



Asset Management & Brokerage

Echelon Building I



**Echelon Building I
9430 Research Blvd.
Austin, TX 78759**

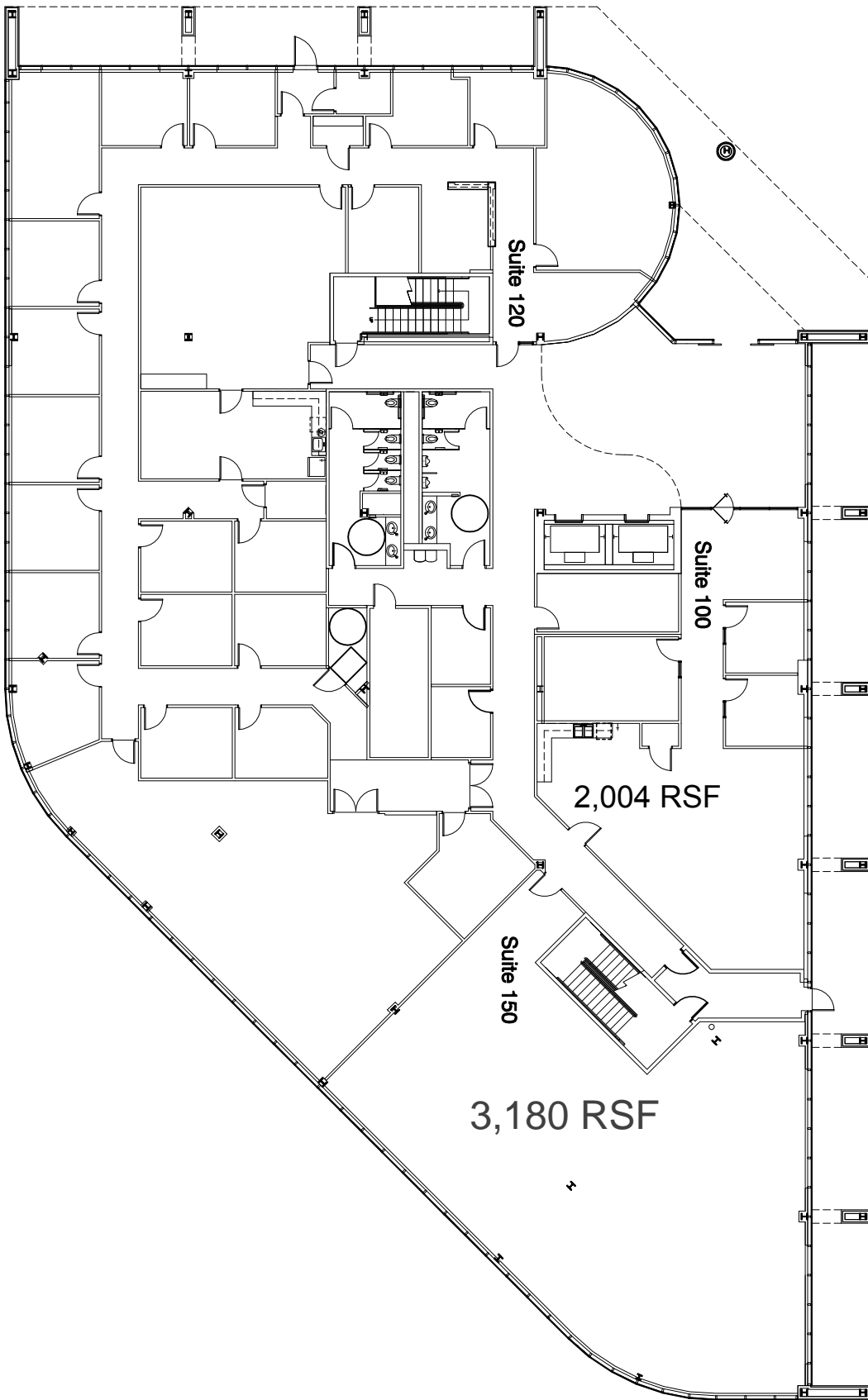
Building has been totally remodded from the roof down. New HVAC, plumbing, electrical, elevators, interior finishes, etc.

LESSOR:	183 Echelon, L.P.
SQUARE FOOTAGE:	14,435 usable 16,773 rentable 16.2 % Add On Factor
ADDRESS (PREMISES):	9430 Research Blvd. Austin, TX 78759
AVAILABILITY DATE:	Now
TERM (MOS.):	60 to 120 months
BASE RENT:	\$27.50 per Rentable Square Foot NNN 3% Annual Increases
DESIGN/FINISH OUT	\$10.00 to \$40.00 per USF
PARKING RATIO:	4.5:1000 plus with No Charge
EXPENSE STOP:	NNN Estimated Expenses: \$14.26 rsf
SECURITY DEPOSIT:	Negotiable
BROKER(S):	4% Cash Out
SPECIAL	
GENERAL INFORMATION:	Four 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

FIRST FLOOR PLAN
ECHELON 1
9430 Research Boulevard
Austin, Texas 78759



Suite 450
11,589 RSF

