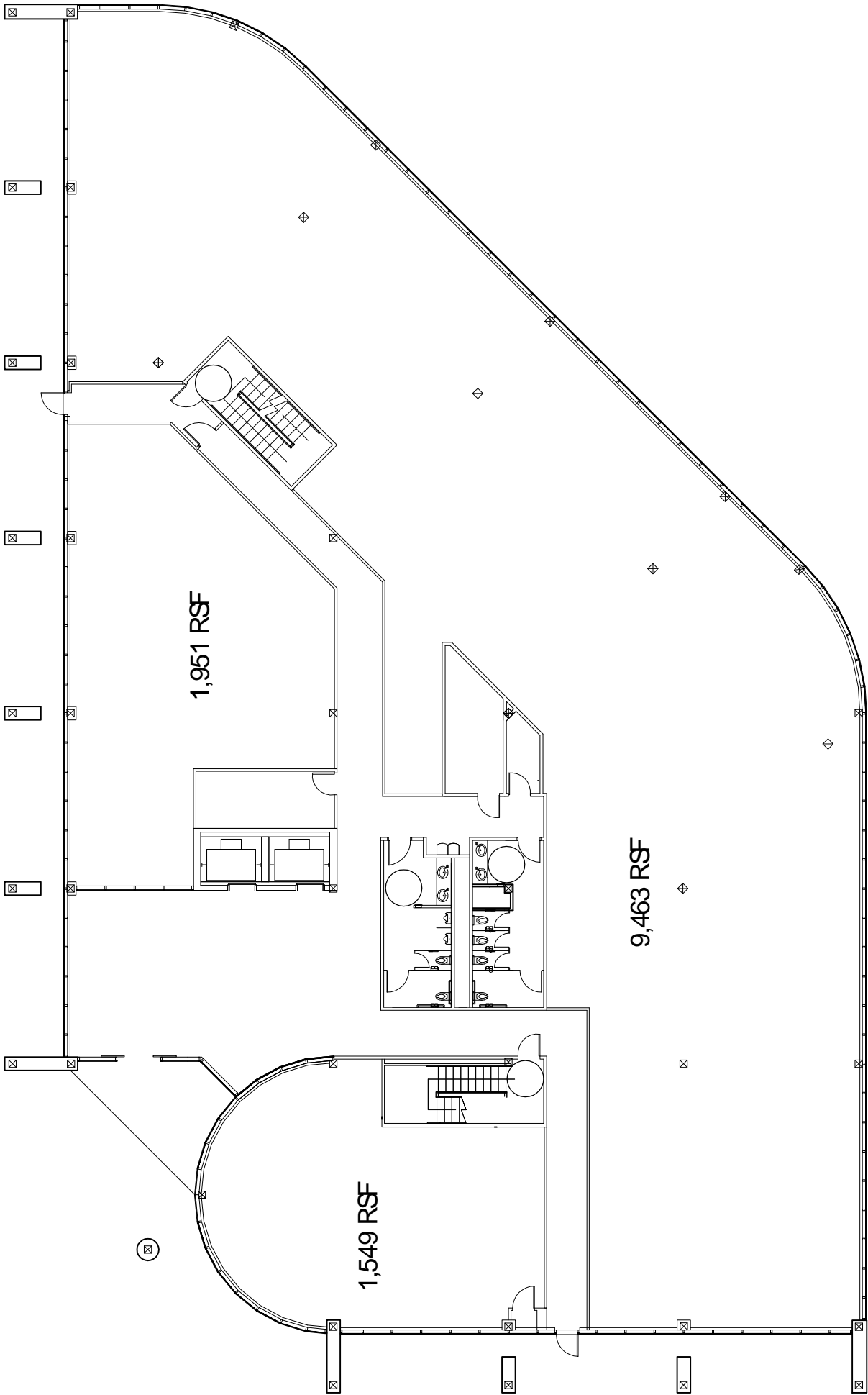
Echelon Building I
9430 Research Blvd.
Austin, TX 78759

Building has been totally remodeled from the roof down. New HVAC, plumbing, electrical, elevators, interior finishes, etc.

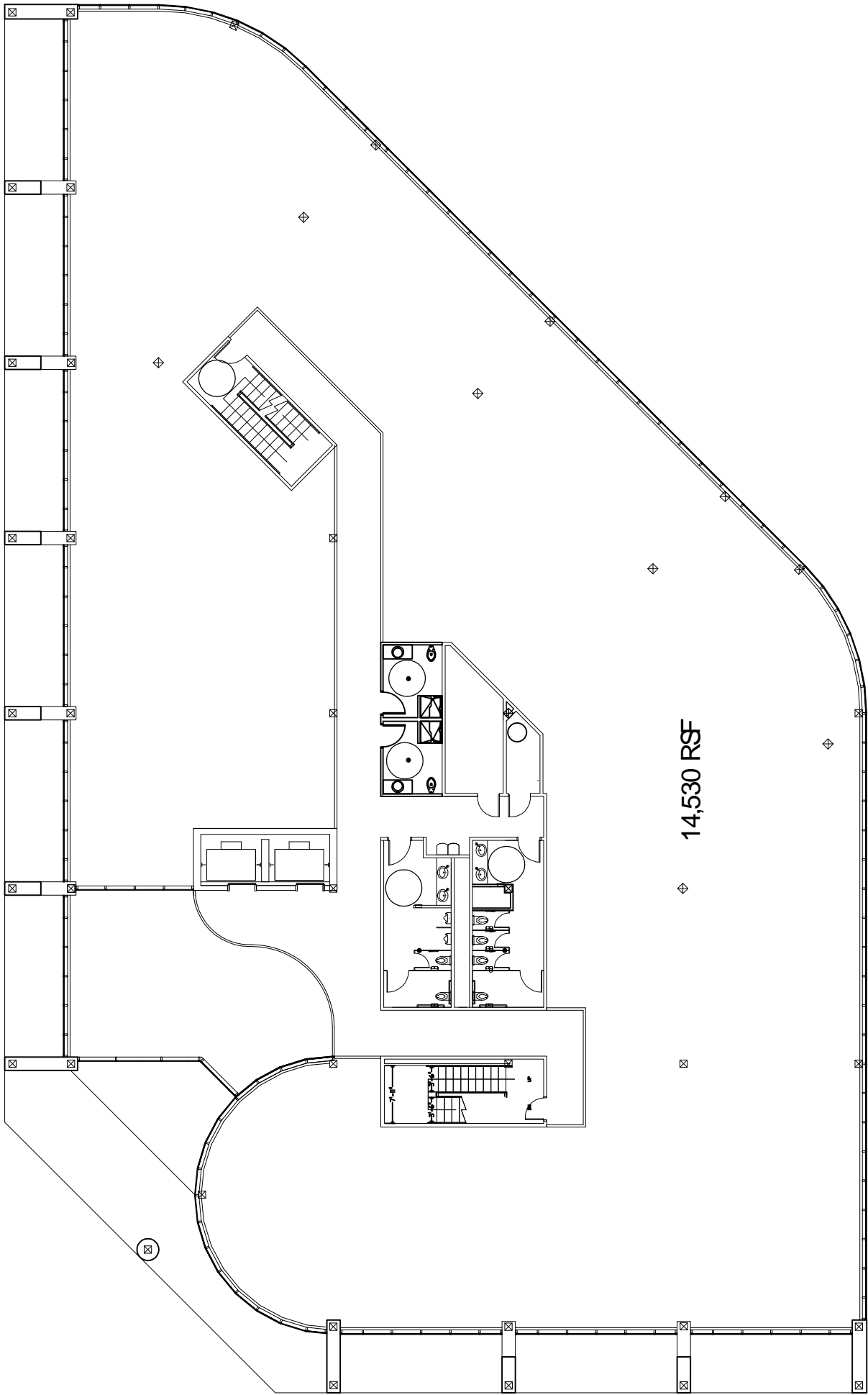
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|-----------------------------|---|
| LESSOR: | 183 Echelon, L.P. |
| SQUARE FOOTAGE: | 53,522 usable 62,192 rentable 30,000 Rentable Square Foot Minimum 16,2 % Add On Factor |
| ADDRESS (PREMISES): | Building I 9430 Research Blvd. Austin, TX 78759 |
| AVAILABILITY DATE: | January 2012 |
| TERM (MOS.): | 36 to 120 months |
| BASE RENT: | \$17.75 per Rentable Square Foot NNN |
| DESIGN/FINISH OUT | \$30.00 per Rentable Square Foot |
| PARKING RATIO: | 1:300 with No Charge |
| EXPENSE STOP: | N/A |
| SECURITY DEPOSIT: | Negotiable |
| BROKER(S): | 4% Cash Out |
| GENERAL INFORMATION: | Four Story Glass Building |
| 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

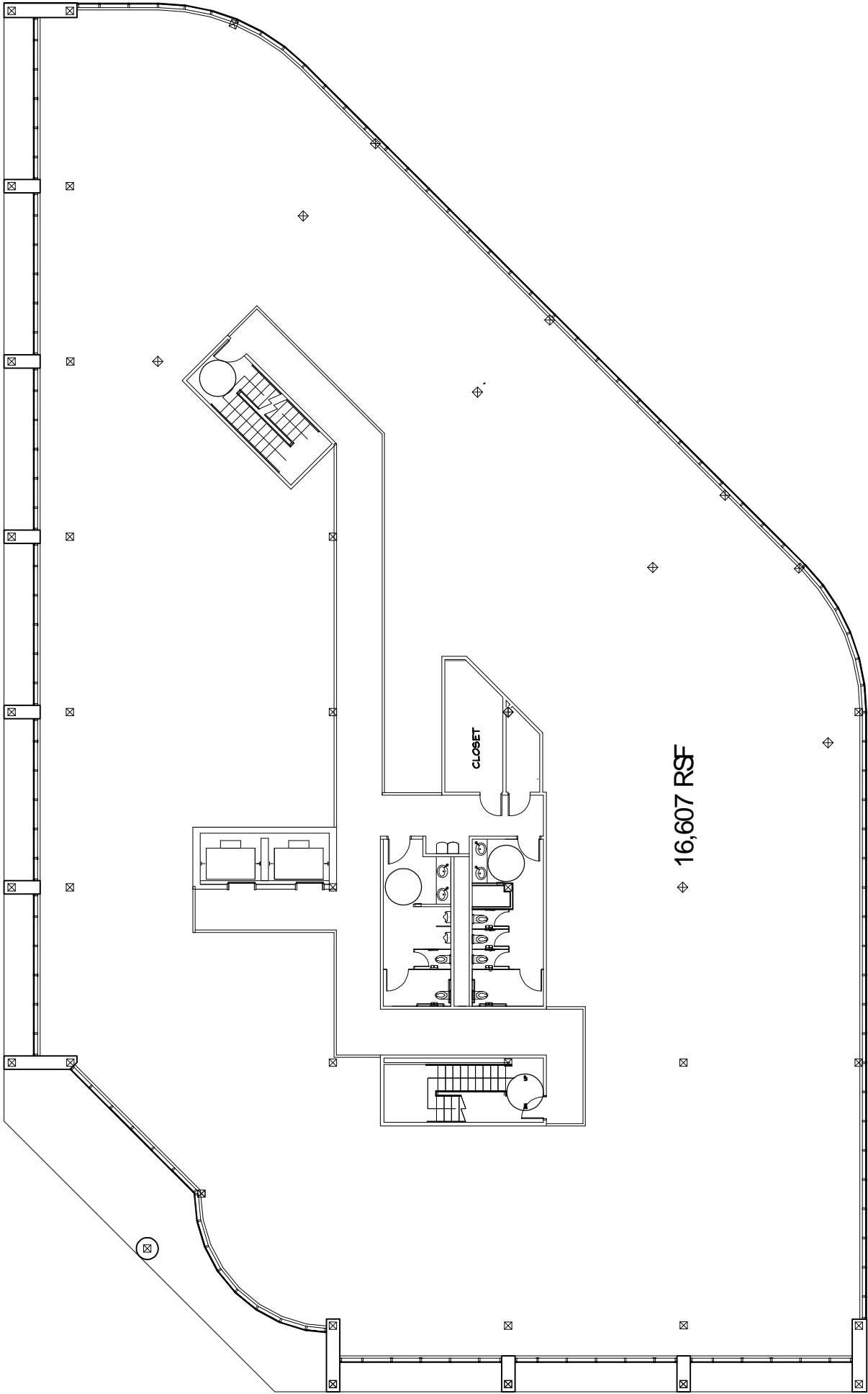


ECHELON ONE
FIRST FLOOR
9420 RESEARCH BLVD.
AUSTIN, TX 78759



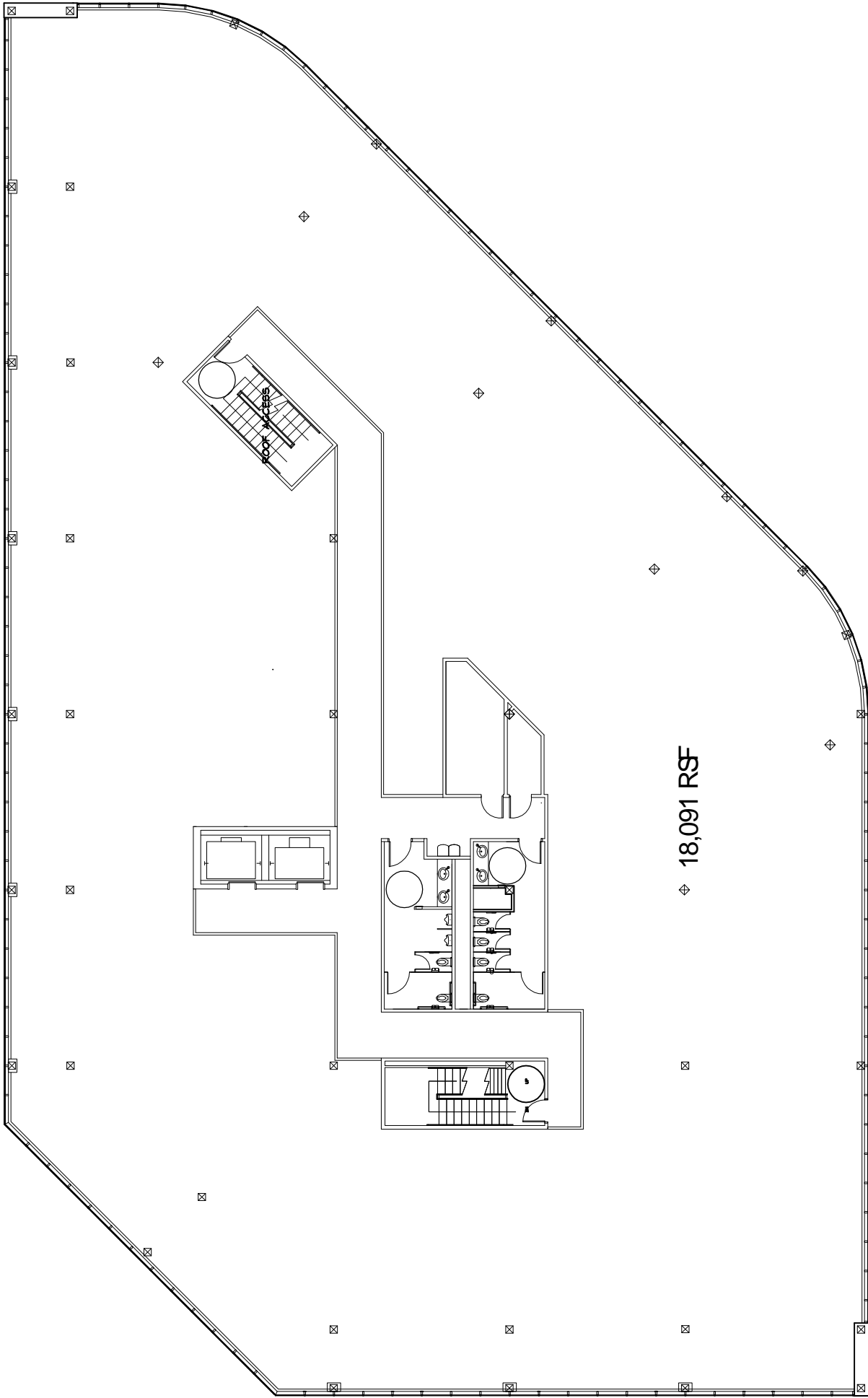
14,530 RSF

ECHELON ONE
SECOND FLOOR
9420 RESEARCH BLVD.
AUSTIN, TX 78759



16,607 RSF

ECHELON ONE
THIRD FLOOR
9420 RESEARCH BLVD.
AUSTIN, TX 78759



◆ 18,091 RSF

ECHELON ONE
FOURTH FLOOR
9420 RESEARCH BLVD.
AUSTIN, TX 78759