



Asset Management & Brokerage

**Echelon Building II Suite 310**



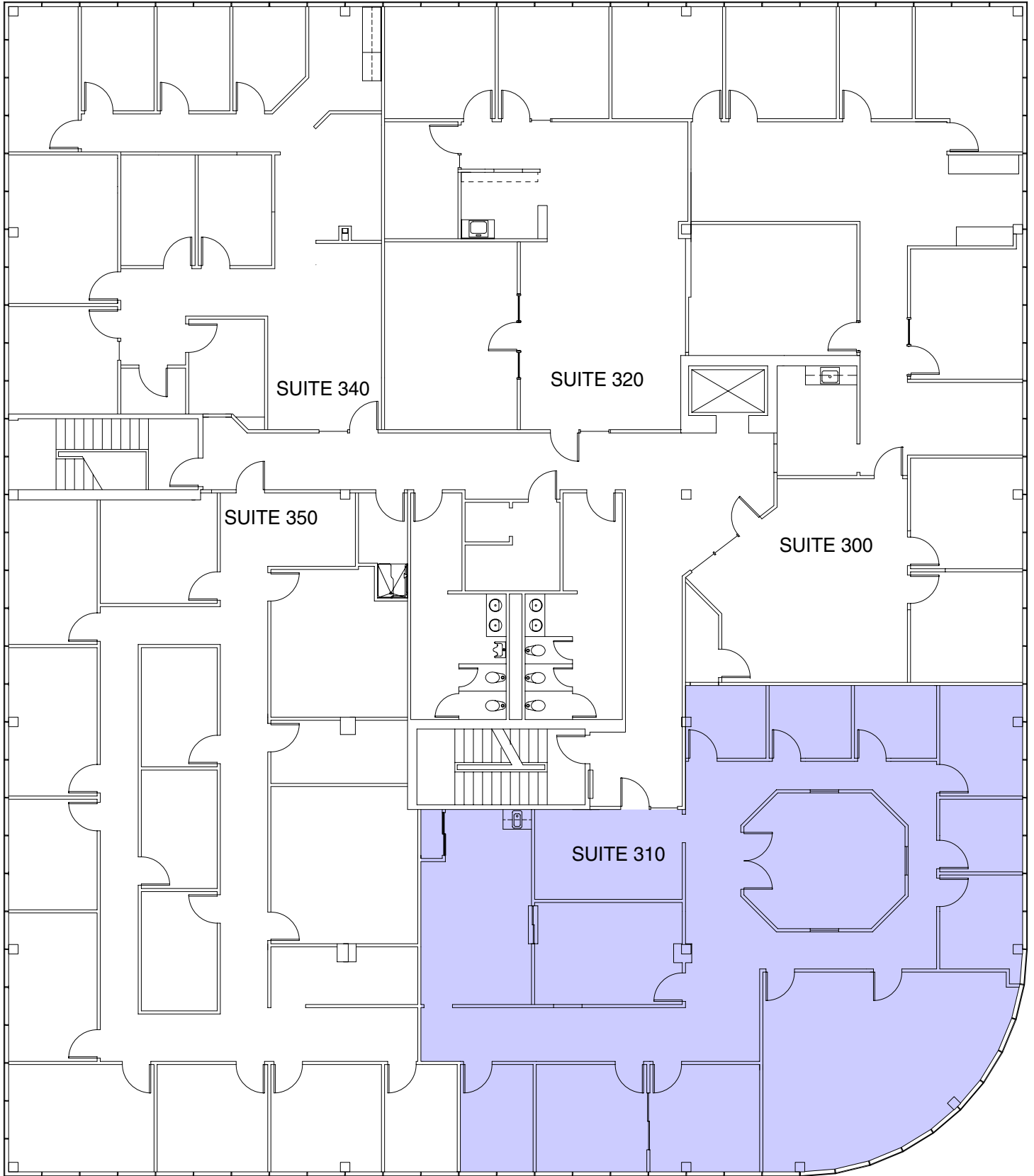
**Echelon Building II Suite 310**  
**9430 Research Blvd.**  
**Austin, TX 78759**

Third floor space has 10 private offices, great conference room, various storage/server rooms and break area

<b>LESSOR:</b>	183 Echelon, L.P.
<b>SQUARE FOOTAGE:</b>	2,773 usable 3,217 rentable 16 % Add On Factor
<b>ADDRESS (PREMISES):</b>	9430 Research Blvd. Austin, TX 78759
<b>AVAILABILITY DATE:</b>	Now
<b>TERM (MOS.):</b>	36 to 120 months
<b>BASE RENT:</b>	\$22.00 per Rentable Square Foot
<b>DESIGN/FINISH OUT</b>	Negotiable
<b>PARKING RATIO:</b>	1:300 with No Charge
<b>EXPENSE STOP:</b>	Base Year
<b>SECURITY DEPOSIT:</b>	Negotiable
<b>BROKER(S):</b>	4% Cash Out
<b>SPECIAL</b>	
<b>GENERAL INFORMATION:</b>	Three Story Glass Building
<b>CONTACT:</b>	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



THIRD FLOOR PLAN  
ECHELON 2  
9430 Research Boulevard  
Austin, Texas 78759