

Office Sublease Available 7-23-08

Term

Project	Address	Class	SF	Rate	Expenses	Start	End	Term	Sector	Comments
Bldg 7 Medical Arts Square	2911 Medical Arts	Medical	700	\$ 30.00	Base Year	Immediate	7/1/2013	59	Central	Recent remodel, nice offices, access to conference coffee bar and reception
Greystone Plaza Suite 165	7200 N. Mopac Austin, Tx 78731	B	1,290	\$26.50	Gross	Immediate	8/31/2010	25	NW	5 window offices & reception, new finish out for mortg. Co. who's left
1109 E 6th Street	1109 B E Sixth Street	B	1,636	\$ 20.17	Plus Utils & Janitorial	Immediate	7/22/2013	60	Central	Very nice medical office space. Large reception, large conference room, five private offices, wet bar, private bathroom, free parking behind
Barton Oaks Plaza I	901 MoPac Expressway, Suite 110, Austin, TX 787	A	1,681	\$ 17.00	NNN	Immediate	8/1/2010	24	S	
Las Cimas Phase III	805 Las Cimas Pky	A	1,725	\$27.00	Gross	Immediate	10/31/2010	27	SW	
Centre II	3101 Bee Cave Road, Austin, TX, 78746	A	2,016	\$ 23.00	Full Service	Immediate	Apr-10	21	SW	<ul style="list-style-type: none"> Perimeter hard wall office layout Interior open area Conference room
816 Congress Avenue	816 Congress Avenue	B	2,208	\$ 12.00	NNN	Immediate	7/1/2013	59	CBD	
300 W 6th Street	300 West Sixth Street	A	2,271	\$16.50	NNN	Immediate		Negotiable	CBD	
Bridgeport Bldg	Bridgeport Bldg	C	2,513	\$ 11.00	NNN	Immediate	12/31/2008	5	N	Expenses estimated \$8.29
101 Westlake Drive	101 Westlake Drive	B	2,850	\$ 23.50	Plus Utils & Janitorial	Immediate			SW	Adjacent to Treaty Oak Bank, this is a nice space with perimeter private offices surrounding a large open area of cubes. Lease includes some office
One Westlake Plaza	1705 S Capital of Texas Hwy, Suite 310	B	3,000	\$ 22.00	Full Service	Immediate			SW	Lots of glass, nice big offices, big break/common area. Fully wired and some furniture available. On floor, 13 parking spaces. Open work
1209 W 5th Street	1209 West Fifth Street, Suite 300	A	3,636	\$15.36	\$9.36	Immediate	10/28/2010	27	CBD	environment, built-in work stations, above standard interior finishes. Tenant controls utilities
One American Center - 18th Floor	600 Congress Ave	A	4,065	\$ 18.00	NNN	Immediate	6/1/2012	46	CBD	the corner of 6th Street and Congress Avenue. The 32-story, 505,000 square foot Class "A" building is within walking distance of the State Capitol and Federal Courthouse. The furniture is available
Old Town Square	1 Chisolm Trail, Suite 210, Round Rock, Texas 786	C	4,331	\$ 18.50	Full Service	Immediate	Feb-10	19	RR	<ul style="list-style-type: none"> Space is in excellent condition Private balcony 11 private offices Open area for cubes
Frost Bank Tower	401 Congress Ave	A	4,465	Negotiable	NNN	Immediate	3/1/2012	43	CBD	there is a one of a kind opportunity to occupy space at Austin's most prestigious business address-- the landmark Frost Bank Tower. The space is located on the 29th Floor and provides impressive views of the Austin skyline. The Frost Bank Tower offers an exceptional amenity package including four (4) restaurants, a world-class fitness and conference facility and generous parking. The space includes exceptional finishes
Austin Oaks	7719 Woodhollow	C	5,942	\$ 17.00	Gross	Immediate	8/1/2011	36	N	Optional furniture and phone system
300 W 6th Street	300 W 6th Street	A	6,337	\$ 19.75	NNN	Immediate		24	CBD	Great office space on the 13th Floor, this sublease opportunity gives a subtenant the high profile of a superior Class AA building at competitive prices. This space is divisible to 2,581

Office Sublease Available 7-23-08

Office Sublease Available 7-23-08										
Term										
Project	Address	Class	SF	Rate	Expenses	Start	End	Term	Sector	Comments
Capitol Tower	206 E. 9th Street	C	7,023	\$ 16.00	NNN	Immediate	1/1/2010	17	CBD	NNN Expenses estimated at \$9.00
Rundberg Square	825 E Rundberg Ln	Medical	7,100	\$10.00	NNN	Immediate	12/31/2008	5	NE	Medical Office
8303 Mopac	8303 Mopac	A	7,199	\$ 19.00	NNN				NC	
River Place Pointe II	6500 River Place Bv	A	7,897	\$ 10.00	NNN	Immediate	5/1/2010	21	NW	and RR 2222 by the new Concordia Campus and Lake Travis. This Project offers breathtaking views in a corporate office setting with a four (4) per 1,000 covered parking ratio. This
Balcones North	8920 Business Park Drive, Suite 200, Austin, TX, 7	B	8,044	\$ 22.50	Full Service	Immediate	Feb-14	67	NW	venetian plaster, built-ins • 10 Perimeter offices with hardwood floors • Large conference room / training room & Large reception.
Escalade A	4301 Westbank Dr.	A	8,227	\$ 12.00	Full Service, Gross	Immediate	Sep-08	2	SW	
4005 Bannister	4005 Banister	B	8,477	\$ 16.50	Full Service	Immediate	11/30/2010	28	S	Fully wired, nicely finished out. Some modular & pvt ofc furniture available
	16069 Central Commerce Dr., Round Rock, TX 76	Flex	8,982	\$ 9.00	NNN	Immediate	1/1/2011	29	RR	
Southwest Tech Center	4635 Boston lane	B	8,991	\$ 12.50	\$ 3.98	Immediate	Apr-10	21	SW	Plus utilities and janitorial
612 Brazos	612 Brazos	C	9,000	\$ 24.00	Base Year	Immediate	7/31/2010	24	CBD	Divisible to 4,500 SF
Braker Center - Building B	1908 Kramer Lane, Austin, TX 78758	Flex	11,140	\$ 9.00	NNN	Immediate	12/1/2009	16	N	
Braker Pointe II	10801 MoPac Expressway North, Austin, TX 78759	B	14,611	\$ 24.00	Full Service	Immediate	8/1/2011	36	N	Divisible to 5,000 sf
Corridor Park Pointe Bldg D	100 Michael Angelo Way	Flex	15,115	\$ 7.20	NNN	Immediate	6/1/2010	22	N	and SH-45 in north Austin. This sublease opportunity is an ideal lease solution for a flex user needing a combination of hardwall / open office and conditioned storage space.
816 Congress Avenue	816 Congress Avenue, Austin, Texas 78701	A	16,878	\$ 11.00	NNN	Aug-08	10/31/2011	39	CBD	47 free parking spaces, 10 reserved at \$125 per month, furniture
One American Center - 25th Floor	600 Congress Ave	A	17,491	\$ 13.00	NNN	Immediate	6/1/2012	46	CBD	Now leasing all of the 25th floor consisting of approximately 17,491 rentable square feet.
Braker J	11009 Metric Blvd	Flex	20,953	\$ 10.00	NNN	Immediate	3/1/2018	115	N	Braker J is an ideal lease solution for a predominately open office user. The space consists of: fresh finishes, 100% HVAC, and generous parking. Furniture can also be made available.
Corridor Park Pointe E	100 Michael Angelo Way, Austin, TX 78728	Flex	21,065	\$ 6.96	NNN	Immediate			N	
8303 Mopac	8303 Mopac	A	22,185	\$ 19.00	NNN				NC	
Terrace V	2901 Via Fortuna Dr	A	33,000	\$24.50	Full Servcie	Immediate	8/31/2012	49	SW	

Office Sublease Available 7-23-08

Office Sublease Available 7-23-08										
										Term
Project	Address	Class	SF	Rate	Expenses	Start	End	Term	Sector	Comments
Overwatch Campus	5301 Southwest Parkway, Austin, Texas 78746	A	40,000	\$17.50	NNN	Immediate	5/31/2013	58	SW	4th floor space
Riata Corporate Park	12357 - C Riata Trace Parkway, Bldg. 7, Austin, TX	A	46,997	\$ 14.50	NNN	Sep-08	12/1/2010	27	NW	
Three Barton Skwway	1221 South MoPac, Austin, Texas 78746	A	56,413	all Broker	NNN	Immediate	5/31/2012	46	SW	Covered parking, law firm buildout
City View Center	1122 Capital of Texas Hwy. South, Austin, TX 7874	A	66,000	\$-15.00	NNN	Immediate	12/1/2013	64	SW	Divisible to 21,000 sf
Lantana Corporate Center 1	7000 West William Cannon, Austin, TX, 78735	A	66,627	\$ 15.00	Full Service	Immediate	Sep-09	13	SW	<ul style="list-style-type: none"> • Furniture may be available • Technical lab areas • Will subdivide to 15,000 SF