



Asset Management & Brokerage

Echelon Building II Suite 300

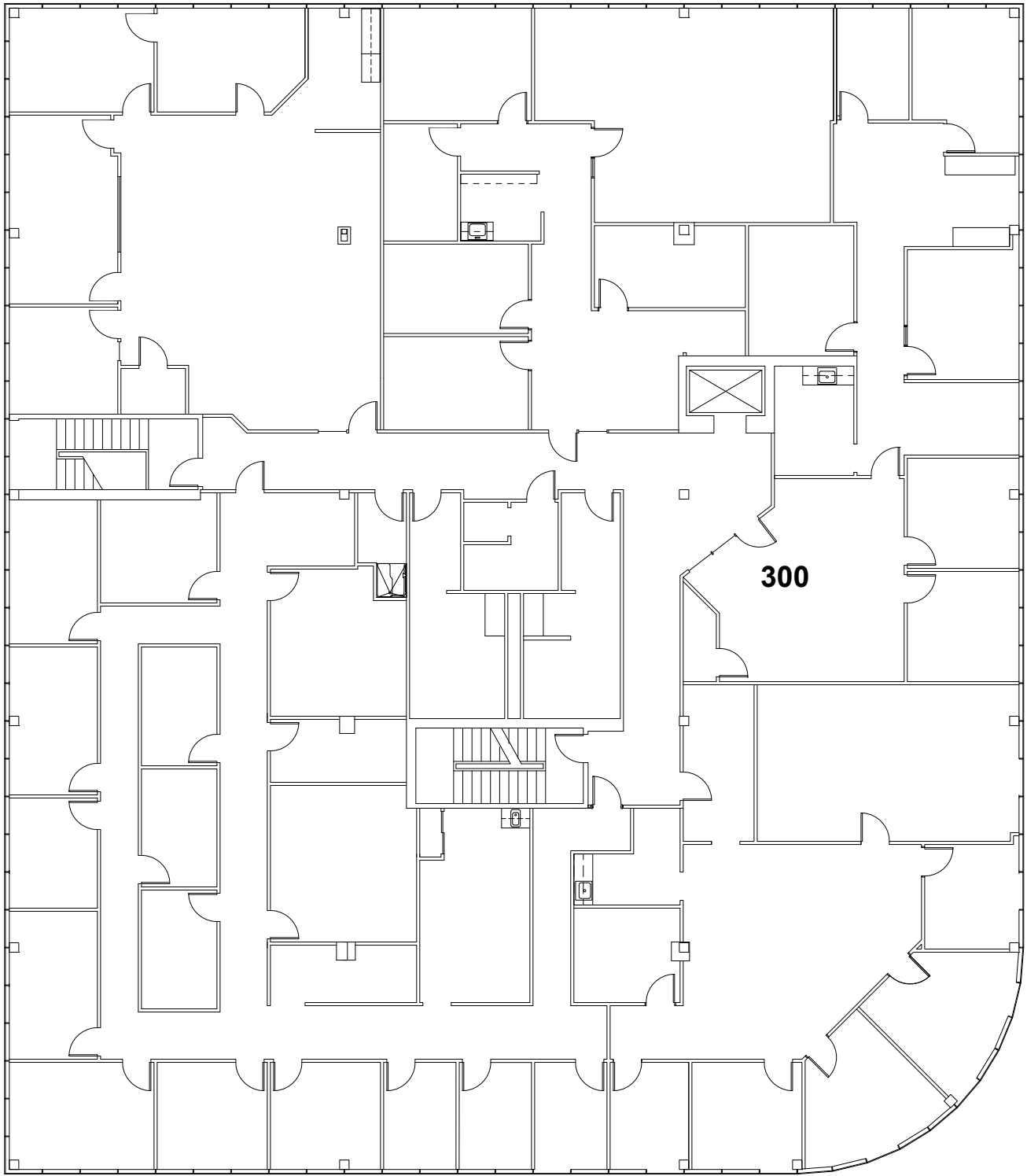


Echelon Building II Suite 300
9430 Research Blvd.
Austin, TX 78759

LESSOR:	183 Echelon, L.P.
SQUARE FOOTAGE:	1,829 usable 2,122 rentable 16 % Add On Factor
ADDRESS (PREMISES):	9430 Research Blvd. Austin, TX 78759
AVAILABILITY DATE:	Now
TERM (MOS.):	36 to 120 months
BASE RENT:	\$19.50 RentableSquare Foot
DESIGN/FINISH OUT	Negotiable
PARKING RATIO:	1:300 with No Charge
EXPENSES:	\$14.19 NNN
SECURITY DEPOSIT:	Negotiable
BROKER(S):	4% Cash Out
SPECIAL	
GENERAL INFORMATION:	Three Story Glass Building
CONTACT:	KVA, Inc. Kevin Kimball 512-343-7571 Fax: 512-870-9409

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