

OFFICE SPACE FOR LEASE

THE PALISADES

3006 BEE CAVES ROAD, BUILDING A, AUSTIN TX 78746

The Palisades is an office property consisting of 4 buildings; three are 2-stories and one is 3-stories. The property is located 8/10 of a mile from MoPac Expressway and only 8 minutes from the Central Business District.

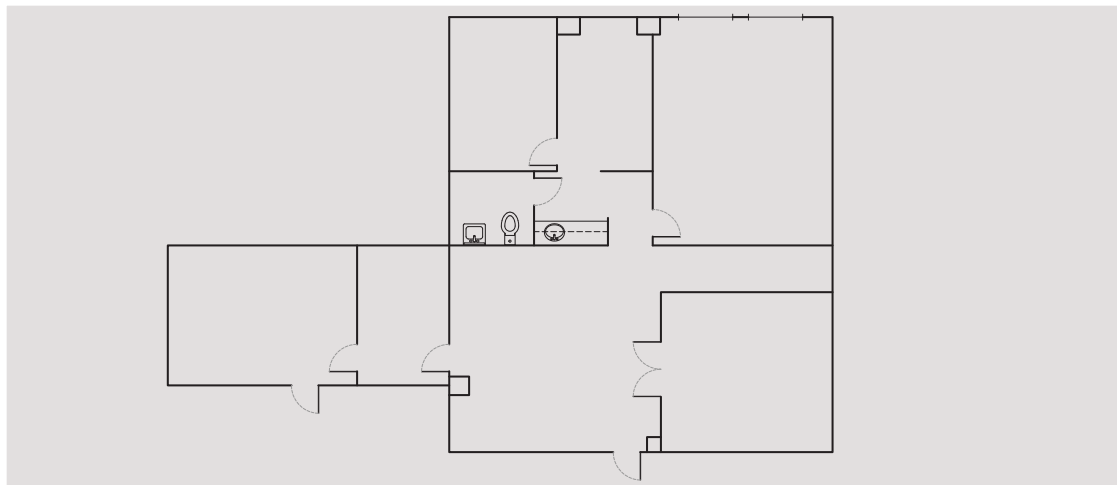
All suites in The Palisades are full service suites that include; five day janitorial service, all utilities including electric, heat, air conditioning, water, sewer and trash service, lighted parking all night, 24-hour/7day access and on-site/owner management.



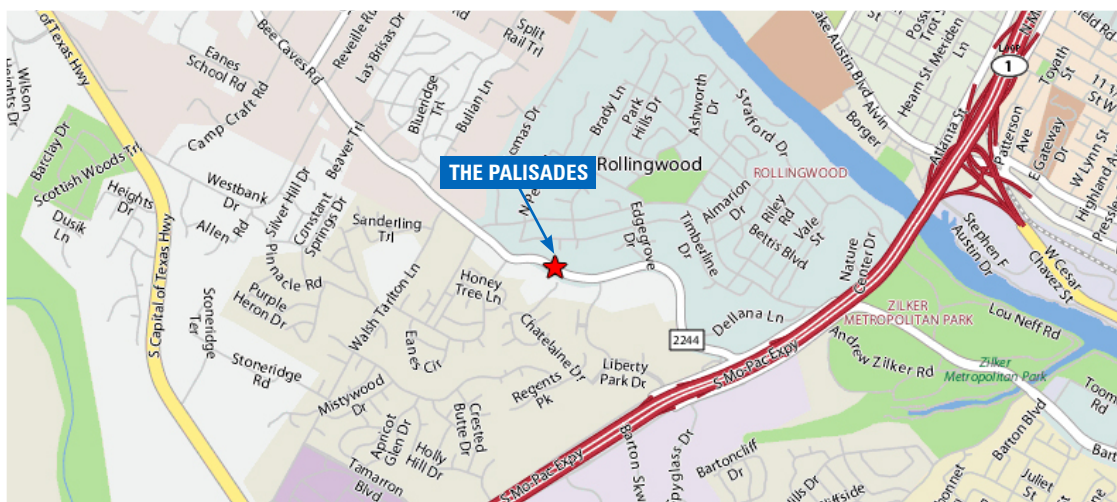
AVAILABLE

- Suite A-240 - 1,623 SF
- Lease Rate: \$19.50/SF Gross (Monthly Rent: \$2,637.37)
- Beautiful glass walled conference room and large reception area; plus 5 private offices, private restroom and private kitchen.
- Parking immediately below suite with easy access.
- The floor plan may be modified for the specific use of a new Tenant.
- Valuable exterior signage is available.
- Parkings is abundant.
- Restaurants are located within 2-3 blocks.
- The suite may be shown by appointment any day.

FLOOR PLAN



LOCATION



Acquisition - Development - Management Since 1957