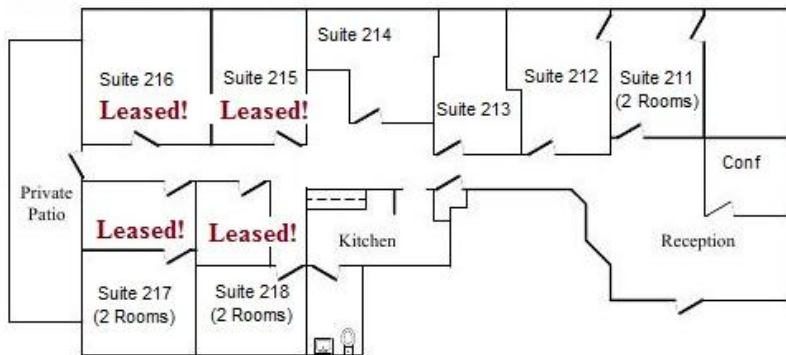


Currently Available at The Palisades

MINI-EXECUTIVE SUITES and FULL SERVICE OFFICES

We have several Mini-Executive Suites available here in The Palisades which will provide you with a private office, use of the common area Conference Room, use of the common area Reception Room and a private USPS mailbox separately assigned to each Executive Suite with a Bee Caves Road address and Suite Number.

There will be available either single offices or double (connected together) offices, all off of a common hallway, with a bathroom and a kitchen available in the common area for the use of all Tenants. Tenants will provide their own furniture i.e. desks, chairs, files.



The Reception Room and Conference Room will both be furnished. All Executive Suites and the Common areas are provided with full service included in the monthly rental rate: all electric including Air Conditioning and Heat, 5 day janitorial service, water, sewer and trash—there are no extra charges beyond the monthly rental rate.

The rates for the Mini- Executive Suites are as follows:

- One large office----- \$ 495.00 per month on a 1 year lease
- One medium office ----- \$ 425.00 per month on a 1 year lease
- One small office----- \$ 395.00 per month on a 1 year lease
- Two connected offices----- \$ 750 per month on a 1 year lease
- Storage closet----- \$ 45 per month joined to the Suite 1 year lease

We will consider month-to-month tenancies at a 40% increase above the rates shown.

About The Palisades

The Palisades is a full-service property, offering ample parking onsite, convenient access to MoPac and the CBD, a wide variety of restaurants and shopping within blocks, and onsite management and maintenance.

Floor plans may be viewed on our website at <http://www.graner.com/palisades.htm> or you may call our offices at 512-328-2344 to schedule an appointment with Wallace Graner, listing agent, to view the property.