

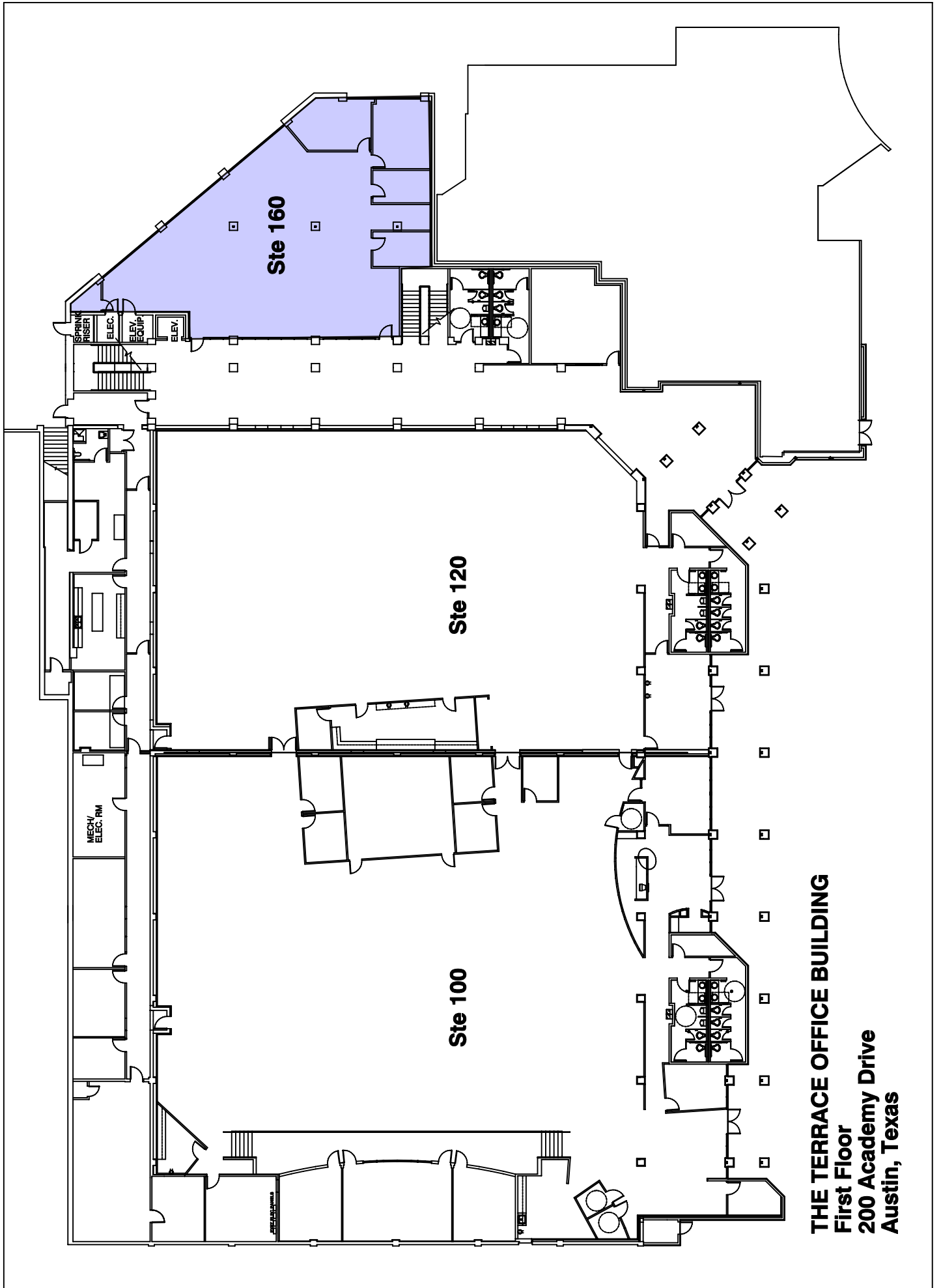


**The Terrace Suite 160
200 Academy Drive
Austin, Texas 78704**

First floor space with several private offices and central bull pen area.

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|-----------------------------|---|
| LESSOR: | Terrace Holdings, L.P. |
| SQUARE FOOTAGE: | 3,398 usable 3,945 rentable 16.11% Add On Factor |
| ADDRESS (PREMISES): | 200 Academy Drive Austin, Texas 78704 |
| AVAILABILITY DATE: | Available Now |
| TERM (MOS.): | Negotiable |
| BASE RENT: | \$26.00 per Rentable Square Foot |
| DESIGN/FINISH OUT | Negotiable |
| PARKING RATIO: | 1:250 with No Charge |
| EXPENSE STOP: | Base Year |
| SECURITY DEPOSIT: | Negotiable |
| BROKER(S): | 4% Cash Out |
| SPECIAL | Card Access System |
| GENERAL INFORMATION: | Two Story Building Completely Remodeled in 2000 48,080 sq. ft. Net Rentable Area |
| CONTACT: | KVA, Inc. Kevin Kimball 512-343-7571 |

Information Subject to Change Without Notice



THE TERRACE OFFICE BUILDING
First Floor
200 Academy Drive
Austin, Texas