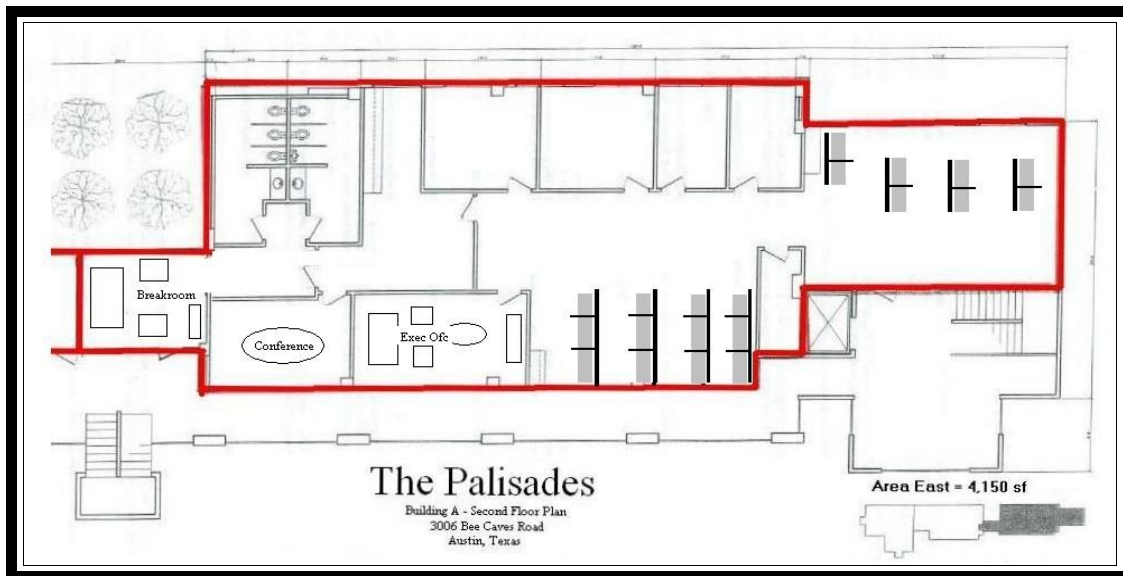




4,150 SF IN THE PALISADES ON BEE CAVES ROAD



- Premises:** 4,150 SF, on the top floor of The Palisades at 3006 Bee Caves Road
- Available:** Available on 30 day notice, starting January 2010
- Rental Rate:** \$8.50 per SF NNN with \$.50 increases per year
- Expenses:** \$7.00 Estimated 2008 Base Year Operating Expenses (equals \$15.50 Full Service)
- Parking:** 1/250 free surface parking
- Notes:** Newly renovation, this complex consists of four connected 2 and 3 story buildings near Mopac, with tree-top and downtown skyline views. All suites include private restrooms and kitchens. No common area charges. Exterior building signage is available. On-site owner / property manager, lighted parking lots all night, and video surveillance cameras. Next to a full range of restaurants, retail centers, banking and other services, quick access to Mopac and within minutes to downtown Austin and Westlake Hills. On-site postal and parcel services.
- Contact:** Wallace Graner at 328-2344, or email to wallace@graner.com



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