

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	18,920 SF
Available SF:	620 - 3,076 SF
Lot Size:	1,891,636,560 SF
Year Built:	2005
Zoning:	C-1
Market:	Austin
Submarket:	Northwest

PROPERTY OVERVIEW

Amazing Hill Country views from every office! Two Suites Available. 3076 SF Suite includes 5 offices, conference room and good sized admin/reception area. Private kitchen and storage area. Floor Plan attached. 620 SF Suite includes 2 Offices and Open Area. Class A finish-outs throughout building. Two assigned covered parking plus access to additional parking. Located in the heart of Lakeway, across the street from new HEB/Oaks development.

PROPERTY HIGHLIGHTS

- Class A Office Space
- Located in Heart of Lakeway
- 620 SF Suite & 3076 SF Suite Available
- Covered Parking

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3 LAKEWAY CENTRE CT. LAKEWAY

ADDITIONAL PHOTOS



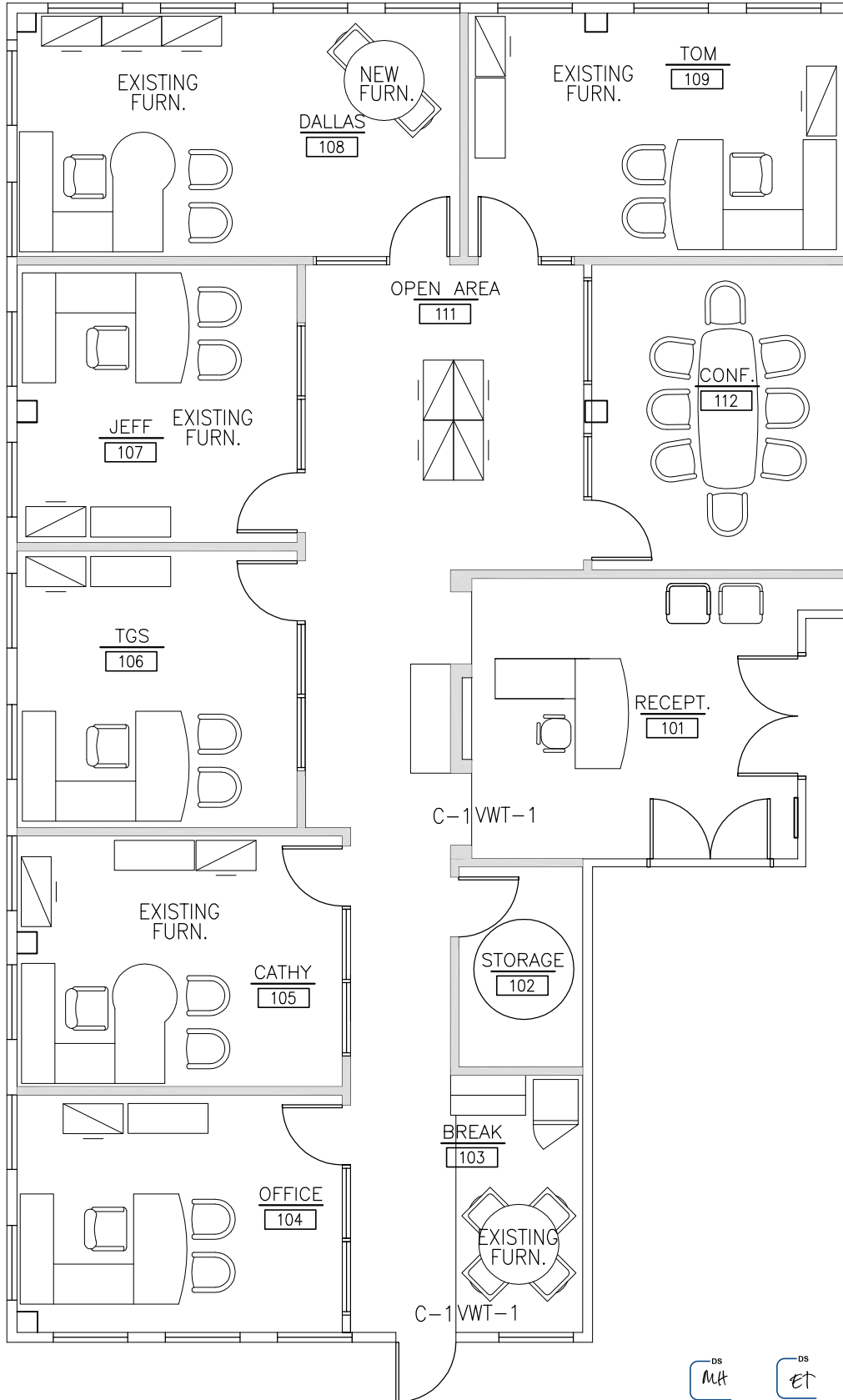
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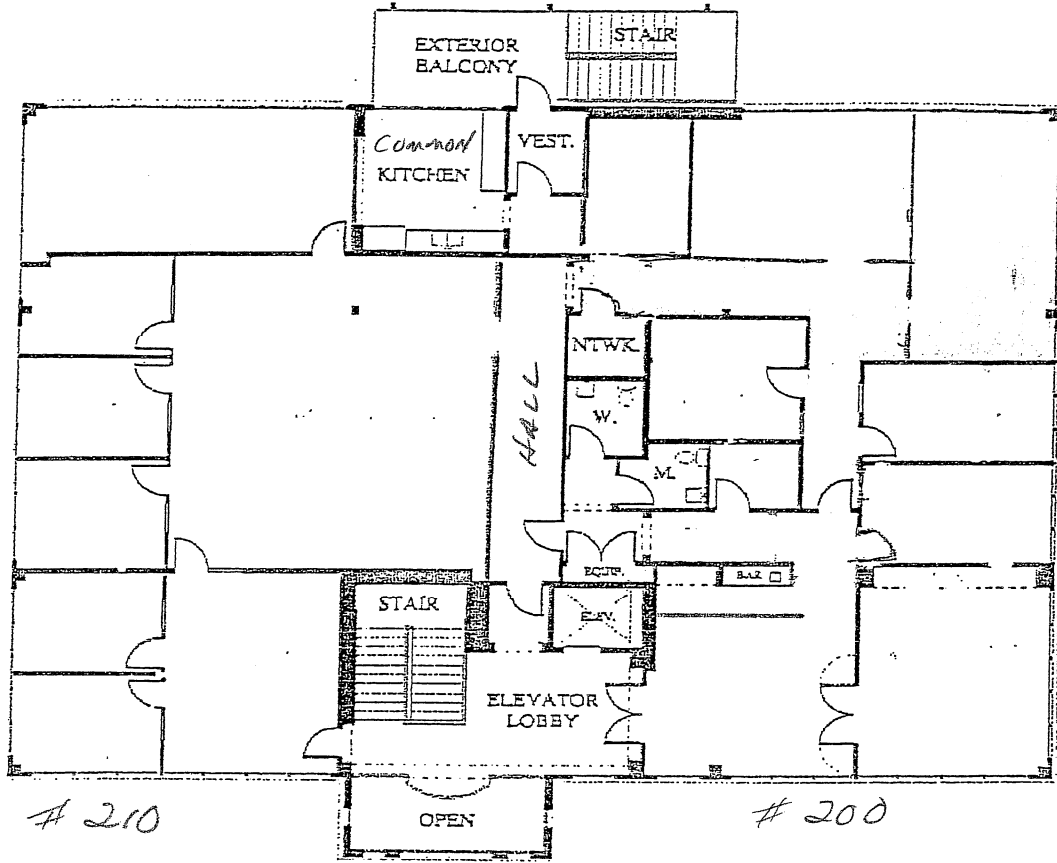


Exhibit A



DS
Mh

DS
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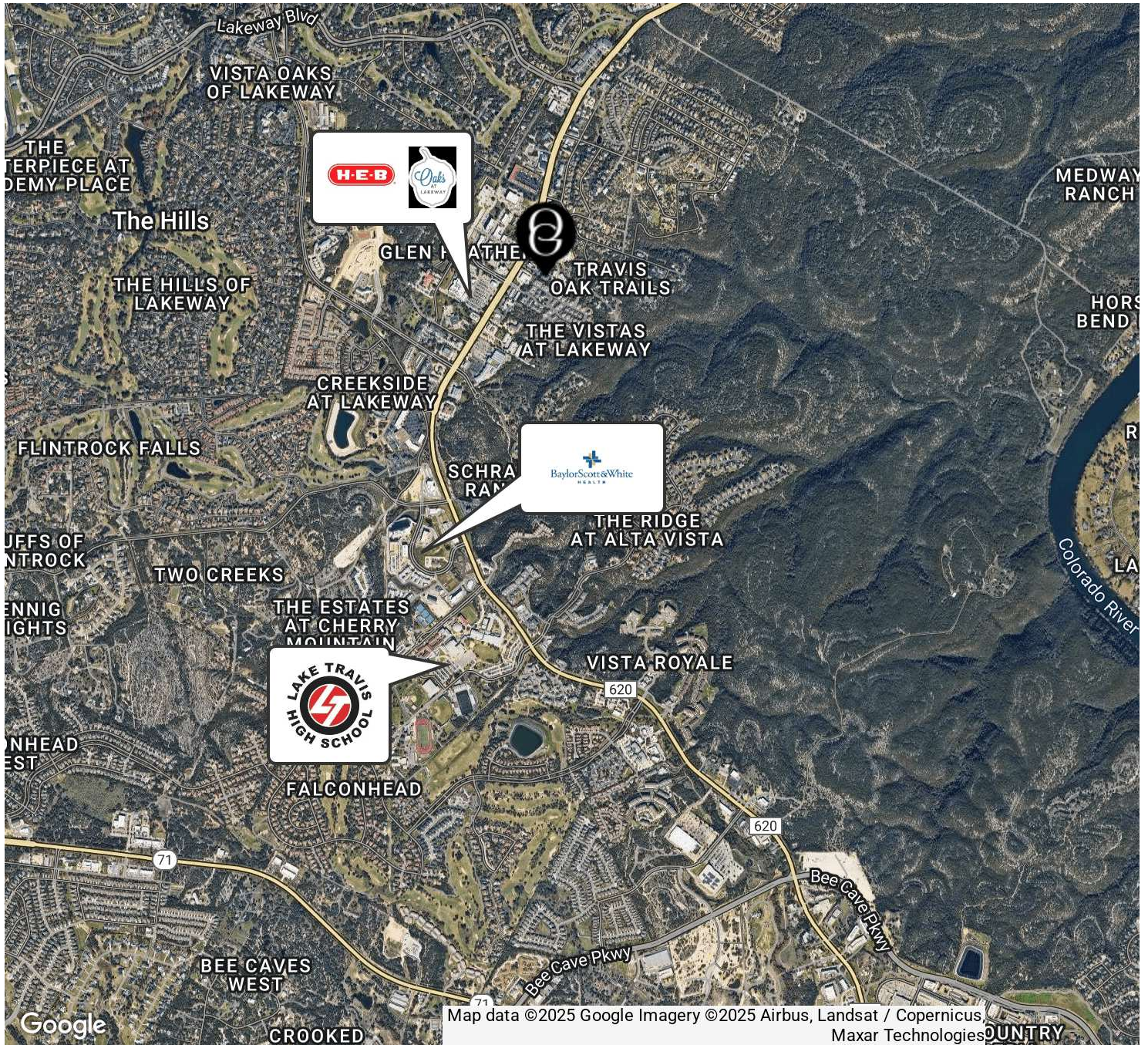


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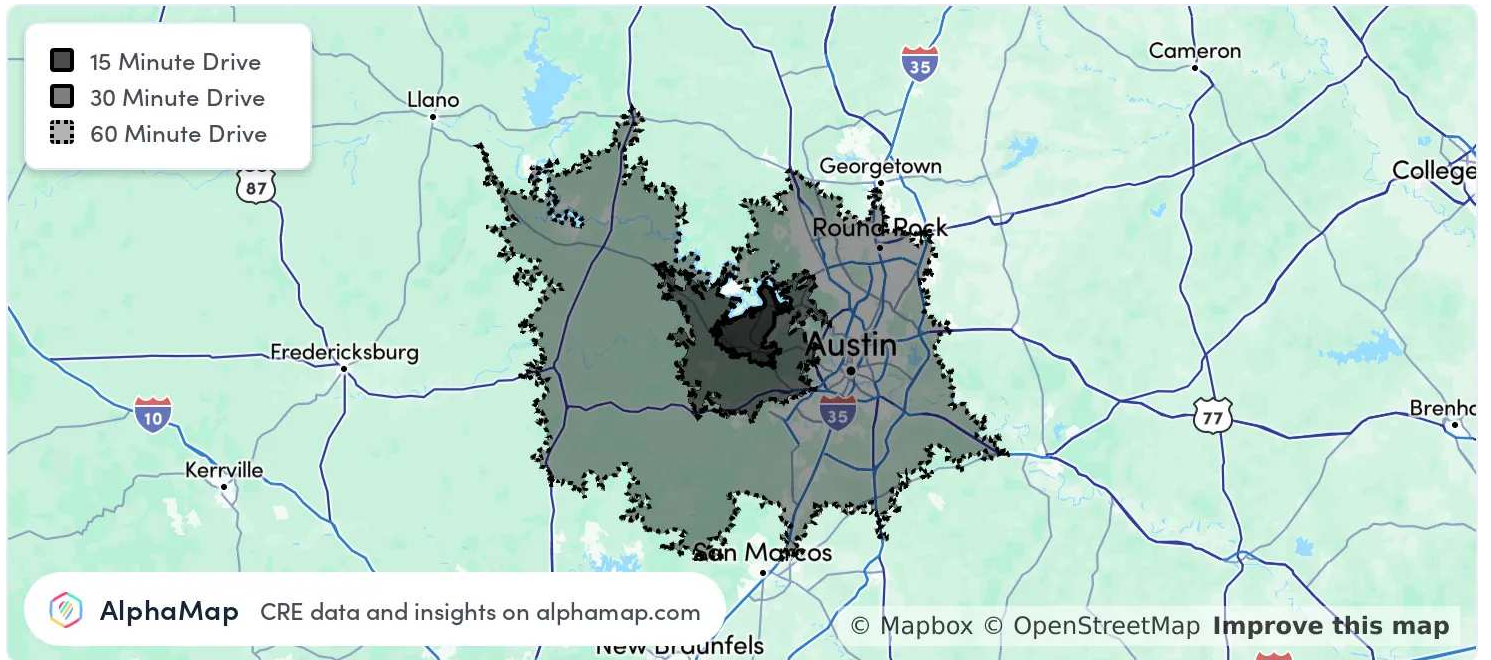


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POPULATION	10 MINUTES	20 MINUTES	30 MINUTES
Total Population	29,117	71,760	131,707
Average Age	45	41	40
Average Age (Male)	44	40	39
Average Age (Female)	46	42	41

HOUSEHOLD & INCOME	10 MINUTES	20 MINUTES	30 MINUTES
Total Households	11,732	26,103	47,940
Persons per HH	2.5	2.7	2.7
Average HH Income	\$201,771	\$225,988	\$213,089
Average House Value	\$883,520	\$923,798	\$911,564
Per Capita Income	\$80,708	\$83,699	\$78,921

Map and demographics data derived from AlphaMap

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