

Leasing Contacts:

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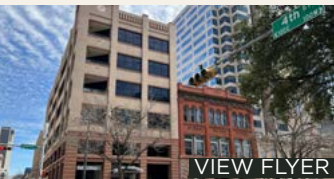
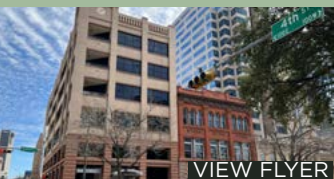
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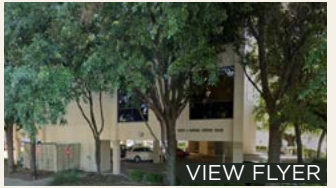
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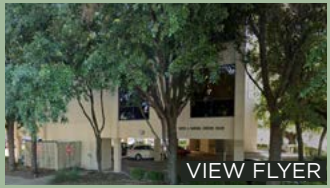
OFFICE INVENTORY

AUGUST 2025

	Building Photo	Project Name	Address	SF Available	Min. Size	Office Size	Date Available	Base Rate	NNN Opex	Parking Ratio	Total Building SF
	OFFICE										
DOWNTOWN	 VIEW FLYER	327 Congress	327 Congress Ave. Suite 220 & 250 Austin, TX 78701	4,435	1,596	4,435	Immediately	Call Broker	Call Broker	Structured 2.67/1000	36,097
DOWNTOWN	 VIEW FLYER	327 Congress	327 Congress Ave. Suite 350 Austin, TX 78701	3,663	3,663	3,663	Immediately	Call Broker	Call Broker	Structured 2.67/1000	36,097
DOWNTOWN	 VIEW FLYER	327 Congress	327 Congress Ave. Suite 500 Austin, TX 78701	6,396	6,396	6,396	Immediately	Call Broker	Call Broker	Structured 2.67/1000	36,097
DOWNTOWN	 VIEW FLYER	327 Congress	327 Congress Ave. Suite 600 Austin, TX 78701	3,983	3,983	3,983	Immediately	Call Broker	Call Broker	Structured 2.67/1000	36,097
NORTH	 VIEW FLYER	1609 Centre Creek	1609 Centre Creek First Floor Austin, TX 78752	24,185	24,185	24,185	Immediately	Call Broker	Call Broker	4.5/1000	48,369

	Building Photo	Project Name	Address	SF Available	Min. Size	Office Size	Date Available	Base Rate	NNN Opex	Parking Ratio	Total Building SF
	OFFICE										
NORTH	 VIEW FLYER	9415 Burnet	9415 Burnet Rd. Suite 102 & 103 Austin, TX 78758	2,142	905	2,142	102 - Immediately 103 - 10/1/2025	\$18.50 NNN	Call Broker	3/1000	25,464
NORTH	 VIEW FLYER	9415 Burnet	9415 Burnet Rd. Suite 200, 202 & 204 Austin, TX 78758	3,064	629	3,064	Immediately	\$16.50 NNN	Call Broker	3/1000	25,464
NORTH	 VIEW FLYER	9415 Burnet	9415 Burnet Rd. Suite 201 & 203 Austin, TX 78758	2,671	830	1,841	Immediately & 203 - 30 Days	\$16.50 NNN	Call Broker	3/1000	25,464
NORTH	 VIEW FLYER	9415 Burnet	9415 Burnet Rd. Suite 208 Austin, TX 78758	644	644	644	Immediately	\$16.50 NNN	Call Broker	3/1000	25,464
NORTH	 VIEW FLYER	9415 Burnet	9415 Burnet Rd. Suite 307, 308 & 309A Austin, TX 78758	925	215	925	11/1/2025 309A-Immediately	\$18.50 NNN	Call Broker	3/1000	25,464

	Building Photo	Project Name	Address	SF Available	Min. Size	Office Size	Date Available	Base Rate	NNN Opex	Parking Ratio	Total Building SF
	OFFICE										
NORTH	 VIEW FLYER	9415 Burnet	9415 Burnet Rd. Suite 322A Austin, TX 78758	478	478	478	Immediately	\$18.50 NNN	Call Broker	3/1000	25,464
SOUTHWEST	 VIEW FLYER	2508 Ashley Worth	2508 Ashley Worth Blvd. Suite 100 & 110 Austin, TX 78738	7,342	3,671	7,342	Immediately	Call Broker	Call Broker	Surface & Covered	16,000
CENTRAL	 VIEW FLYER	35th & Jefferson	3500 Jefferson St. Suite 305 Austin, TX 78731	1,466	1,466	1,466	Immediately	Call Broker	Call Broker	3/1000	39,000
CENTRAL	 VIEW FLYER	Gabriel's Court	2905 San Gabriel St. Suite 212-215 Austin, TX 78705	7,658	920	7,658	Immediately	Call Broker	Call Broker	3/1000	44,365
CENTRAL	 VIEW FLYER	8213 Shoal Creek	8213 Shoal Creek Blvd Suite 104,105, 106 Austin, TX 78757	2,568	569	569 - 2,568	Immediately	\$18.50 NNN	Call Broker	Call Broker	12,500
CENTRAL	 VIEW FLYER	8213 Shoal Creek	8213 Shoal Creek Blvd Suite 109 Austin, TX 78757	1,665	1,665	1,665	Immediately	\$18.50 NNN	Call Broker	Call Broker	12,500

	Building Photo	Project Name	Address	SF Available	Min. Size	Office Size	Date Available	Base Rate	NNN Opex	Parking Ratio	Total Building SF
OFFICE											
CENTRAL	 VIEW FLYER	8213 Shoal Creek	8213 Shoal Creek Blvd Suite 202 & 206 Austin, TX 78757	3,063	1,132	1,132 - 3,063	Immediately	\$18.50 NNN	Call Broker	Call Broker	12,500
CENTRAL	 VIEW FLYER	8217 Shoal Creek	8217 Shoal Creek Blvd Suite 100/101 Austin, TX 78757	7,153	3,429	3,429 - 7,153	Immediately	\$19.50 NNN	Call Broker	Call Broker	33,000
			8217 Shoal Creek Blvd Suite 106 Austin, TX 78757	1,846	1,846	1,846					
CENTRAL	 VIEW FLYER	8217 Shoal Creek	8217 Shoal Creek Blvd Suite 107/109 Austin, TX 78757	2,450	547	547 - 2,450	Immediately	\$19.50 NNN	Call Broker	Call Broker	33,000
			8217 Shoal Creek Blvd Suite 202 & 204 Austin, TX 78757	3,495	1,600	1,600 - 1,895					
MEDICAL/OFFICE											
NORTH	 VIEW FLYER	Cedar Bend Building II	12309 N. Mopac Expwy. Austin, TX 78758	30,000	5,000	30,000	4thQtr 2026	Call Broker	Call Broker	Structured 5/1000	30,000

Leasing Contacts:

Total Office SF:	91,292 SF
Total Medical/Office SF:	30,000 SF
TOTAL SF AVAILABLE:	121,292 SF

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