

FOR LEASE

Office/Retail space, North Austin



1925 Rutland

Address: 1925 Rutland Drive, Austin Texas

Sizes: Suite "E" 1,618 Rentable Square feet.
Suite "P" 1,296 Rentable Square Feet.

Availability: Immediate

Lease Rate: The rental rate is \$12.00 per square foot Base rent plus \$5.04 NNN per square foot annually

Location: The property is located one block east of the intersection of Metric and Rutland.

ROBERT R. HEMPHILL CO.

COMMERCIAL REAL ESTATE

512-474-2224

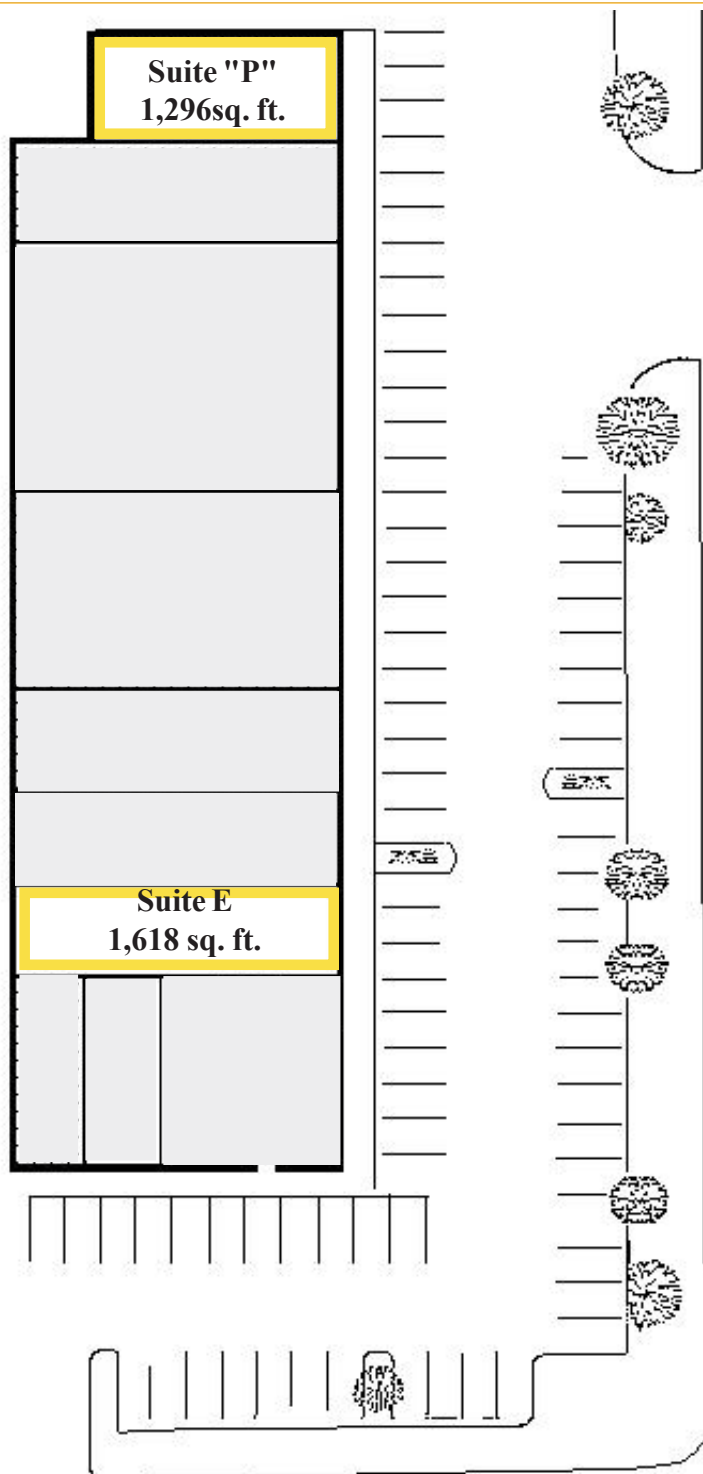
roberthemphill@austin.rr.com
<http://www.weleaseaustin.com>

All information regarding this property is from sources deemed reliable, however, Broker has not made an independent investigation of these sources and no warranty or representation is made by the Broker as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. Broker further has not made and shall not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or

1300 West Lynn, Suite 108, Austin, Texas 78703, (512) 474-2224 fax: (512) 474-4224

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Space Description: The center offers business to business suites in various sizes ranging from 1,296 to 1,618 square feet in size.

Address-Location: 1925 Rutland Drive is located one block east of the intersection of Metric and Rutland in the North Austin Industrial district.

Lease Rate: The rental rate is \$12.00 per square foot plus \$5.04 NNN per square foot per year. Some finish out may be available depending on the level of interior finish, Tenant financial credit and size of the suite.

Parking: Adequate parking is available.

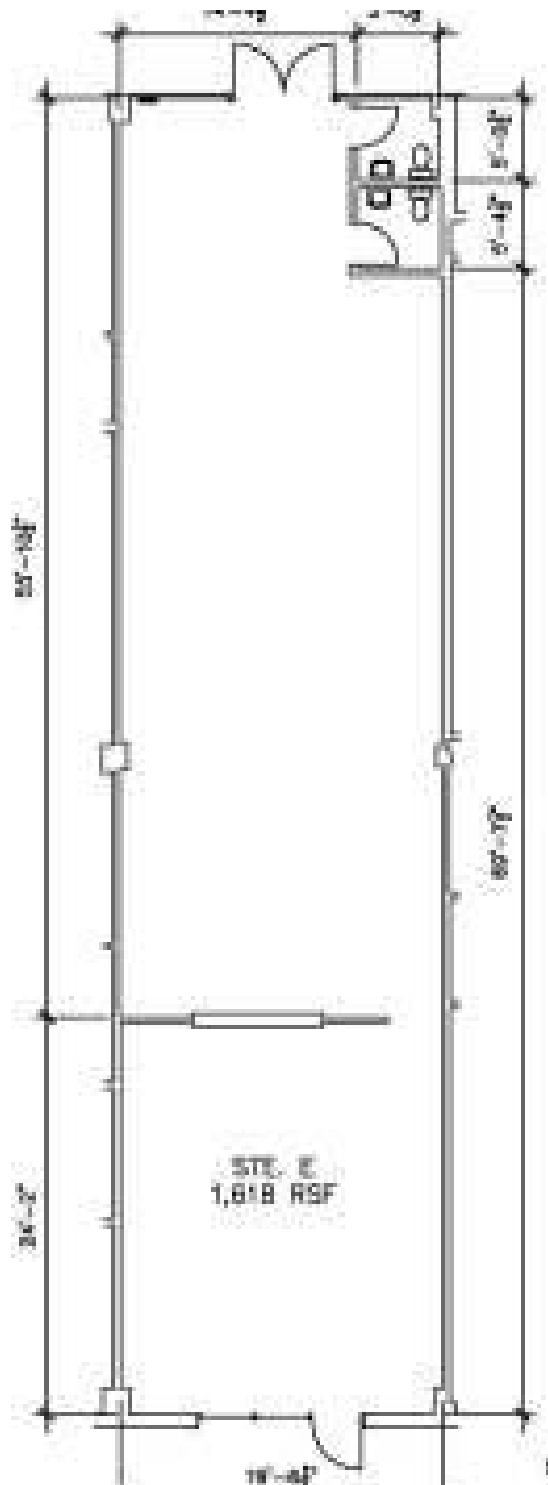
Loading: there is a grade level service drive that will accomodate small vans access is in the rear of the center. Some of the suites have roll up doors.

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Suite "E"
1,618 S.F.

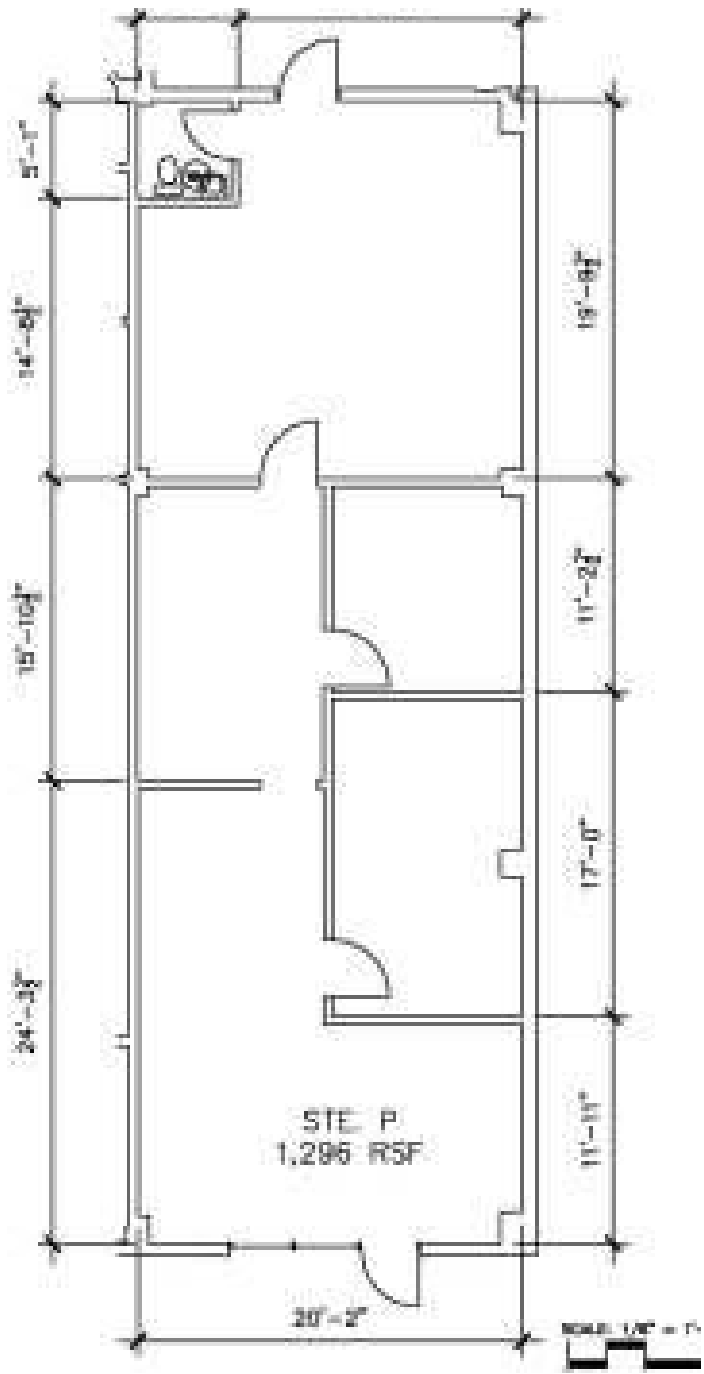
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FOR LEASE Office/Retail space, North Austin



Suite "P"
1,296 S.F.

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