

FOR LEASE

7575 Burnet Road, Austin, Texas

LAND SIZE: 28,188 square feet

IMPROVEMENTS:

Building A - 1,440 sq. ft. office building with 5 offices, reception area and one restroom. The exterior is glass on three sides and brick in the rear. HVAC throughout.

Building B - 1,600 sq. ft. , 3 bay concrete block garage with a 2-bay metal carport.

Building C - 360 sq. ft. office structure with HVAC, fixed glass in front and concrete front deck.

Parking Lot - Asphalt paved

ZONING: "CS" Commercial Services, Crestview Neighborhood Plan

TRAFFIC COUNTS:

32,750 - Burnet Road North of Subject Property

25,390 - Burnet Road South of Subject Property

LEASE TERMS: \$10,536.00 per month:

Base rent \$ 9,422.00

Taxes 1,014.00

Insurance 100.00

TOTAL \$10,536.00

Lessor maintains roof, walls and foundations.

EXCLUSIVE AGENT

William B. Stringer

Ausvest Inc.

1135 West 6th Street, #115

Austin, Texas 78703

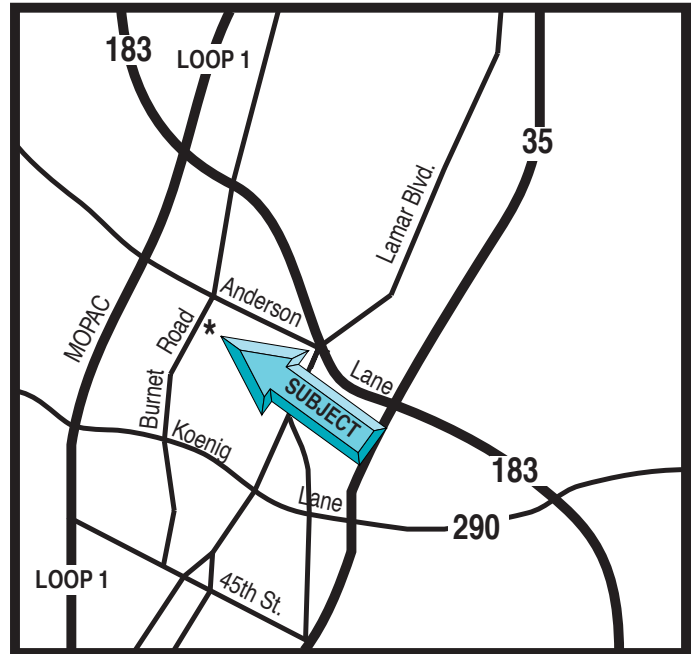
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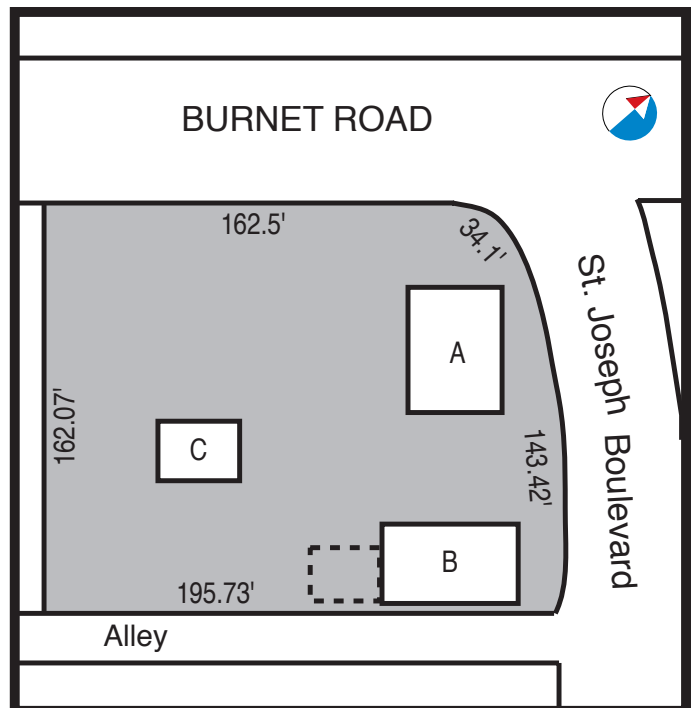
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The information contained herein, while obtained from sources deemed reliable is in no way warranted by William B. Stringer, Ausvest Inc.



AREA MAP



SITE PLAN

ausvest

ausvestinc.com

commercial real estate services