



Asset Management & Brokerage

Echelon Building II Suite 150



Echelon Building II Suite 150
9430 Research Blvd.
Austin, TX 78759

First floor lobby exposure at main entry. Space includes break area with wet bar and offices with sidelights.

LESSOR:	183 Echelon, L.P.
SQUARE FOOTAGE:	1,483 usable 1,720 rentable 16 % Add On Factor
ADDRESS (PREMISES):	9430 Research Blvd. Austin, TX 78759
AVAILABILITY DATE:	Now
TERM (MOS.):	36 to 120 months
BASE RENT:	\$19.50 per Rentable Square Foot
DESIGN/FINISH OUT	Negotiable
PARKING RATIO:	1:300 with No Charge
EXPENSES:	\$14.19 NNN Estimate
SECURITY DEPOSIT:	Negotiable
BROKER(S):	4% Cash Out
SPECIAL	
GENERAL INFORMATION:	Three Story Glass Building
CONTACT:	KVA, Inc. Kevin Kimball 512-343-7571 Fax: 512-343-2876

Information Subject to Change Without Notice

P.O. Box 201687 Austin, Texas 78720-1687 (512) 343-6990

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**ECHELON II - 1ST FLOOR
FLOOR PLAN**
SCALE:
1" = 20'-0"

