

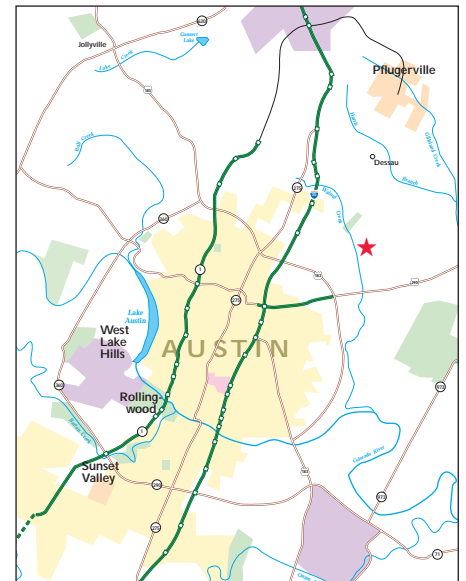
FOR SALE

INVESTMENT OFFERING SUMMARY AUSTIN, TEXAS



CENTRE CREEK PLAZA 1812 Centre Creek Drive

Net Rentable Area:	57,634 RSF
Parking Spaces:	224 spaces (16 covered)
Parking Ratio:	1:257 rsf
Land Area:	± 165,092 SF (3.79 acres)
Building Construction:	Steel frame
Exterior Walls:	Dryvit sealed with Sonneborne colorflex elastomeric paint
Roof:	New 60-mil EPDM in 1998
Lobby:	Two-story atrium with marble tile flooring and sawtooth second story balcony
Amenities:	On-site exercise area with sauna and kitchen, safe, night depository
Price:	Significantly below replacement cost; call for details



For More Information, Please Contact:
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Strategic Location

The Property is located in Austin's Walnut Creek Business Park, which contains over three million square feet of total commercial development on 700 acres, making it the largest business park in the Austin Metropolitan area. The park itself is strategically located at the confluence of State Highway 290 and US Highway 183 (Research Blvd.), just 1.1 miles east of the intersection of Interstate 35 and Highway 183. Interstate 35 provides north south access to both the US/Mexican and US/Canadian borders (as well as Dallas and San Antonio). US Highway 183 provides direct access to the new Austin Bergstrom International Airport. State Highway 290 provides direct access to Houston and points along the Texas coast.

Companies in the Park include: Applied Materials, Fisher-Rosemount, Pepsi Cola, Texas Guaranteed Student Loan Corporation, Starwood Hotels, U.S. Postal Service, and United Parcel Service among others.

Competitive Advantages

Centre Creek Plaza offers covered parking, contiguous available space, outstanding telecommunications infrastructure and adjacency to the lush Walnut Creek Greenbelt.

Long Term Growth Market

Over the past twenty years, the Austin area has transformed into one of the nation's leading technology centers with a population of 1.2 million -- the area has added 155,580 new jobs since 1995, making it the third fastest-growing metropolitan area in the nation. Austin has consistently outpaced national and statewide economic trends, and ranks at or near the top of rankings for best places in the nation to live and to conduct business.

Flexibility in Rent Roll

The entire first and second floor (approximately 35,000 square feet) will become available September 2002, making the building ideal for a user or investor.



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