



The Bridges at Avery Ranch

Phase One

15004 Avery Ranch Blvd., Bldg. C
Austin, Texas 78717

FOR LEASE

1,600 to 3,900 SF Class "A"

Medical/Professional Office Building

Located at the Heart of Avery Ranch

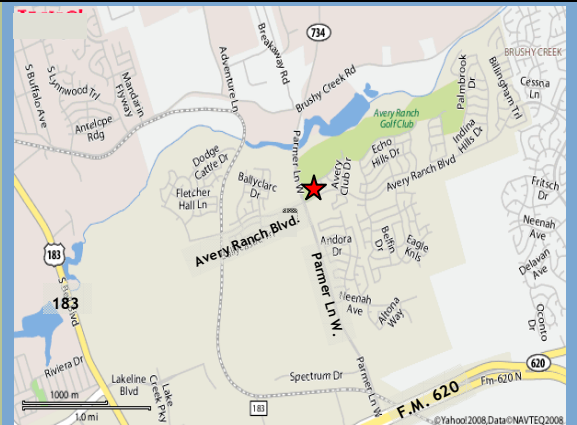
Excellent Medical Synergy & Demographics

Quality Design and Construction

Great Visibility and Accessibility

Building Signage Available

AVAILABLE IMMEDIATELY



FOR MORE INFORMATION

CONTACT

HTH REAL ESTATE SERVICES

**KEVIN E. HUNTER
RACHEL A. CISNEROS
512.327.6586**

www.hthcapital.com

All information regarding this property is from sources deemed reliable; however, HTH Capital, Ltd. has not made an independent investigation of this information and no warranty or representation is made by HTH Capital, Ltd. as to the accuracy thereof. Interested parties are encouraged to independently verify all information provided. This information is submitted subject to errors, omissions, change in price, rental or other conditions, prior sale, lease or withdrawal from the market without notice. No representations are made as to the conditions of the property or any environmental conditions that may affect the value or suitability of the property.

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30,000 SF

***Medical/Professional Office
Development***

***Parmer Lane at Avery Ranch Blvd.
Austin***

HTH Real Estate Services
Kevin Hunter or Rachel Cisneros
512.327.6586
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Overview

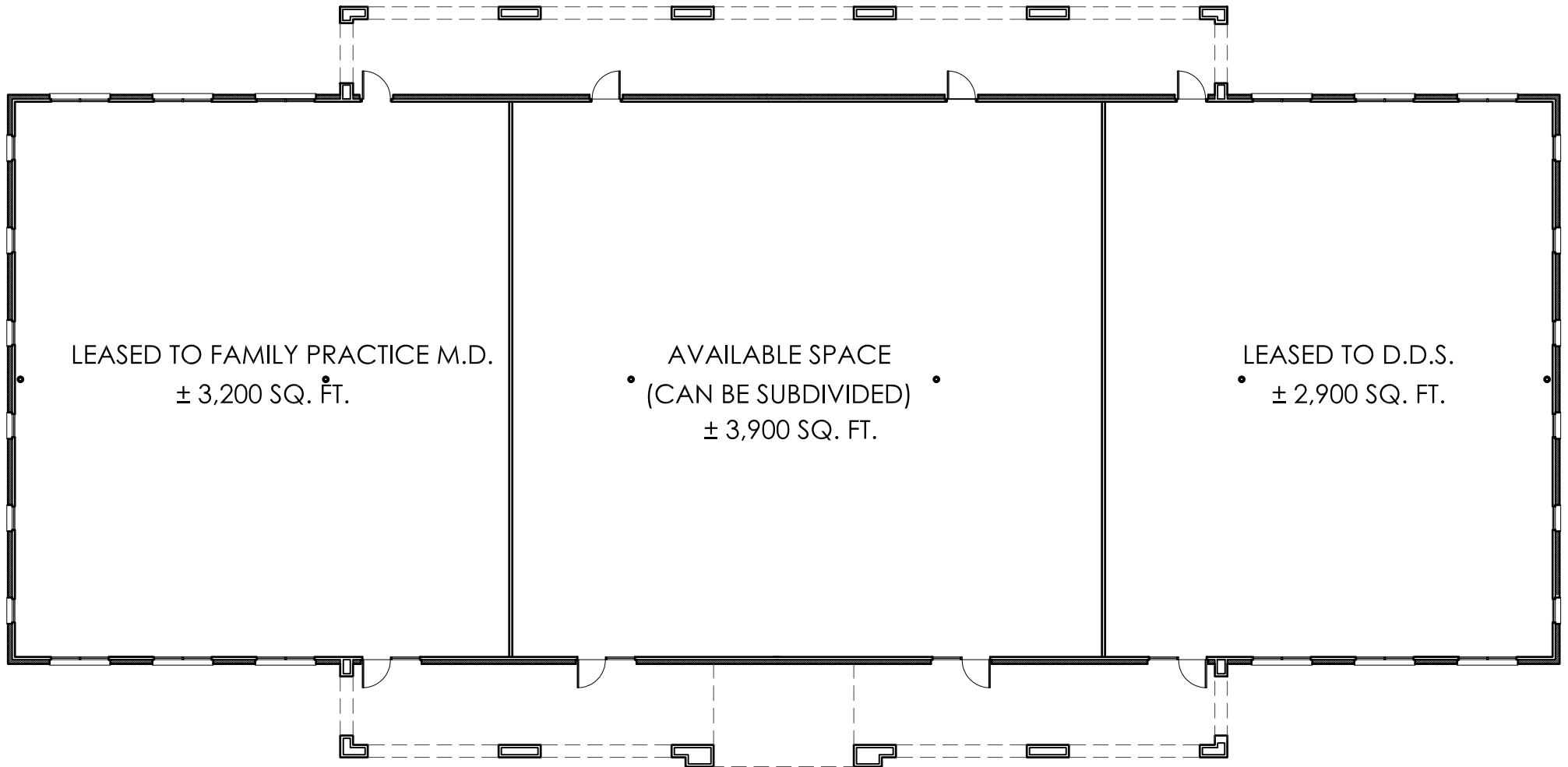
The Bridges at Avery Ranch is a high quality medical/professional office development ideally situated to serve the fast growing North Austin community. The Bridges development is the exclusive office site for the Avery Ranch community and offers direct access to the over 63,496 area residences.

The Bridges development consists of two energy efficient, architecturally significant professional buildings totaling 30,000 square feet. The project site is situated amongst large oak trees adjacent to the Avery Ranch golf course with convenient access to local banks, restaurants and specialty shops. Phase I of the project is complete with the construction of a 10,000 square foot single story building with substantial visibility on Avery Ranch Blvd. and direct access to Parmer Lane.

Let the Bridges development team work with you to develop a timeless facility for your growing practice.

THE BRIDGES AT AVERY RANCH

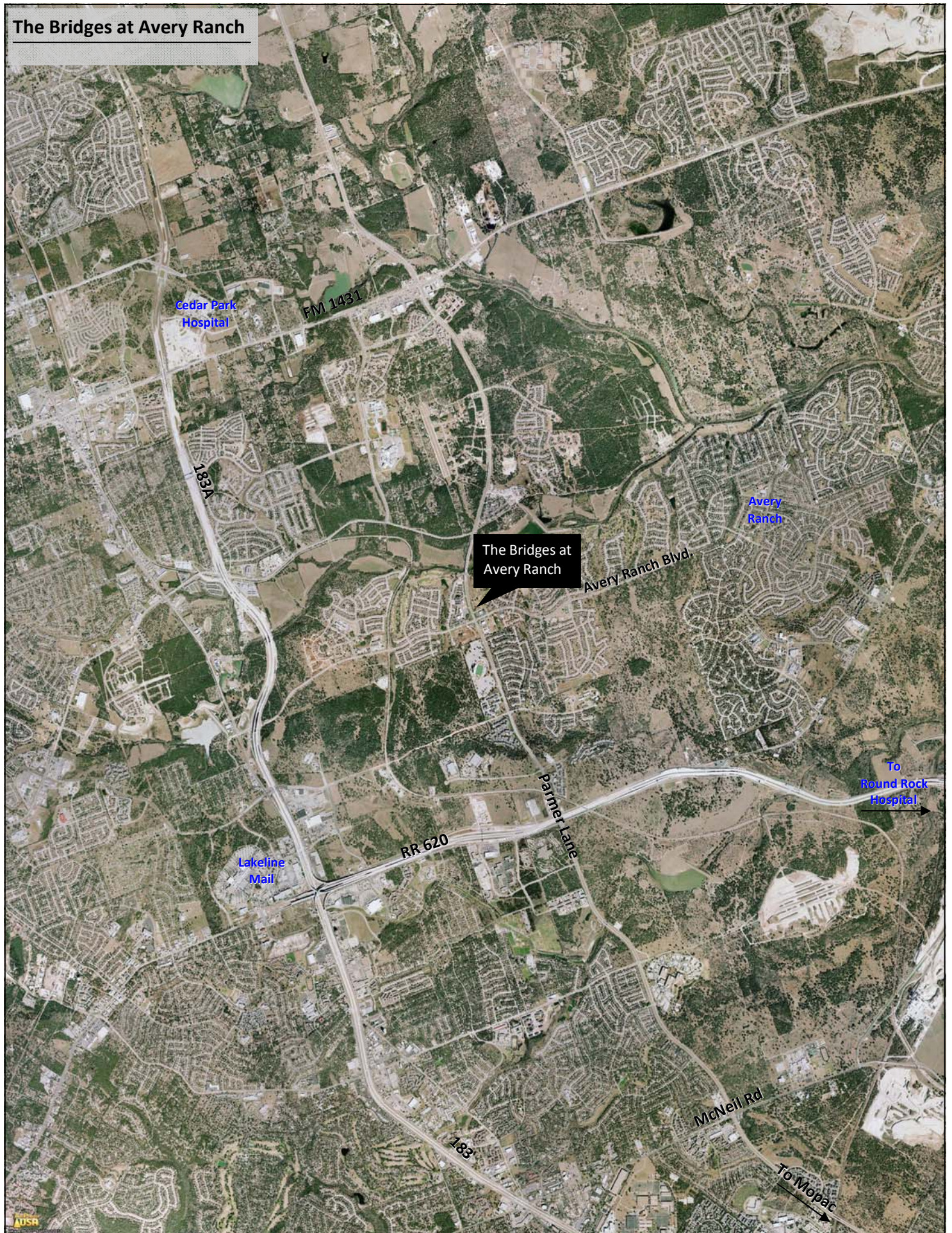
FLOOR PLAN
(SINGLE TENANT)



Fatter & Evans Architects, Inc.
813 South Lamar Boulevard, Suite 100
Austin, Texas 78704
Phone 512.476.3181 Fax 512.477.1759

NOT TO SCALE

The Bridges at Avery Ranch



the bridges at avery ranch

The Site

The Bridges at Avery Ranch is located at the intersection of Parmer Lane and Avery Ranch Blvd. in the fast growing North Austin sector. Parmer Lane is a major arterial road running from Mopac to Leander and Avery Ranch Blvd is a major arterial connecting HWY 183 A to RM 620. Over 35,000 vehicles per day travel Parmer Lane providing excellent exposure to wide array of individuals daily.

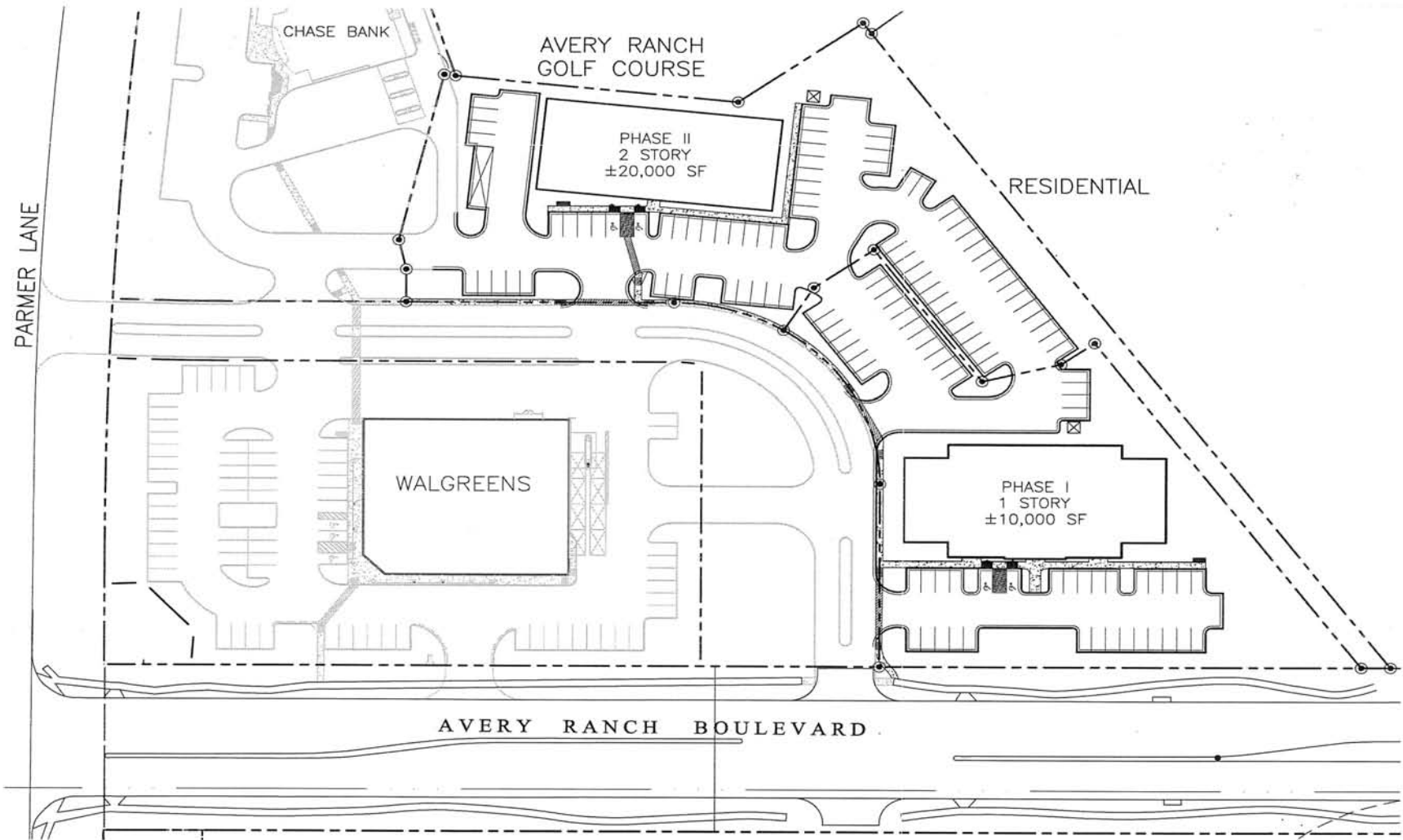
Avery Ranch is an award winning, nationally recognized community for which many of Austin's executives and young professionals call home. The surrounding demographic is heavily weighted to young families with children thus creating a strong demand for conveniently located health care services. In addition to the current residents, substantial new large scale residential developments are under construction and more are planned for the surrounding area. As of today, the immediate trade area is ***underserved*** for health care services.

In addition to being surrounded by a growing patient population, physicians will find The Bridges location ideal as the new Cedar Park Hospital and Round Rock Medical Center are 5 miles and 6 miles respectively from the development.

Facilities adjacent to the development included the Avery Ranch Golf Course, numerous banks, CVS, Walgreens, restaurants, specialty retail and a 299 child day care with a seven month waiting list.

the bridges at avery ranch

Site Plan



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Lease Terms

| | |
|---------------------------------|--|
| Available Suite Sizes: | 1,300 to 3,900 sf |
| Acceptable Uses: | Medical Office/Professional Office |
| Lease Terms: | 5 to 10 years |
| Lease Rates (\$/sf): | \$22 to \$24 NNN/sf/year |
| Annual Rent Escalation: | 3% |
| Est. Operating Expenses: | \$7.50/sf, excluding janitorial and utilities |
| Common Area Add-on: | None |
| Utilities: | Individually metered; individual HVAC to be installed by user |
| TI from Shell: | \$20 to \$25/sf |
| Delivery Date: | Immediate |
| Parking Ratio: | 1 space per 195 sf, surface lot Segregated patient, visitor and staff parking areas |
| Exterior Signage: | Available in accordance with Building Standards |

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Building Description

- Design:** High quality energy efficient design utilizing native Texas materials. The exterior of the single story building is stone and plaster with large low E double pane windows and a pitched concrete tile roof with metal accents. “Green” building materials incorporated throughout the project.
- Size:** Single story, approximately 10,000 square feet
- Signage:** Building exterior façade and monument signage fronting Avery Ranch Blvd. available to larger users
- Parking:** Surface, front door patient/visitor parking, segregated employee parking, 1 parking space per 195 square feet, Covered entry area
- Access:** Access is available off both Parmer Lane and Avery Ranch Blvd.
- Slab:** Slab leave out for cost effective finishout
- Utilities:** Water and electric individually metered, electric subpanels and meters installed by users
- Electric:** 600 amp service to building
- HVAC:** Building standard to be provided by user, secured HVAC compressor area, waterproofed roof and wall penetrations for HVAC in place
- Telecom:** Fiber optics available, multiple high speed internet providers
- Phase II:** Consists of a two story, 20,000 square foot, high quality professional office building

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Avery Ranch/Area Information¹

| | <u>Population</u> | | <u>Income</u> |
|---------------------|-------------------|--------------------------|---------------|
| 2008 | 171,702 | Median Household Income | \$ 74,424 |
| Median Age | 34 | Average Household Income | \$ 89,526 |
| Male | 85,543 | Per Capita Income | \$ 33,107 |
| Female | 86,159 | | |
| Adolescent/Children | 47,376 | | |

Area Retail

| | |
|------------------|--------------------------|
| American Bank | Kids R Kids Day Care |
| Capital One Bank | Rainbow Station Day Care |
| Chase Bank | Walgreens |
| Comerica Bank | Waterloo Ice House |
| CVS | Z Tejas |

¹Area demographic information is provided for a 5 mi. radius from building site. Source: Loopnet.com

For Project Inquiries or More Information

Please Contact

Kevin Hunter or Rachel Cisneros

512.327.6586 O

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

